

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137042/JO/2023

Date registered valid: 22 May 2023

Proposal: Removal of planning condition 11 attached to Listed Building Consent 133760/JO/2022.

Address: Former Bauer Millett Site , Albion Street, Manchester, M1 5LF

Ward(s): Deansgate Ward

Applicant: Salboy Central Ltd

Agent (if any): Mr Joe McElhone Deloitte

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The Site is 0.72 hectares and comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. It is bounded by the Grade II* Listed former Manchester Central Railway Station, now Manchester Central, Albion Street, the rear service courtyard to Beetham Tower and the Deansgate-Castlefield Metrolink station and Deansgate Locks.

It has two levels and at street level comprises railway arches that were previously use as a car showroom which had a forecourt onto Albion Street and now in temporary use as a multi-arts venue, and public car parking accessed via Trafford Street. There is also a primary sub-station at this level.

On top of the viaduct is a car park and service yard and temporary and semi-permanent structures associated with the service yard.

Great Bridgewater Street is an important east-west route connection and a busy traffic route. The viaduct essentially forms a tunnel creating a dark and unwelcoming environment and is not heavily used by pedestrians. Trafford Street is mainly used by vehicles servicing Deansgate Locks and is dissected by a ramp leading onto the viaduct deck.

A number of staircases and lifts provide access to the viaduct from the south and west. It can be accessed from the north through the Great Northern Warehouse and across a footbridge over Watson Street or via a ramp alongside Manchester Central. Pedestrians also use the Trafford Street ramp as a shortcut to the Metrolink Station stop.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is close to entertainment and leisure facilities at Manchester Central, Bridgewater Hall, the Great Northern Complex and Deansgate Locks. Nearby residential accommodation includes the Hacienda, Beetham Tower and the Great Northern Tower.

The proposal is not within a conservation area but could impact upon the character and appearance of the St Peter's Square, Albert Square, Deansgate / Peter Street, St John Street and Castlefield Conservation Area's. The majority of the site comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. The brick arches underneath the viaduct and the bridge over Great Bridgewater Street are included under the listing.

The Site is adjacent to the Grade II* Listed former Manchester Central Railway Station and there are listed buildings and structures within a 250m radius including: Manchester Town Hall – Grade I; Albert Memorial – Grade I; Town Hall Extension – Grade II*; Central Library – Grade II*; Great Northern Warehouse – Grade II*; Midland Hotel – Grade II*; Castlefield Railway Viaduct, Grade II; Deansgate Goods Station and attached Carriage Ramp, Grade II*; 235-291 Deansgate, Grade II; Rochdale Canal Lock Number 90, Grade II; Rochdale Canal Lock Number 91, Grade II; Rochdale Canal Lock Keepers Cottage AT Lock Number 91, Grade II; Castlefield Information Centre, Grade II; Former Market Hall, Grade II; K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate; 13-17 Albion Street, Grade II; The Britons Protection Public House, Grade II; Rochdale Canal Lock Number 89 (Tib Lock), Grade II; Manchester South Junction and Altrincham Railway Viaduct, Grade II; Chepstow House, Grade II; Floodgate on East Side of Knott Mill Bridge, Grade II; Boundary Stone on Knott Mill Bridge, Grade II; Artingstalls Auctioneers, Grade II.

Description of development

Removal of planning condition 11 attached to Listed Building Consent 133760/JO/2022.

Consultations & Notification Responses

Publicity – The application has been advertised as being a listed building consent and has been advertised in the local press and by way of site notice. Letters have been sent to local residents and businesses. No comments have been received.

Relevant Local Policies

Local Development Framework

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the "Core Strategy"), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local

Development Documents.

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC3, CC5, CC6, CC8, CC9, CC10, H1, H8, T1, T2, EN1, EN2, EN3, EN6, EN8, EN14, EN15, EN16, EN17, EN18, EN19, PA1, DM1 and for the reasons set out below.

Unitary Development Plan for the City of Manchester (1995) relevant policies include DC18, DC19 and DC20

National Planning Policy Framework

Legislative requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority 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 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

Issues

Condition 11 runs contrary to the other conditions attached to LBC Ref. 133760/JO/2022 in that it is a suspensive condition rather than a compliance condition and requires further information to be submitted with reference to the original, unamended LBC Ref. 129168/JO/2021.

This is considered to be acceptable and can be removed. The condition should be updated accordingly.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 28 October 2023.

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:

Drawings approved as part of planning application 133760/JO/2022

10053-MP-B5D9-JC20-P-00-101 Rev 01, 10053-MP-B5D9-JC20-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-P-00-101 Rev 01, 10053-MP-A-B5D9-G200-P-01-101 Rev 01, 10053-MP-A-B5D9-G200-E-N-101 Rev 01, 10053-MP-A-B5D9-G100-S-AA-101 Rev 01, 10053-B4-A-BD59-G200-E-NS-101 Rev 01 and 10053-B4-A-BD959-G251-D-N-102 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022.

Planning amendments design document, updated Heritage Impact Assessment (March 2022) and updated Structural Alterations Report (December 2021) stamped as received by the City Council, as Local Planning Authority, on the 12 May 2022

Drawings and documents approved by 129168/JO/2021

10053-B2-A-B5D9-G200-E-E-001 REV 04 , 10053-B2-A-B5D9-G200-E-W-001 REV 04, 10053-B2-A-B5D9-G200-P-03-001 REV 03, 10053-B2-A-B5D9-G251-D-02-001 REV 02, 10053-B2-A-B5D9-Z100-AS-001 REV 04 , 10053-B3-A-B5D9-G200-E-S-001 REV 04 , 10053-B3-A-B5D9-G200-P-02-001 REV 02, 10053-B4-A-B5D9-G200-E-EW-001 REV 04, 10053-B4-A-B5D9-G200-S-MM-001 REV 01, 10053-B4-A-B5D9-G251-D-N-101 REV 02, 10053-B4-A-B5D9-G251-D-N-102 REV 01, 10053-B4-A-B5D9-G251-D-TY-001 REV 03, 10053-B4-A-B5D9-Z100-AS-001 REV 02, 10053-B5-A-B5D9-G200-S-MM-001 REV 01, 10053-MP-A-B5D9-G200-E-W-001 REV 03 , 10053-MP-A-B5D9-Z100-AS-002 REV 04, PL1666-ID-001-00, VIA-PLA-XX-XX-DR-L-0002, VIA-PLA-XX-XX-DR-L-1001, VIA-PLA-XX-XX-DR-L-2001, VIA-PLA-XX-XX-DR-L-4001, 10053-B5-A-B5D9-G200-E-S-001 REV 02, 10053-MP-A-B5D9-G000-XP-00-001 REV 02, 10053-MP-A-B5D9-G000-XP-01-001 REV 02, 10053-MP-A-B5D9-Z200-3-AL-004 REV 03 and 10053-MP-A-B5D9-Z200-3-AL-005 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

10053-B2-A-B5D9-G200-E-N-001 REV 06 , 10053-B2-A-B5D9-G200-E-S-001 REV 05, 10053-B2-A-B5D9-G200-P-00-001 REV 04, 10053-B2-A-B5D9-G200-P-01-001 REV 04, 10053-B2-A-B5D9-G200-P-01M-001 REV 04 , 10053-B2-A-B5D9-G200-P-02-001 REV 05, 10053-B2-A-B5D9-G200-S-AA-001 REV 05, 10053-B3-A-B5D9-G200-E-N-001 REV 05, 10053-B3-A-B5D9-G200-P-00-001 REV 04, 10053-B3-A-B5D9-G200-P-01-001 REV 04, 10053-B3-A-B5D9-G200-P-01M-001 REV 04, 10053-B3-A-B5D9-G200-S-AA-001 REV 04, 10053-B4-A-B5D9-G200-E-NS-001 REV 05, 10053-MP-A-B5D9-F000-P-00-001 REV 01, 10053-MP-A-B5D9-F000-P-01-001 REV 01, 10053-MP-A-B5D9-G100-P-01M-001 REV 05, 10053-MP-A-B5D9-G100-P-02-001 REV 04, 10053-MP-A-B5D9-G100-P-03-001 REV 04, 10053-MP-A-B5D9-G100-P-04-001 REV 04, 10053-MP-A-B5D9-G100-P-14-001 REV 04, 10053-MP-A-B5D9-G100-P-20-001 REV 04, 10053-MP-A-B5D9-G100-P-RF-001 REV 04, 10053-MP-A-B5D9-G100-S-AA-001 REV 05, 10053-MP-A-B5D9-G200-E-N-001 REV 05, 10053-MP-A-B5D9-G200-E-S-001 REV 05, 10053-MP-A-B5D9-JC20-P-00-001 REV 04, 10053-MP-A-B5D9-JC20-P-01-001 REV 05, 10337-Z1-A-B5D9-G100-PL-00-001 REV 03, 10337-Z1-A-B5D9-G100-PL-01-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-EL-XX-002 REV 03, 10337-Z1-A-B5D9-G200-PL-02-001 REV 03, 10337-Z1-A-B5D9-G200-PL-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-001 REV 03, 10337-Z1-A-B5D9-G200-SE-XX-002 REV 03, 10053-MP-A-B5D9-G200-XE-W-001 REV 01, 10337-Z1-A-B5D9-JC20-XE-XX-001 REV 03 and 10337-Z1-A-B5D9-JC20-XP-XX-001 REV 03 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021

Technical notes:

- Wind Microclimate, prepared by Architectural Aero;
- Heritage, prepared by Heritage Architecture;
- Archaeology, prepared by Salford Archaeology;
- Mechanical and Electrical, prepared by Ridge; and
- Construction, prepared by Domis

All stamped as received by the City Council, as Local Planning Authority, on the 21 January 2021

Supporting Information approved as part of 127365/LO/2020

Design and Access Statement (drop in staircase application and NMS summary) prepared by SHP, Heritage Assessment comprising Heritage Significance Appraisal and Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture and Structural Alterations Report prepared by Renaissance stamped as received by the City Council, as Local Planning Authority and drop in staircase report 6 July 2020

construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

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) The development hereby approved shall be carried out in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. Prior to the first use of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

1. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the archaeological and historical interest represented.

2. Dissemination of the results commensurate with their significance.

3. Provision for archive deposition of the report and records of the site investigation.

4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

4) The mechanical and electrical (M & E) installations (including CCTV and lighting), shall be carried out in accordance with the M&E Method Statement for Installation of Resin Injection Anchors prepared by Aberla, M&E Method Statement for Containment Bracketry prepared by Aberla, Sprinkler and Pipework Layout Plan prepared by AM Fire Systems, LV Distribution & Containment Layout Plan prepared by Ridge and M&E Item Specifications and Data Sheet provided by Domis stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the installation of the proposed shop front to the commercial units within the arches, as indicated on drawings 10053-B2-A-B5D9-G200-E-N-001 REV 06 stamped as received by the City Council, as Local Planning Authority on the 2 March 2021, shall be carried out in accordance with the Method Statement for brickwork prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260 and VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001, 10337-Z1-A-B5D9-JC20-XE-XX-001 and 10337-Z1-A-B5D9-JC20-XP-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

6) The installation of the concrete and steel columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 REV 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with Method Statement for temporary removal works prepared by Mayo Civil Engineering, Method Statement for reinstatement works prepared by Bullen Conservation and Drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved by CDN/21/0469).

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to insert the columns into the historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The removal of sections of the brick piers and altering of the openings to Great Bridgewater Street shall be carried out in accordance with Brickwork Method Statement prepared by Kinlan, Drawings prepared by Renaissance: VI2-REN-AA-ZZ-DR-S-03100, VI2-REN-AA-ZZ-DR-S-03200, VI2-REN-AA-ZZ-DR-S-03210, VI2-REN-AA-ZZ-DR-S-03250, VI2-REN-AA-ZZ-DR-S-03260, VI2-REN-AA-ZZ-DR-S-03261 and Drawings prepared by SimpsonHaugh: 10053-MP-A-B5D9-JC20-P-00-001, 10053-MP-A-B5D9-JC20-P-01-001, 10333-SHP-ZA-XX-EL-A-G250-001, 10337-Z1-A-B5D9-G200-EL-XX-001 and 10337-Z1-A-B5D9-JC20-XE-XX-001 stamped as received by the City Council, as Local Planning Authority, on the 21 April 2022 (as approved by CDN/22/0259)

The approved details shall be implemented as part of the development. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to create the opening is appropriate and minimise any damage to the listed structure and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

8) The two sections of the Great Bridgewater Street Bridge (central and western outer section) as indicated on drawing 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with Method Statement prepared by P.P O'Connor and Domis, Architectural drawings prepared by SimpsonHaugh and Structural drawings prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, 8 August 2021 (approved as part of CDN/21/0591).

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

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The excavation/removal of the floor, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be removed in accordance with the construction methodology for removal of hardstanding/flooring prepared by DOMIS stamped as received by the City Council, as Local Planning Authority, on the 6 October 2020

The demolition/removal must be carried out in accordance with this method statement and specification.

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

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) The excavation/removal of areas of the service yard to facilitate works/installing columns, as indicated on drawings 10053-MP-A-B5D9-JC20-P-00-001 Rev 04 and 10053-MP-A-B5D9-JC20-P-01-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 2 March 2021, shall be carried out in accordance with the Method Statement prepared by Mayo Civil Engineering stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 (as approved under CDN/21/0469)

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

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) REMOVED

12) Prior to the works commencing to create the temporary openings through the façade for the tower crane, a detail method statement shall be submitted for approval in writing detailing how

the façade will be removed. The development shall be carried out in accordance with this method statement.

Reason - To ensure that the demolition is done so in a manner which does not harm the fabric of the Listed Building and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13) Prior to the reinstatement of the façade of the openings created as part of condition 12, a detail method statement shall be submitted for approval in writing detailing how the façade will be reinstated. For the avoidance of doubt, this shall include how the brickwork will be fixed and jointed to the existing façade including appropriate materials.

The development shall be carried out in accordance with this method statement.

Reason - To ensure that the reinstatement works are appropriate and are done so in a manner which does not harm the fabric of the Listed Building and to ensure that buildings which will be repaired appropriately pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL