

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136757/LO/2023	
Date registered valid:	17 April 2023	
Proposal:	Listed Building Consent for internal fit out of commercial premises	
Address:	49 Chorlton Street, Manchester, M1 3FY	
Ward(s):	Piccadilly	Ward
Applicant:	Mr Nathan McAvoy Seven Bro7hers Brewery Ltd	
Agent (if any):	Polly McCue 512 Design Studio Ltd	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	03.07.2023	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 15/05/2023

Standard consultations:

Printed: 3 May 2023 Expired: 24 May 2023

Neighbour notifications

Printed: 3 May 2023 Expired: 24 May 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to a part of Manchester city centre around the Kampus development, that falls between the Gay Village and Piccadilly Station. The character of the area comprises a number of different uses, including dining, drinking, residential, academic and judicial. It does not fall within a conservation area but is opposite the Whitworth Street Conservation Area. Kampus itself comprises ground floor commercial units, with residential and holiday accommodation to the upper floors.

The site is a ground floor unit of the Kampus development with entrances on to the central courtyard and on the opposite elevation on to Chorlton Street. The unit is constructed from a historic core structure, with sympathetic modern additions of high-quality design. The unit was designed for commercial, retail or food and drink use. As a result, necessary elements, such as service points for WCs, extractions risers to the roof and servicing areas are already incorporated into the layout.

Description of development

The application seeks listed building consent for internal fit out of the unit to make a bar with associated internal and external signage. This includes the installation of kitchen with associated plant, toilets, a storeroom and office internally. A platform lift is proposed to management the significant internal step change between the historic part of the unit and the

modern extension. External fascia signs are proposed in the courtyard, with an individually illuminated internal hanging sign on the Chorlton Street elevation. Some vinyls are proposed on doorways to comply with building regulations.

Consultations & Notification Responses

Publicity - a notice was displayed on site informing passers-by of the development. Letters were sent to surrounding occupiers informing them of the development. The development was advertised in the local press as one affecting a listed building. No representations have been received as a result of this publicity.

Issues

The main policies that relate to this application are policies EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for Manchester (1995) and Section 16 of the National Planning Policy Framework.

Principle

The proposed development would see the installation of a bar in one of the ground floor units of the Kampus development. The unit forms part of a listed building resulting in the requirement for listed building consent is sought.

Under the original permission for the development, 115570/FO/2017, the ground floor units were envisioned as commercial units including as A4 drinking establishments (now Sui Generis).

The unit has been vacant since its construction. Paragraph 197 of the NPPF supports development that would bring listed buildings into economically viable use, whilst saved policy DC19 of the Unitary Development Plan for Manchester (1995) supports development that would secure continued use of listed buildings. As the development will bring the unit into first use following a long period of vacancy, the development is considered acceptable pursuant to saved policy DC19 of the UDP and section 16 of the NPPF. Given the above, the principle of the development is considered acceptable.

Impact of works on the listed building

The proposed development will have some limited impact on the historic fabric of the building. This will be in the form of the new flooring required to make the floor level and the junctions between the proposed partitions and the historic walls. The proposed internal partitions will create a storeroom, cellar, kitchen, office and toilets which would all be necessary for bringing the building in to use.

The initial proposals saw the partitions in the modern extension on the south elevation abutting the large, glazed frontage. This would have detracted significantly from the architectural quality of the building by creating an opaque element in an otherwise unbroken stretch of floor-to-ceiling glazing. Revised plans have moved this wall 1684mm away from the glazing by relocating the office to the north-eastern corner of the extension. This has allowed a bar and stool style seating area to be inserted, which would create a more active frontage and allow for natural surveillance on to the public realm outside.

These will require some limited interventions into historic fabric and will result in a low level of less than substantial harm to the listed building. The full and final details of these interventions

have been conditioned to ensure these are installed in a sympathetic manner which would be reversible and would minimise the harm caused to the building's historic fabric.

Otherwise, the proposal seeks to retain the existing historic features and finishes, leaving the historic brickwork and iron columns with stone bases intact and untreated. The proposed M&E will largely utilise existing service arrangements installed as part of the original development. There is an existing riser that allows for extraction to the roof, so extraction installations for the kitchen will remain minimal. A small letterbox opening will be made through the central concrete wall, which is not historic fabric.

Impact of the signage on the listed building

There are two areas of proposed signage. The first is on the south elevation in the modern extension. This will consist of an internally illuminated individual letter sign affixed to the ceiling. This form of sign is considered appropriate as it will not involve any material change to the exterior of the building nor involve the blocking up of any glazing. The individual letter style is preferred on listed buildings and so this is considered acceptable pursuant to saved policy DC14.5 (e) of the Unitary Development Plan.

On the Northern elevation in the courtyard, two exterior fascia signs. Whilst these will be on the historic part of the elevation, they will be affixed to modern fascia boards above the doorways. Only two of the four doors will have signs so as to avoid unnecessary clutter and limit the harm to the listed façade. The fascia signs will be made of internally illuminated individually mounted letters. Again, this is acceptable pursuant to saved policy DC14.5 (e) of the UDP.

Some vinyl midway up all glazed panels on the south elevation are proposed. These are in the form of signage but are installed so as to comply with building regulations. Hence these are considered acceptable for reasons of public safety.

A large internally applied vinyl is proposed on the northern most of the four doors onto the courtyard. The area behind this door will house the toilets and hence the doors would be permanently closed. This would therefore be covered by a large, opaque, black and white '7' vinyl. There are no projecting signs proposed so it is not felt this will lead to undue clutter that would warrant a refusal.

Impact on the conservation area

There will be no impact on the conservation area the other side of the canal. Although there are fascia signs proposed on the northern elevation which is, to a small extent, in the setting of the conservation area, these should have no impact. They are obscured by a combination of the change in the line of the elevation and the freestanding platform structure and landscaping in the courtyard. Hence it is unlikely they will be visible from within the conservation area.

Disabled access

There is a significant step-change between the historic element of the building and the modern extension on the south side of the unit. Although there is level access to both of these elements from the street, this would need to be managed so as to provide disabled access throughout the whole unit. There is a pillar in the middle of the opening between the historic building and the modern extension, which provides an added obstacle.

A ramp was discounted due to the length that would be required to manage the step change at an appropriate gradient. A chairlift up a set of stairs was discounted as wheelchair users would still require assistance to use this solution. Therefore, the proposed arrangement is a set of

stairs is on the southside of the pillar and an open platform lift the other the northside of the pillar.

Given the above, the development is considered acceptable pursuant to Policy CC10 of the MCS which seeks high quality accessibility across the City Centre. An appropriate condition is attached to allow for an approval of the full and final details of the chairlift as well as ensuring the platform lift is available for use whilst the site is occupied.

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 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 PS01.01 SECTIONS AA, BB, CC, DD

-Drawing - Proposed PS01.02 SECTIONS EE, FF, GG
-Heritage Statement PLANNING DESIGN AND HERITAGE STATEMENT
received by the City Council, as Local Planning Authority, on 17/04/2023

-Drawing - Proposed PE01.02 REV C SOUTH AND EAST ELEVATIONS received by the City Council, as Local Planning Authority, on 23/05/2023

-Drawing - Proposed P01 REV B FLOOR PLAN
-Drawing - Proposed P02 REV B WORKS PLAN
received by the City Council, as Local Planning Authority, on 15/06/2023

-Drawing - Proposed PE01.01 REV E NORTH ELEVATIONS
received by the City Council, as Local Planning Authority, on 27/06/2023

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to commencement, full and final M&E services, including details of internal manifestations, shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

4) Prior to commencement, full and final details and samples of all new external and internal finishes and features, including doors, timber and metal cladding and other wall finishes shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

5) a) Prior to the commencement of the development hereby approved, full and final details of the platform lift shall be submitted to, and approved in writing by, the City Council, as local planning authority. This shall include product spec and method of installation.

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

b) The approved access arrangement (the platform lift) shall then be available at all times whilst the site is occupied.

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

6) Prior to commencement of the development, full and final details of all junctions between new partitions and historic fabric shall be submitted for approval in writing by the City Council as

Local Planning Authority. This shall include detailed cross sections and specifications of materials.

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

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

7) Prior to commencement of the development, full and final details and samples of all new floor finishes, including materials and installation method shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

Reason - To ensure that the development is acceptable in the interests conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 408, 44 Aytoun Street, Manchester, M1 3GL
Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 1502, 28 Minshull Street, Manchester, M1 3GP
Flat 1404, 28 Minshull Street, Manchester, M1 3GP
Flat 1309, 28 Minshull Street, Manchester, M1 3GP
Flat 1307, 28 Minshull Street, Manchester, M1 3GP
Flat 908, 59 Chorlton Street, Manchester, M1 3GD
Flat 812, 59 Chorlton Street, Manchester, M1 3GD
Flat 703, 59 Chorlton Street, Manchester, M1 3GD
Flat 606, 59 Chorlton Street, Manchester, M1 3FY
Flat 601, 59 Chorlton Street, Manchester, M1 3FY
Flat 517, 59 Chorlton Street, Manchester, M1 3FY
Flat 513, 59 Chorlton Street, Manchester, M1 3FY
Flat 507, 59 Chorlton Street, Manchester, M1 3FY
Flat 413, 59 Chorlton Street, Manchester, M1 3FY
Flat 401, 59 Chorlton Street, Manchester, M1 3FY
Flat 317, 59 Chorlton Street, Manchester, M1 3FY
Flat 308, 59 Chorlton Street, Manchester, M1 3FY
Flat 214, 59 Chorlton Street, Manchester, M1 3FY
Flat 207, 59 Chorlton Street, Manchester, M1 3FY
Flat 206, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 59 Chorlton Street, Manchester, M1 3FY
55 Chorlton Street, Manchester, M1 3FY
Flat 206, 3 Little David Street, Manchester, M1 3GA
Flat 105, 3 Little David Street, Manchester, M1 3GA
Flat 101, 3 Little David Street, Manchester, M1 3GA
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP
Flat 705, 59 Chorlton Street, Manchester, M1 3GD
Flat 612, 59 Chorlton Street, Manchester, M1 3FY
Flat 516, 59 Chorlton Street, Manchester, M1 3FY
Flat 511, 59 Chorlton Street, Manchester, M1 3FY
Flat 415, 59 Chorlton Street, Manchester, M1 3FY
Flat 411, 59 Chorlton Street, Manchester, M1 3FY
Flat 403, 59 Chorlton Street, Manchester, M1 3FY
Flat 202, 59 Chorlton Street, Manchester, M1 3FY
Flat 305, 3 Little David Street, Manchester, M1 3GA
Flat 103, 3 Little David Street, Manchester, M1 3GA
Flat 1204, 28 Minshull Street, Manchester, M1 3GP
Flat 1107, 28 Minshull Street, Manchester, M1 3GP
Flat 1008, 28 Minshull Street, Manchester, M1 3GP
Flat 804, 28 Minshull Street, Manchester, M1 3GP
Flat 704, 28 Minshull Street, Manchester, M1 3EF
Flat 702, 28 Minshull Street, Manchester, M1 3EF
Flat 606, 28 Minshull Street, Manchester, M1 3EF
Flat 605, 28 Minshull Street, Manchester, M1 3EF
Flat 509, 28 Minshull Street, Manchester, M1 3EF

Flat 311, 28 Minshull Street, Manchester, M1 3EF
Flat 302, 28 Minshull Street, Manchester, M1 3EF
Flat 301, 28 Minshull Street, Manchester, M1 3EF
Flat 210, 28 Minshull Street, Manchester, M1 3EF
Flat 1505, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1503, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1403, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1212, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1107, 59 Chorlton Street, Manchester, M1 3GD
Flat 1103, 59 Chorlton Street, Manchester, M1 3GD
Flat 1101, 59 Chorlton Street, Manchester, M1 3GD
Flat 1011, 59 Chorlton Street, Manchester, M1 3GD
Flat 1408, 44 Aytoun Street, Manchester, M1 3GN
Flat 1406, 44 Aytoun Street, Manchester, M1 3GN
Flat 1404, 44 Aytoun Street, Manchester, M1 3GN
Flat 1206, 44 Aytoun Street, Manchester, M1 3GN
Flat 1204, 44 Aytoun Street, Manchester, M1 3GN
Flat 1102, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 44 Aytoun Street, Manchester, M1 3GN
Flat 909, 44 Aytoun Street, Manchester, M1 3GL
Flat 906, 44 Aytoun Street, Manchester, M1 3GL
Flat 903, 44 Aytoun Street, Manchester, M1 3GL
Flat 902, 44 Aytoun Street, Manchester, M1 3GL
Flat 808, 44 Aytoun Street, Manchester, M1 3GL
Flat 806, 44 Aytoun Street, Manchester, M1 3GL
Flat 710, 44 Aytoun Street, Manchester, M1 3GL
Flat 211, 59 Chorlton Street, Manchester, M1 3FY
Flat 209, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 3 Little David Street, Manchester, M1 3GA
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
Flat 1206, 28 Minshull Street, Manchester, M1 3GP
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
Flat 505, 28 Minshull Street, Manchester, M1 3EF
Flat 501, 28 Minshull Street, Manchester, M1 3EF
Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
42 Aytoun Street, Manchester, M1 3GL
Flat 1401, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1312, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1309, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1306, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1303, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1206, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1112, 59 Chorlton Street, Manchester, M1 3GD
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN

Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
Flat 1105, 44 Aytoun Street, Manchester, M1 3GN
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 901, 44 Aytoun Street, Manchester, M1 3GL
Flat 805, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 703, 44 Aytoun Street, Manchester, M1 3GL
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 1401, 28 Minshull Street, Manchester, M1 3GP
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 1008, 59 Chorlton Street, Manchester, M1 3GD
Flat 1003, 59 Chorlton Street, Manchester, M1 3GD
Flat 917, 59 Chorlton Street, Manchester, M1 3GD
Flat 906, 59 Chorlton Street, Manchester, M1 3GD
Flat 805, 59 Chorlton Street, Manchester, M1 3GD
Flat 715, 59 Chorlton Street, Manchester, M1 3GD
Flat 811, 59 Chorlton Street, Manchester, M1 3GD
Flat 1104, 28 Minshull Street, Manchester, M1 3GP
Flat 1101, 28 Minshull Street, Manchester, M1 3GP
Flat 1009, 28 Minshull Street, Manchester, M1 3GP
Flat 910, 28 Minshull Street, Manchester, M1 3GP
Flat 906, 28 Minshull Street, Manchester, M1 3GP
Flat 903, 28 Minshull Street, Manchester, M1 3GP
Flat 803, 28 Minshull Street, Manchester, M1 3GP
Flat 705, 28 Minshull Street, Manchester, M1 3EF
Flat 607, 28 Minshull Street, Manchester, M1 3EF
Flat 410, 28 Minshull Street, Manchester, M1 3EF
Flat 403, 28 Minshull Street, Manchester, M1 3EF
Flat 303, 28 Minshull Street, Manchester, M1 3EF
Flat 208, 28 Minshull Street, Manchester, M1 3EF
Flat 206, 28 Minshull Street, Manchester, M1 3EF
Flat 205, 28 Minshull Street, Manchester, M1 3EF
Flat 1310, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1209, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1205, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1202, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1201, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1116, 59 Chorlton Street, Manchester, M1 3GD
Flat 1405, 44 Aytoun Street, Manchester, M1 3GN
Flat 1403, 44 Aytoun Street, Manchester, M1 3GN
Flat 1202, 44 Aytoun Street, Manchester, M1 3GN
Flat 1109, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 810, 44 Aytoun Street, Manchester, M1 3GL
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 802, 44 Aytoun Street, Manchester, M1 3GL
Flat 707, 44 Aytoun Street, Manchester, M1 3GL
Flat 510, 44 Aytoun Street, Manchester, M1 3GL

Flat 506, 44 Aytoun Street, Manchester, M1 3GL
Flat 504, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
44 Aytoun Street, Manchester, M1 3GL
Flat 1407, 28 Minshull Street, Manchester, M1 3GP
Flat 1405, 28 Minshull Street, Manchester, M1 3GP
Flat 1305, 28 Minshull Street, Manchester, M1 3GP
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD
Flat 1004, 59 Chorlton Street, Manchester, M1 3GD
Flat 1002, 59 Chorlton Street, Manchester, M1 3GD
Flat 909, 59 Chorlton Street, Manchester, M1 3GD
Flat 714, 59 Chorlton Street, Manchester, M1 3GD
Flat 707, 59 Chorlton Street, Manchester, M1 3GD
Flat 602, 59 Chorlton Street, Manchester, M1 3FY
Flat 509, 59 Chorlton Street, Manchester, M1 3FY
Flat 508, 59 Chorlton Street, Manchester, M1 3FY
Flat 506, 59 Chorlton Street, Manchester, M1 3FY
Flat 502, 59 Chorlton Street, Manchester, M1 3FY
Flat 410, 59 Chorlton Street, Manchester, M1 3FY
Flat 609, 44 Aytoun Street, Manchester, M1 3GL
Flat 602, 44 Aytoun Street, Manchester, M1 3GL
Flat 503, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
10 Little David Street, Manchester, M1 3GA
8 Little David Street, Manchester, M1 3GA
2 Little David Street, Manchester, M1 3GA
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 914, 59 Chorlton Street, Manchester, M1 3GD
Flat 913, 59 Chorlton Street, Manchester, M1 3GD
Flat 912, 59 Chorlton Street, Manchester, M1 3GD
Flat 907, 59 Chorlton Street, Manchester, M1 3GD
Flat 901, 59 Chorlton Street, Manchester, M1 3GD
Flat 810, 59 Chorlton Street, Manchester, M1 3GD
Flat 802, 59 Chorlton Street, Manchester, M1 3GD
Flat 801, 59 Chorlton Street, Manchester, M1 3GD
Flat 717, 59 Chorlton Street, Manchester, M1 3GD
Flat 713, 59 Chorlton Street, Manchester, M1 3GD
Flat 702, 59 Chorlton Street, Manchester, M1 3GD
Flat 503, 59 Chorlton Street, Manchester, M1 3FY
Flat 313, 59 Chorlton Street, Manchester, M1 3FY
Flat 302, 59 Chorlton Street, Manchester, M1 3FY
9 Little David Street, Manchester, M1 3GA
Flat 304, 3 Little David Street, Manchester, M1 3GA

Flat 1201, 28 Minshull Street, Manchester, M1 3GP
Flat 1109, 28 Minshull Street, Manchester, M1 3GP
Flat 1011, 28 Minshull Street, Manchester, M1 3GP
Flat 1010, 28 Minshull Street, Manchester, M1 3GP
Flat 908, 28 Minshull Street, Manchester, M1 3GP
Flat 609, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 59 Chorlton Street, Manchester, M1 3GD
Flat 809, 59 Chorlton Street, Manchester, M1 3GD
Flat 609, 59 Chorlton Street, Manchester, M1 3FY
Flat 515, 59 Chorlton Street, Manchester, M1 3FY
Flat 512, 59 Chorlton Street, Manchester, M1 3FY
Flat 504, 59 Chorlton Street, Manchester, M1 3FY
Flat 417, 59 Chorlton Street, Manchester, M1 3FY
Flat 315, 59 Chorlton Street, Manchester, M1 3FY
Flat 306, 59 Chorlton Street, Manchester, M1 3FY
Flat 210, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 3 Little David Street, Manchester, M1 3GA
Flat 1303, 28 Minshull Street, Manchester, M1 3GP
Flat 1209, 28 Minshull Street, Manchester, M1 3GP
Flat 1103, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 28 Minshull Street, Manchester, M1 3GP
Flat 1004, 28 Minshull Street, Manchester, M1 3GP
Flat 1001, 28 Minshull Street, Manchester, M1 3GP
Flat 909, 28 Minshull Street, Manchester, M1 3GP
Flat 904, 28 Minshull Street, Manchester, M1 3GP
Flat 811, 28 Minshull Street, Manchester, M1 3GP
Flat 809, 28 Minshull Street, Manchester, M1 3GP
Flat 808, 28 Minshull Street, Manchester, M1 3GP
Flat 806, 28 Minshull Street, Manchester, M1 3GP
Flat 703, 28 Minshull Street, Manchester, M1 3EF
Flat 701, 28 Minshull Street, Manchester, M1 3EF
Flat 608, 28 Minshull Street, Manchester, M1 3EF
Flat 308, 28 Minshull Street, Manchester, M1 3EF
Flat 209, 28 Minshull Street, Manchester, M1 3EF
Flat 1405, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1402, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1301, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1210, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1208, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1109, 59 Chorlton Street, Manchester, M1 3GD
Flat 1017, 59 Chorlton Street, Manchester, M1 3GD
Flat 1009, 59 Chorlton Street, Manchester, M1 3GD
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
6 Little David Street, Manchester, M1 3GA
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Flat 704, 59 Chorlton Street, Manchester, M1 3GD
Flat 701, 59 Chorlton Street, Manchester, M1 3GD
Flat 611, 59 Chorlton Street, Manchester, M1 3FY

Flat 608, 59 Chorlton Street, Manchester, M1 3FY
Flat 604, 59 Chorlton Street, Manchester, M1 3FY
Flat 706, 59 Chorlton Street, Manchester, M1 3GD
Flat 416, 59 Chorlton Street, Manchester, M1 3FY
Flat 408, 59 Chorlton Street, Manchester, M1 3FY
Flat 402, 59 Chorlton Street, Manchester, M1 3FY
Flat 510, 59 Chorlton Street, Manchester, M1 3FY
Flat 406, 59 Chorlton Street, Manchester, M1 3FY
Flat 405, 59 Chorlton Street, Manchester, M1 3FY
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Flat 316, 59 Chorlton Street, Manchester, M1 3FY
Flat 303, 59 Chorlton Street, Manchester, M1 3FY
Flat 213, 59 Chorlton Street, Manchester, M1 3FY
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Flat 102, 3 Little David Street, Manchester, M1 3GA
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Flat 1202, 28 Minshull Street, Manchester, M1 3GP
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Flat 706, 28 Minshull Street, Manchester, M1 3EF
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Flat 401, 28 Minshull Street, Manchester, M1 3EF
Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
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Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ
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Flat 1010, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
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Flat 702, 44 Aytoun Street, Manchester, M1 3GL
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Flat 708, 59 Chorlton Street, Manchester, M1 3GD
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Flat 602, 28 Minshull Street, Manchester, M1 3EF
Flat 508, 28 Minshull Street, Manchester, M1 3EF
Flat 408, 28 Minshull Street, Manchester, M1 3EF
Flat 309, 28 Minshull Street, Manchester, M1 3EF
Flat 304, 28 Minshull Street, Manchester, M1 3EF
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Flat 1311, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1304, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1302, 59 Chorlton Street, Manchester, M1 3GJ
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Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
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Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
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Flat 205, 44 Aytoun Street, Manchester, M1 3GL
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Flat 1403, 28 Minshull Street, Manchester, M1 3GP
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Flat 1310, 28 Minshull Street, Manchester, M1 3GP
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Flat 910, 59 Chorlton Street, Manchester, M1 3GD
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Flat 613, 59 Chorlton Street, Manchester, M1 3FY
Flat 607, 59 Chorlton Street, Manchester, M1 3FY
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Flat 409, 59 Chorlton Street, Manchester, M1 3FY
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Flat 212, 59 Chorlton Street, Manchester, M1 3FY
Flat 314, 59 Chorlton Street, Manchester, M1 3FY
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Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
Flat 307, 59 Chorlton Street, Manchester, M1 3FY
57 Chorlton Street, Manchester, M1 3FY
51 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
Flat 303, 3 Little David Street, Manchester, M1 3GA
Flat 302, 3 Little David Street, Manchester, M1 3GA
Flat 104, 3 Little David Street, Manchester, M1 3GA
45 Chorlton Street, Manchester, M1 3FY
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Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
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Flat 708, 28 Minshull Street, Manchester, M1 3EF
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Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 407, 28 Minshull Street, Manchester, M1 3EF
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Flat 402, 28 Minshull Street, Manchester, M1 3EF
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Flat 207, 28 Minshull Street, Manchester, M1 3EF
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Flat 1308, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1207, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD
Flat 1013, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
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Flat 604, 44 Aytoun Street, Manchester, M1 3GL
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Flat 1507, 28 Minshull Street, Manchester, M1 3GP
Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
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24 Minshull Street, Manchester, M1 3EF
24B Minshull Street, Manchester, M1 3EF
20 Minshull Street, Manchester, M1 3EF
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Flat 803, 59 Chorlton Street, Manchester, M1 3GD
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Flat 605, 59 Chorlton Street, Manchester, M1 3FY
Flat 603, 59 Chorlton Street, Manchester, M1 3FY
Flat 505, 59 Chorlton Street, Manchester, M1 3FY
Flat 414, 59 Chorlton Street, Manchester, M1 3FY
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Flat 310, 59 Chorlton Street, Manchester, M1 3FY
Flat 305, 59 Chorlton Street, Manchester, M1 3FY
Flat 304, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 59 Chorlton Street, Manchester, M1 3FY
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Flat 1205, 28 Minshull Street, Manchester, M1 3GP
Flat 1005, 28 Minshull Street, Manchester, M1 3GP
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Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
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Flat 601, 28 Minshull Street, Manchester, M1 3EF
Flat 507, 28 Minshull Street, Manchester, M1 3EF
Flat 504, 28 Minshull Street, Manchester, M1 3EF

Flat 411, 28 Minshull Street, Manchester, M1 3EF
Flat 409, 28 Minshull Street, Manchester, M1 3EF
Flat 211, 28 Minshull Street, Manchester, M1 3EF
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 201, 28 Minshull Street, Manchester, M1 3EF
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Flat 1305, 59 Chorlton Street, Manchester, M1 3GJ
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Flat 1115, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1111, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1104, 59 Chorlton Street, Manchester, M1 3GD
Flat 1102, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1012, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1207, 44 Aytoun Street, Manchester, M1 3GN
Flat 1205, 44 Aytoun Street, Manchester, M1 3GN
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN
Flat 1101, 44 Aytoun Street, Manchester, M1 3GN
Flat 1010, 44 Aytoun Street, Manchester, M1 3GN
Flat 904, 44 Aytoun Street, Manchester, M1 3GL
Flat 803, 44 Aytoun Street, Manchester, M1 3GL
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 701, 44 Aytoun Street, Manchester, M1 3GL
Flat 605, 44 Aytoun Street, Manchester, M1 3GL
Flat 505, 44 Aytoun Street, Manchester, M1 3GL

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

Area Team Boundary - Name: CENTRAL