

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137995/LO/2023		
Date registered valid:	18 September 2023		
Proposal:	Listed Building Consent for installation of communications cabling.		
Address:	Fourways House, 57 Hilton Street, Manchester, M1 2EJ		
Ward(s):	Piccadilly		Ward
Applicant:	J Brown Vodafone Limited		
Agent (if any):	Euan Pearson Pearson Planning Chartered Surveyor		
Case officer:	Max		Gibson
	Tel:	0161 219	6359
	Email: maximillian.gibson@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	30/10/2023		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 28 September 2023

Expired: 19 October 2023

Neighbour notifications

Printed: 28 September 2023

Expired: 19 October 2023

Site notice

Posted: Expired:

Press advert

Published: 3 October 2023

Expired: 17 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a building named Fourways House, which is located on Hilton Street and is bounded by Hilton Street, Tariff Street, China Lane and Brewer Street. The building is a former packing warehouse that is Grade II Listed and is located within the Stevenson Square Conservation Area. It is currently used as offices and has food and drink uses at the ground floor.

The building was designed by J.W. Beaumont and Sons and was constructed in 1906. It is sat on an island block, which is immediately adjacent to the Piccadilly Canal Basin. It was originally designed to house several tenants and was originally divided into four quarters and further divided into two halves, with each quarter having its own address. It is constructed of red brick and has a slate roof. The original sash windows have been retained on the upper floors.

Whilst retaining a generally good appearance and making a positive contribution to the conservation area and the surrounding group of listed buildings, the building is in need of some investment and has suffered due to inappropriate past interventions such as external roller shutters and suspended ceilings.

The building can be seen in context with the Grade II* listed Jackson's Warehouse and Grade II listed buildings including those at 49 to 51 Dale Street, 53 to 55 Dale Street and 45 Dale Street and is located within an area containing a number of former shipping warehouses of the same era.

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of area

The site is within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, cafes, offices, residential apartments, hotel uses, car parking and places of worship. Many of the uses within the Northern Quarter are independent.

Description of development

The development relates to the installation of communications cabling to facilitate new high-speed broadband for the offices at Fourways House. This would necessitate a single, subterranean penetration through a historic basement wall in order to connect with the wider network. The cabling would run along existing service trays, some sections suspended ceiling and along walls. The visible, wall-mounted sections of cable would be painted to match their background.

Consultations & Notification Responses

Publicity – a notice was displayed on site advertising the works as those affecting a listed building. An advertisement was posted in the local press advertising the works as those affecting a listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012) and saved policies DC17 (Telecommunications) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 10 (Supporting high quality communications), in particular paragraph 114 and Section 16 (Conserving and enhancing the historic environment), in particular paragraph 201, of the National Planning Policy Framework

Place 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-C2: Digital Connectivity

1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology

Principle

The proposal seeks the installation of cabling from the basement to the first-floor offices of Fourways House together with a penetration through an external wall at basement level. These works will facilitate the connection of the office internet network with the wider Vodafone fibre network. Paragraph 114 supports the expansion of full fibre broadband, whilst Policy JC-C2 of Places for Everyone seeks to enable the roll-out of full fibre to premises across Greater Manchester. Therefore, the principle of the works is supported pursuant to these local and national policy aims.

Impact on the listed building

The proposal relates to the installation of new cabling to connect the first-floor offices of Fourways House with the Vodafone fibre network. To do so, a small penetration would be made in an external wall in the basement, to allow the cable to connect with the wider subterranean cable network under the street outside the building. The cable would then be run up along the ceiling, along the wall up the stairwell and finally along the existing service trays in the offices. On a small section where the cable will run through a toilet, it would be inside the dropped ceiling.

The greatest degree of harm to the listed building would be created in the service areas in the basement and stairwell. The penetration at basement level would result in a small degree of less than substantial harm to historic fabric, in an area of the building replete with many similar service penetrations which allow connection with wider service networks.

Likewise, in the basement area and stairwell, there are numerous other cables somewhat entirely attached to the ceiling and walls, which does result in a degree of less than substantial harm to the listed building's appearance and character.

In both instances, the works would create a small additional degree of harm. However, these aspects of the works would be undertaken in service areas of lesser significance where there are already many similar, unsympathetic installations. To mitigate against the harmful visual effects of additional cabling in the stairwell, the cable will be painted to match the colour of the background along which it is run.

The cabling inside the offices would run along the existing service trays and inside the toilet's suspended ceiling. Thus, it is considered that this aspect of the works would have a neutral impact on the character and appearance of the listed building, as it would be visually indistinguishable to the existing arrangement.

On balance, the small degree of less than substantial harm created by the proposal is considered to be outweighed by the public benefit of providing high quality communications infrastructure which would ensure the ongoing viability of the existing office space. The proposal is therefore considered acceptable pursuant to policy JC-C2 of Places for Everyone, policy EN3 of the Manchester Core Strategy and paragraphs 114 and 201 of the National Planning Policy Framework.

Impact on the Stevenson Square Conservation Area

As the works will be entirely internal, the works would have no impact on the wider conservation area in which Fourways House is located.

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: 30/10/2023

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

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

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

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

-Drawing - Proposed LEVEL 01 PLAN

-Photo PHOTOGRAPHS

-Supporting Information DESIGN, HERITAGE AND ACCESS STATEMENT

All received by the City Council, as Local Planning Authority, on 06/09/2023

-Photo CABLING INTO OFFICE FIRE EXIT FROM STAIRWELL received by the City Council, as Local Planning Authority, on 11/09/2023

-Correspondence EMAILS WITH AGENT received by the City Council, as Local Planning Authority, on 27/10/2023

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Flat 724, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 422, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 320, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 428, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 524, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 226, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 021, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 423, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 520, The Met, 40 Hilton Street, Manchester, M1 2BL
12 Tariff Street, Manchester, M1 2FF
First Floor, 10 Tariff Street, Manchester, M1 2FF
Third Floor, 10 Tariff Street, Manchester, M1 2FF
8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
3E Tariff Street, Manchester, M1 2FF
3A Tariff Street, Manchester, M1 2FF
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Flat 304, 36 Hilton Street, Manchester, M1 2EH
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Flat 18, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 12, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
18 Tariff Street, Manchester, M1 2FN
Apartment 20, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 52, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 51, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 4, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 20, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 38, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 19, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 33, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 32, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 42, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 38, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 21, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 623, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 322, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 224, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 721, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 624, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 024, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 126, The Met, 40 Hilton Street, Manchester, M1 2BL
Second Floor, 12 Tariff Street, Manchester, M1 2FF
10 Tariff Street, Manchester, M1 2FF
Second Floor, 10 Tariff Street, Manchester, M1 2FF
51 Hilton Street, Manchester, M1 2EF
Flat 307, 36 Hilton Street, Manchester, M1 2EH

Flat 407, 36 Hilton Street, Manchester, M1 2EH
Flat 004, 36 Hilton Street, Manchester, M1 2EH
First Floor, 30 - 32 Hilton Street, Manchester, M1 2EH
Flat 23, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 37, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 13, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 31, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 15, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 44, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 34, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 36, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 27, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 1, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 49, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 40, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 628, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 027, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 426, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 122, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 727, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 326, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 228, The Met, 40 Hilton Street, Manchester, M1 2BL
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Basement And Ground Floor, 12 Tariff Street, Manchester, M1 2FF
First Floor, 12 Tariff Street, Manchester, M1 2FF
Flat 309, 36 Hilton Street, Manchester, M1 2EH
Flat 208, 36 Hilton Street, Manchester, M1 2EH
Flat 006, 36 Hilton Street, Manchester, M1 2EH
Flat 406, 36 Hilton Street, Manchester, M1 2EH
Flat 104, 36 Hilton Street, Manchester, M1 2EH
Flat 8, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Basement, 17 China Lane, Manchester, M1 2EL
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 48, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 3, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 28, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 6, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 23, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 11, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 41, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 3, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 25, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 32, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 24, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 7, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 17, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 29, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 9, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 53, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 523, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 424, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 725, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 026, The Met, 40 Hilton Street, Manchester, M1 2BL

Flat 121, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 621, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 627, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 022, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 222, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 527, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 128, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 526, The Met, 40 Hilton Street, Manchester, M1 2BL
Third Floor, 14 Tariff Street, Manchester, M1 2FF
The Whiskey Jar, Basement And Ground Floor, 14 Tariff Street, Manchester, M1 2FF
Basement, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
3C Tariff Street, Manchester, M1 2FF
Flat 206, 36 Hilton Street, Manchester, M1 2EH
Flat 408, 36 Hilton Street, Manchester, M1 2EH
Flat 28, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 4, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 14, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 50, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 57, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 16, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 43, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 30, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 37, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 2, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 14, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 22, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 41, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 2, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 323, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 023, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 521, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 127, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 421, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 020, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 124, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 723, The Met, 40 Hilton Street, Manchester, M1 2BL
Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
3 Tariff Street, Manchester, M1 2FF
Flat 106, 36 Hilton Street, Manchester, M1 2EH
Flat 109, 36 Hilton Street, Manchester, M1 2EH
Flat 506, 36 Hilton Street, Manchester, M1 2EH
Flat 308, 36 Hilton Street, Manchester, M1 2EH
Flat 305, 36 Hilton Street, Manchester, M1 2EH
Flat 306, 36 Hilton Street, Manchester, M1 2EH
Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 19, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 26, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 9, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 22, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 55, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 31, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 36, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 325, The Met, 40 Hilton Street, Manchester, M1 2BL

Flat 625, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 420, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 321, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 622, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 225, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 722, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 025, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 223, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 427, The Met, 40 Hilton Street, Manchester, M1 2BL
Second Floor, 14 Tariff Street, Manchester, M1 2FF
First Floor, 14 Tariff Street, Manchester, M1 2FF
Ground Floor, 10 Tariff Street, Manchester, M1 2FF
4 Brewer Street, Manchester, M1 2EU
Flat 107, 36 Hilton Street, Manchester, M1 2EH
Flat 509, 36 Hilton Street, Manchester, M1 2EH
Flat 404, 36 Hilton Street, Manchester, M1 2EH
Flat 108, 36 Hilton Street, Manchester, M1 2EH
Flat 505, 36 Hilton Street, Manchester, M1 2EH
Flat 007, 36 Hilton Street, Manchester, M1 2EH
30 - 32 Hilton Street, Manchester, M1 2EH
17 China Lane, Manchester, M1 2EL
Apartment 5, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 33, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 39, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 21, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 35, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 54, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 25, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 328, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 324, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 227, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 425, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 720, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 528, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 123, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 626, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 327, The Met, 40 Hilton Street, Manchester, M1 2BL
First Floor, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
47 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
Flat 009, 36 Hilton Street, Manchester, M1 2EH
Flat 207, 36 Hilton Street, Manchester, M1 2EH
Flat 405, 36 Hilton Street, Manchester, M1 2EH
Flat 508, 36 Hilton Street, Manchester, M1 2EH
Flat 507, 36 Hilton Street, Manchester, M1 2EH
Flat 005, 36 Hilton Street, Manchester, M1 2EH
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 56, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 29, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ

Flat 10, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 26, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 46, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 8, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 27, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 620, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 220, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 726, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 221, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 522, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 125, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 120, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 525, The Met, 40 Hilton Street, Manchester, M1 2BL
14 Tariff Street, Manchester, M1 2FF
Third Floor, 12 Tariff Street, Manchester, M1 2FF
3B Tariff Street, Manchester, M1 2FF
Flat 209, 36 Hilton Street, Manchester, M1 2EH
Flat 409, 36 Hilton Street, Manchester, M1 2EH
Flat 205, 36 Hilton Street, Manchester, M1 2EH
Flat 504, 36 Hilton Street, Manchester, M1 2EH
Flat 008, 36 Hilton Street, Manchester, M1 2EH
Flat 30, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 1, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 7, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 47, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 18, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 39, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 17, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 42, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 5, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 24, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 12, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 15, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 35, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 45, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Appendix 2 – Planning constraints

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