

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135859/LO/2022

**Date registered valid:** 28 December 2022

**Proposal:** Listed building consent for internal and external works associated with a change of use to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c))

**Address:** 36 Charlotte Street, Manchester, M1 4FD

**Ward(s):** Deansgate Ward

**Applicant:** Mr Alfred Yeung ARE Assets

**Agent (if any):** Mr Tom Flanagan Paul Butler Associates

**Case officer:** Tony Mitchell  
Tel: 0161 234 4776  
Email: [anthony.mitchell@manchester.gov.uk](mailto:anthony.mitchell@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 18 August 2023

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:**

### Standard consultations:

Printed: 13 January 2023 Expired: 3 February 2023

### Neighbour notifications

Printed: 13 January 2023 Expired: 3 February 2023

### Site notice

Posted: 17 January 2023 Expired: 7 February 2023

### Press advert

Published: 17 January 2023 Expired: 7 February 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II

**Conservation area:** George Street Conservation Area 1985

### Tree Preservation Order:

#### Description of site/building

The application relates to a vacant building that was constructed as a textile warehouse. The building is Grade II listed and is located on the junction of Charlotte Street and Portland Street. The building is six storeys above a basement. It is constructed of red brick with stone dressings beneath a slate roof that is set behind a brick parapet. The site is located within the George Street Conservation Area and is one of a number of buildings associated with the textile industry in this area.

The most recent uses of the building have been two restaurant units (Upper Ground and Lower Ground floors), with the four floors of accommodation above having been vacant. Today the building is vacant and has been for a number of years.

The property has been subject to a previous soft strip. This has removed later fabric / alterations and exposed historic features.

#### Description of area

The surrounding area is characterised by a mix of uses including hotels, office accommodation, educational institutes and evening time uses including bars and restaurants. These characteristics, as well as the employment opportunities available, make the area an attractive place to live and residential accommodation can also be found in the surrounding area including within converted warehouse buildings similar to 36 Charlotte Street.

The subject building fronts Portland Street which is a main route through the City Centre. Despite the central location and significant investment in the area there are numerous vacant buildings. In more recent years there has been significant investment in vacant buildings, with many former warehouse buildings being converted into offices and apartments. However, there are further opportunities for vacant buildings to be given a new lease of life and for this part of the City Centre to be further utilised by local people and visitors to Manchester.

The site's central location means that there is ready access to public transport including frequent bus services which provide access across Greater Manchester and beyond. Metrolink Stations at Piccadilly Gardens and St Peter's Square are within 250m of the site, whilst Manchester Piccadilly and Oxford Road railway stations are within 500m.

#### Description of development

Planning and listed building consent are sought for the conversion of the building to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c)), with associated internal and external alterations.

The proposed works are identified by the application drawings. These confirm the development will provide restaurant use on the lower ground and upper ground floors with the upper level seating c.60 persons and lower level seating c.80 persons. The basement level will remain as plant room. The restaurant will be accessed via a new entrance from Portland Street created within the former hovel. 14no. apartments will be provided across the 1st to 4th floors which will comprise 8no. 1 bed apartments and 6no. 2 bed apartments. A bike store and bin stores are to be provided at upper ground floor. To the Charlotte Street elevation of the building alteration will take place to create a DDA access from street level to provide access to the residential reception on the upper ground floor of the building.

#### Consultations & Notification Responses

Notices were placed on site, neighbours notified and the proposal was advertised in the press. No representations received.

National Amenities. No representations received.

#### Issues

Design Issues, relationship to context and impact on the Character of the adjacent Conservation Area and setting of Listed Buildings - It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 8).

In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The proposed change of use would help secure the full use of the property in a prominent location in the George Street Conservation Area. The proposal will also deliver specific positive heritage impacts which include:

- Removal of previous poor quality interventions and fabric.
- Reinstatement of 2 x lower ground floor windows to Portland Street.
- Plaster repairs to walls and ceiling.
- Repairs and sanding of timber floors.
- Repair of historic windows and surrounds.
- Cleaning and decoration of columns and beams.
- Redecoration throughout with the scheme of redecoration to be informed by historic paint analysis.
- Retention, repair and restoration of historic elements including both staircases including associated features; loading bay doors; historic skirtings and cornicing.

Whilst there are some negative impacts these are judged to be necessary in terms of facilitating the conversion and reuse of the building such as subdivision, installation of services, achieving circulation and disabled access; ensuring fire separation, and achieving acoustic and energy requirements. The negative impacts are limited and have been determined through a

conservation-led approach to minimise impact on the heritage values of the building / fabric. Furthermore, impactful works are largely reversible and new interventions will be read as later additions in line with heritage principles. Amendments to the scheme made during the determination period have further mitigated adverse impact.

Conditions attached to any consent granted would ensure that the methodology for the works and detailing was appropriate to the buildings character and listed status.

On balance, in overview the impact of proposed works is deemed to be less than substantial. In the context of the NPPF and S66 of the Act, it is necessary to have special regard to the desirability of preserving any features of special architectural or historic interest which the building possesses.

Any harm is considered to be 'less than substantial', and as such paragraph 202 of the NPPF requires that the impact of the development on the listed building and character of the conservation area should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case are heritage benefits and environmental benefits through ensuring that occupation of the heritage asset. Whilst the overall impact of any harm would be mitigated by the proposed detailing and the control of this via conditions.

It is considered for the reasons outlined above that the overall approach to the proposed works would, have an acceptable impact on the character and historic fabric of the listed building and the preservation of features of historic interest.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to considering the impact on and preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199 and 202 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

## **Other Legislative Requirements**

### **Equality Act 2010**

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

### **Human Rights Act 1998 considerations**

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is

in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

### **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:

#### **Drawings**

|                    |                                              |
|--------------------|----------------------------------------------|
| 2022-1008M - 010 B | Accommodation Schedule                       |
| 2022-1008M - 011 E | Proposed Basement Plan                       |
| 2022-1008M - 012 D | Proposed Lower Ground Floor Plan             |
| 2022-1008M - 013 D | Proposed Upper Ground Floor Plan             |
| 2022-1008M - 014 D | Proposed First Floor Plan                    |
| 2022-1008M - 015 D | Proposed Second Floor Plan                   |
| 2022-1008M - 016 D | Proposed Third Floor Plan                    |
| 2022-1008M - 017 E | Proposed Fourth Floor Plan                   |
| 2022-1008M - 018 C | Proposed Roof Plan                           |
| 2022-1008M - 019 C | Proposed Disabled Access Details / Elevation |
| 2022-1008M - 021 D | Removed Elements Basement Plan               |
| 2022-1008M - 022 C | Removed Elements Lower GF Plan               |
| 2022-1008M - 023 C | Removed Elements Upper GF Plan               |
| 2022-1008M - 024 C | Removed Elements First Floor Plan            |
| 2022-1008M - 025 B | Removed Elements Second Floor Plan           |
| 2022-1008M - 026 B | Removed Elements Third Floor Plan            |
| 2022-1008M - 027 D | Removed Elements Fourth Floor Plan           |
| 2022-1008M - 031 D | Wall Finish Details - Basement Wall          |
| 2022-1008M - 032 C | Wall Finish Details -Lower Ground Floor      |
| 2022-1008M - 033 C | Wall Finish Details -Upper Ground Floor      |
| 2022-1008M - 034 C | Wall Finish Details -First Floor             |
| 2022-1008M - 035 C | Wall Finish Details -Second Floor            |
| 2022-1008M - 036 C | Wall Finish Details -Third Floor             |
| 2022-1008M - 037 D | Wall Finish Details -Fourth Floor            |

|                    |                                       |
|--------------------|---------------------------------------|
| 2022-1008M - 041 D | Basement Ceiling                      |
| 2022-1008M - 042 C | Ceiling Plan-Lower Ground Floor       |
| 2022-1008M - 043 B | Ceiling Plan-Upper Ground Floor       |
| 2022-1008M - 044 C | Ceiling Plan-First Floor              |
| 2022-1008M - 045 C | Ceiling Plan-Second Floor             |
| 2022-1008M - 046 C | Ceiling Plan-Third Floor              |
| 2022-1008M - 047 D | Ceiling Plan-Fourth Floor             |
| 2022-1008M - 051 B | Proposed Charlotte Street Elevation   |
| 2022-1008M - 052 E | Proposed Raynor Street Elevation      |
| 2022-1008M - 053 C | Proposed Portland Street Elevation    |
| 2022-1008M - 054 D | Proposed Cross Sections Fire Strategy |
| 2022-1008M - 055 D | Proposed Window Schedule              |
| 2022-1008M - 056 B | Proposed Window Schedule              |
| 2022-1008M - 057 B | Proposed Door Schedule                |
| 2022-1008M - 058 A | Lift Schedule                         |
| 2022-1008M - 059 A | Site Elevation                        |
| 2022-1008M - 060 A | Proposed Floor Buildup Details        |
| 2022-1008M - 061   | Reyner Street Ventilation Detail      |

SK-S-0020 P05 - Basement level indicating lower ground floor structure over  
SK-S-0021 P04 - Lower ground floor indicating upper ground floor structure over  
SK-S-0022 P03 - Upper ground floor indicating upper ground floor structure over  
SK-S-0023 P01 - First floor structure indicating second floor structure over  
SK-S-0024 P03 - Second floor structure indicating third floor structure over  
SK-S-0025 P03 - Third floor structure indicating fourth floor structure over  
SK-S-0026 P03 - Fourth floor structure indicating roof structure over  
SK-S-0027 P01 - Roof structure indicating platform access

|               |    |                                                                        |
|---------------|----|------------------------------------------------------------------------|
| 4193-B-SK102  | P5 | Mechanical & Electrical Services - Basement Level                      |
| 4193-LG-SK103 | P5 | Mechanical & Electrical Services - Lower Ground Level                  |
| 4193-UG-SK104 | P4 | Mechanical & Electrical Services - Upper Ground Level                  |
| 4193-1-SK105  | P4 | Mechanical & Electrical Services - First Floor                         |
| 4193-2-SK106  | P3 | Mechanical & Electrical Services - Second Floor                        |
| 4193-3-SK107  | P4 | Mechanical & Electrical Services - Third Floor                         |
| 4193-4-SK108  | P4 | Mechanical & Electrical Services - Fourth Floor                        |
| 4193-R-SK109  | P4 | Mechanical & Electrical Services - Roof Level                          |
| 4193-1-SK110  | P3 | Electrical Services - Typical Apartments                               |
| 4193-B-SK111  | P3 | Mechanical Services - Drainage Layout Basement                         |
| 4193-LG-SK112 | P3 | Mechanical Services - Drainage Layout Lower Ground Level               |
| 4193-UG-SK113 | P2 | Mechanical Services - Drainage Layout Upper Ground Level               |
| 4193-1-SK114  | P2 | Mechanical Services - Drainage Layout Typical Apartments               |
| 4193-2-SK115  | P2 | Mechanical Services - Drainage Layout Second Floor                     |
| 4193-3-SK116  | P2 | Mechanical Services - Drainage Layout Third Floor                      |
| 4193-4-SK117  | P2 | Mechanical Services - Drainage Layout Fourth Floor                     |
| 4193-0-SK118  | P4 | Mechanical Services - External Elevation                               |
| 4193-0-SK119  | P1 | Mechanical Services - External Ventilation Elevation - Reyner Street   |
| 4193-0-SK120  | P1 | Mechanical Services - External Ventilation Elevation - Portland Street |

## Documents

- o Planning Statement prepared by Paul Butler Associates (13.12.2022).
- o Heritage Statement prepared by Paul Butler Associates (12.05.2023).

o Outline Structural Engineering Proposals by Dyse Structural Engineers (LM21346-DYSE-XX-ZZ-RP-S-0002 P02, 13.12.2022)

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 commencement of the following elements, final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Full and final details of the new accessible entrance from Charlotte Street and new entrance to Portland Street

(b) Full and final details of the proposed works to the bricked-up opening and roller shutter to the GF of Rayner Street (WLG13) and to the doors on Portland Street, including details of any new glazing, opening and other installations.

(c) Final details of new external wall vents proposed as part of MVHR system.

(d) Full and final details of reinstated floor between lower and upper ground floor

(e) Full and final details of new restaurant staircase

(f) Full and final details of the proposed new platform lift and its internal manifestation.

(g) Full and final details of the proposed new partitions and the new suspended ceilings showing junction detail with existing cornices and windows and affixing detail to historic fabric

(h) Full and final details of opaque panels proposed to 2no. windows at 4th level to Charlotte Street elevation.

(i) Details of any acoustic and fire separation works to ceilings and floors

(j) Method statement and cleaning sample of external brickwork and stonework

(k) Final details of works to fireplaces

(l) Full and final details of the proposed repair schedule and refurbishment works to windows and architraves

(m) Full and final details of the proposed new windows, including works to accommodate new access on the fourth floor

(n) Paintwork analysis and the full and final details of the works to original/historic features, including method statement and redecoration

(o) Full and final detail of any external louvres and M&E services, including screening, for commercial use

(p) In-situ sample of secondary glazing

(q) Product specification and an in-situ sample of the internal wall insulation

(r) New location of the historic door and panelling on the 4th floor

(s) full and final details of the works to protect, repair and reinstate cornices, including location

(t) full and final details of internal finishes to walls, floor and ceilings

(u) full and final details of the proposed new floor, including affixing detail and junction detail with existing skirtings, staircases and openings

(v) full and final details of external lighting, signage and other installations

All of the above shall be implemented in accordance with the approved details before the first use of the building commences.

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

4) Prior to the installation of scaffolding a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the

building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development. The building shall be repaired and made good following removal of the scaffolding within one month of removal.

#### Reason

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

## **Appendix 1 – List of consultees & neighbours notified**

National Amenity Societies  
Heritage & Urban Design

Caffe Nero, 32 Portland Street, Manchester, M1 4GS  
Second Floor Rooms 8 And 9, 41 Faulkner Street, Manchester, M1 4EE  
1 - 37 Faulkner Street, Manchester, M1 4ET  
Sub Basement, 36 Charlotte Street, Manchester, M1 4FD  
Second Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
Third Floor Office, 36 Charlotte Street, Manchester, M1 4FD  
Twelfth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
46 Portland Street, Manchester, M1 4QU  
First Floor And Second Floor, 36 Charlotte Street, Manchester, M1 4FD  
48 Portland Street, Manchester, M1 4QU  
Yates Wine Lodge, 49 Portland Street, Manchester, M1 3LD  
Ground Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
Consulate General Of The Republic Of Poland, 51 Portland Street, Manchester, M1 3LD  
44 Portland Street, Manchester, M1 4GS  
45 - 47 Faulkner Street, Manchester, M1 4EE  
Twelfth Floor, 53 Portland Street, Manchester, M1 3LD  
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA  
Fourth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Third Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Sub Basement And Basement, 41 Faulkner Street, Manchester, M1 4EE  
Ground Floor, 41 Faulkner Street, Manchester, M1 4EE  
Third Floor, 41 Faulkner Street, Manchester, M1 4EE  
Ground Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE  
Second Floor, 36 Charlotte Street, Manchester, M1 4FD  
42 Portland Street, Manchester, M1 4GS  
39 Faulkner Street, Manchester, M1 4EE  
Eleventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Tenth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Fourth Floor, 53 Portland Street, Manchester, M1 3LD  
Eighteenth Floor, 53 Portland Street, Manchester, M1 3LD  
First Floor And Second Floor Room 7, 41 Faulkner Street, Manchester, M1 4EE  
First Floor, 44 Portland Street, Manchester, M1 4GS  
Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Twentieth Floor, 53 Portland Street, Manchester, M1 3LD  
Third Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
Eighth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Sixth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Eleventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Tenth Floor, 53 Portland Street, Manchester, M1 3LD  
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
Ground Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
Seventeenth Floor, 53 Portland Street, Manchester, M1 3LD  
Nineteenth Floor, 53 Portland Street, Manchester, M1 3LD  
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET

First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
 Second Floor, 53 Portland Street, Manchester, M1 3LD  
 Twelfth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET  
 Fifth Floor, 53 Portland Street, Manchester, M1 3LD  
 Third Floor, 53 Portland Street, Manchester, M1 3LD  
 Sixth Floor, 53 Portland Street, Manchester, M1 3LD  
 Ninth Floor, 53 Portland Street, Manchester, M1 3LD  
 Seventh Floor, 53 Portland Street, Manchester, M1 3LD  
 Sixteenth Floor, 53 Portland Street, Manchester, M1 3LD  
 Second Floor, 44 Portland Street, Manchester, M1 4GS  
 First Floor To Third Floor, 45 - 47 Faulkner Street, Manchester, M1 4EE  
 41 Faulkner Street, Manchester, M1 4EE  
 44 - 46 Faulkner Street, Manchester, M1 4FH  
 Basement And Ground Floor Restaurant, 36 Charlotte Street, Manchester, M1 4FD  
 Basement, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD  
 Fourth Floor, 44 Portland Street, Manchester, M1 4GS  
 Eighth Floor, 53 Portland Street, Manchester, M1 2BP  
 Eleventh Floor, 53 Portland Street, Manchester, M1 3LD  
 Twenty First Floor, 53 Portland Street, Manchester, M1 3LD  
 Thirteenth Floor, 53 Portland Street, Manchester, M1 3LD  
 Fourteenth Floor, 53 Portland Street, Manchester, M1 3LD  
 Second Floor, 41 Faulkner Street, Manchester, M1 4EE  
 First Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Ground Floor, 53 Portland Street, Manchester, M1 3LD  
 Fifteenth Floor, 53 Portland Street, Manchester, M1 3LD  
 Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
 Brindle And Yam Solicitors, Suite A, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
 Fourth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
 Ninth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 First Floor, 53 Portland Street, Manchester, M1 3LD  
 Ground Floor To Fourth Floor, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD  
 50 Portland Street, Manchester, M1 4QU  
 Seventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Fifth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Fifteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Sixteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Second Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Fourteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 First Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4EX  
 Tenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ  
 Magnus Ltd, Suite B, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
 Fifth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD  
 Fourth Floor Office, 36 Charlotte Street, Manchester, M1 4FD  
 Third Floor, 44 Portland Street, Manchester, M1 4GS  
 Basement, 45 - 47 Faulkner Street, Manchester, M1 4EE

## **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 - George Street Conservation Area 1985  
Area Team Boundary - Name: CENTRAL