

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136539/FO/2023

Date registered valid: 1 June 2023

Proposal: Elevation alterations to provide ventilation louvres to replace existing windows together with the installation of roof plant equipment and associated enclosure

Address: 55 King Street, Manchester, M2 4LQ

Ward(s): Deansgate Ward

Applicant: Orbit Investments (Properties) Limited

Agent (if any): Mr Peter Hilldrup The Emerson Group

Case officer: Angela
Tel: 0161 234 Leckie
Email: angela.leckie@manchester.gov.uk 4651

Recommendation: Approve

Date of recommendation: 25-07-23

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 June 2023

Standard consultations:

Printed: 7 June 2023 Expired: 28 June 2023

Neighbour notifications

Printed: 7 June 2023 Expired: 28 June 2023

Site notice

Posted: 9 June 2023 Expired: 30 June 2023

Press advert

Published: 13 June 2023 Expired: 27 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

The application relates to 55 King Street a part 3, part 7 storey building built in 1969. It is bounded by King Street, Cheapside, Brown Street and Chapel Walks. The building lies between the grade II listed former Lloyds Bank Building at 53 King Street (junction of Cross Street and King Street) the Grade II Listed Pall Mall Court and adjacent to the 17 and 19 Chapel Walks also both Grade II Listed.

It lies within the Upper King Street Conservation Area.

The granite clad building is currently in use for offices (Class E) on floors 1 to 7. There is ground floor retail to 3 sides of the building and a basement plant area, further existing areas of plant are located on level 8. The building comprises 2 wings which are connected by a central section in a 'C' shaped plan. The existing areas of plant are located on each of the 2 wings.

Description of area

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses.

Description of development

Consent is sought for elevation alterations to insert ventilation louvres behind perforated panels in 24 window openings to the Cheapside elevation of the building and to install roof top plant equipment within a new 3.1m metal louvre enclosure within the central section of the roof. The proposed ventilation would require louvres set within existing window openings and these would be screened behind laser cut anodised perforated screens.

The additional plant and associated louvres are required to upgrade the buildings air conditioning and associated ventilation system to make the building compliant with Minimum Energy Efficiency Standard Regulations (MEES) legislation which require all rented properties to have an EPC rating of E or above. The existing system was originally designed for a single user and is not an efficient design when multiple tenants occupy the building. The control of this system is very limited in that it is a constant volume, 'on or off' system. It offers not potential for zone control, or demand led variable control. Additionally, the system offers no heat recovery, which is highly inefficient by today's standards in which ventilation systems typically achieve approx. 75 -80% heat recovery.

A number of types of system have been considered which have focused on both performance and limiting the external visual impact associated with the plant. A requirement to enable a floor-by-floor installation to work with existing tenants and the Vacant Possession of individual floors was also a design parameter. The submitted proposals have emerged from that process

The new regulations are aimed at improving ventilation performance efficiency and to allow localised control. The new system would improve energy efficiency, reduce carbon emissions and would improve the EPC rating for the office building, making it more attractive for future

tenants, must also enable a floor-by-floor installation to work with existing tenants and the Vacant Possession of individual floors.

Consultations & Notification Responses

Publicity – The application was advertised as affecting a conservation area and the setting of listed buildings. A site notice was displayed adjacent to the site. Occupiers of neighbouring properties were notified about the application. No representations have been received.

Head of Highways – No objections

Greater Manchester Police (Design for Security) – Have no comments

Head of Environmental Health – Have no objections subject to the operation of the plant adhering to specified hours, to it being controlled electronically and subject to pre-commissioning verification of the noise output relative to identified receptors.

Issues

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National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 'Conserving and enhancing the historic environment' states that in determining applications, Local Planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189)

In determining applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets

can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. (para197).

When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm (para 199).

Any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 200).

Where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202)

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).

Local planning authorities should look for opportunities for development in Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

- provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

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Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:- which says that in determining applications consideration should be given to amongst others:

- The effects on amenity, including privacy light, noise.
- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). 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.

Design Issues and impact on the Character of the Conservation Area and setting of Listed Buildings- It is considered that the proposed scheme has appropriately balanced the technical and environmental requirements of the legislation and need to limit the carbon emissions associated with the operation of the building with consideration of the visual impact of the required plant.

It is noted that the louvres have been designed so that they would sit discreetly within existing openings and that they would be screened behind a perforated dark anodised metal panel. The dark colour would allow for a level of visual recessiveness as it would blend with the tone of the host building and this would be enhanced further by a set back within the window opening of 70mm.

In addition, noting that the replacement of glazing with louvres has the potential to result in a dull and much less animated appearance to the affected parts of the building, it is considered that the proposals would not adversely diminish the overall quality of the building's facades. The use of the anodised patterned screens would allow some retention of the reflective qualities that the existing glazing adds to the street scene and provide a level of visual interest and quality that would not be delivered by the insertion of louvres only. Thus the design would be appropriate in terms of the overall external appearance of the building and the retention of its visual quality and such that this would not have an adverse visual impact on the character of the conservation area or setting of adjacent listed buildings.

The roof top plant enclosure would be set back from the buildings edges and this would minimise its visual impact in view close to and at a distance from the building within the conservation area and in terms of any potential impact on the setting of adjacent listed buildings.

It is considered that given the location and design of the louvres and plant enclosure, they would cause no harm to the setting of adjacent listed buildings or the character of the conservation area.

In view of the above the proposals are considered to be acceptable would be consistent with Core Strategy Policies DM1, SP1, EN3 and CC9 and retained UDP policies DC18.1 and DC19.1.

Impact on Amenity – The proposed plant has the potential to generate noise levels which would adversely impact on the amenity of occupants of adjacent hotel and residential accommodation. It is noted that it has been designed to mitigate any such impacts and further controls and verification which would be a condition of any consent granted would further mitigate any potential impact.

In view of the above the proposals are considered to be acceptable would be consistent with Core Strategy Policies DM1, SP1, and retained UDP policies DC26.

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the design of the development.

1.

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 91 of the Town and Country Planning Act 1990.

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

(a) Location plan Dwg 55-PL-2019 ;

(b) Dwgs Drawing No. 55-PL-2024B Proposed Roof Plan and PL-2022 West Elevation Visuals as amended by Proposed Elevations -Drawing No. 55-PL-2021A, Proposed Roof Plan and Window

Detail - Drawing No. 55-PL-2025B and Proposed Section Through Roof Plant South Elevation
Dwg No. 55-PL-2026A; and

(c) The Emerson Group's e-mail dated 18-07-23 in relation to the screen design

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to Core Strategy SP1, DM1 saved Unitary Development Plan policies DC18.1, DC19.1
and DC26.1

3.No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4. The plant shall be installed to comply with the specifications and achieve the noise levels set out within the following at the identified receptors within the following:

Orbit Investments (Properties) Limited, 55 King Street, Noise Assessment 18826848/02 - July 2023 by Bureau Veritas UK Limited; and

Operate on the basis that the equipment will be set and controlled electronically and that the approved plant and ventilation will only operate between the hours of 08:00 - 18:00 as set out in the Emerson Groups e-mail dated 25-07-23

The approved scheme shall be completed before the approved equipment is brought into use and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

19 Chapel Walks, Manchester, M2 1HN
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
27 Cross Street, Manchester, M2 1WL
WEIGHTMANS LLP, Seventh Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Eighth Floor To Tenth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, 10 Chapel Walks, Manchester, M2 1HL
Abbey College Manchester, Virginia House, 5 - 7 Cheapside, Manchester, M2 4WG
Fifth Floor, 10 Chapel Walks, Manchester, M2 1HL
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
15 - 17 Chapel Walks, Manchester, M2 1HN
First Floor, 33 Cross Street, Manchester, M2 1NL
Mezzanine Floor, 33 Cross Street, Manchester, M2 1NL
Former 11, Chapel Walks, Manchester, M2 1HN

Old Half Moon Chambers, 5 - 7 Chapel Walks, Manchester, M2 1HN
Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
Pall Mall Court, 67 King Street, Manchester, M2 4PD
33A Cross Street, Manchester, M2 1NL
Flat 3, 11 Chapel Walks, Manchester, M2 1AF
Flat 401, 25 Cross Street, Manchester, M2 1WL
Flat 203, 25 Cross Street, Manchester, M2 1WL
Flat 107, 25 Cross Street, Manchester, M2 1WL
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Second Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ
Third Floor, 10 Chapel Walks, Manchester, M2 1HL
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Flat 306, 25 Cross Street, Manchester, M2 1WL
Flat 305, 25 Cross Street, Manchester, M2 1WL
Flat 1, 11 Chapel Walks, Manchester, M2 1AF
Flat 1, 9 Chapel Walks, Manchester, M2 1AE
Cross Street Chapel, 29 Cross Street, Manchester, M2 1NL
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
33 Cross Street, Manchester, M2 1NL
Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
Seventh Floor, 10 Chapel Walks, Manchester, M2 1HL
First Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Basement, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Ground Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ninth Floor, 67 King Street, Manchester, M2 4PD
Fourth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Third Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Sixth Floor, Pall Mall Court, 67 King Street, Manchester, M2 4PD
Sams Chop House, Chapel Walks, Manchester, M2 1HN
Fourth Floor, 10 Chapel Walks, Manchester, M2 1HL
3 Cheapside, Manchester, M2 4WG
Flat 405, 25 Cross Street, Manchester, M2 1WL
Flat 404, 25 Cross Street, Manchester, M2 1WL
Flat 406, 25 Cross Street, Manchester, M2 1WL
Flat 403, 25 Cross Street, Manchester, M2 1WL
Flat 402, 25 Cross Street, Manchester, M2 1WL
Flat 307, 25 Cross Street, Manchester, M2 1WL
Flat 304, 25 Cross Street, Manchester, M2 1WL
Flat 303, 25 Cross Street, Manchester, M2 1WL
Flat 207, 25 Cross Street, Manchester, M2 1WL
Flat 302, 25 Cross Street, Manchester, M2 1WL
Flat 301, 25 Cross Street, Manchester, M2 1WL
Flat 103, 25 Cross Street, Manchester, M2 1WL

Flat 102, 25 Cross Street, Manchester, M2 1WL
Flat 106, 25 Cross Street, Manchester, M2 1WL
Flat 201, 25 Cross Street, Manchester, M2 1WL
Flat 205, 25 Cross Street, Manchester, M2 1WL
Flat 204, 25 Cross Street, Manchester, M2 1WL
Flat 202, 25 Cross Street, Manchester, M2 1WL
Flat 101, 25 Cross Street, Manchester, M2 1WL
Flat 206, 25 Cross Street, Manchester, M2 1WL
Flat 105, 25 Cross Street, Manchester, M2 1WL
Flat 104, 25 Cross Street, Manchester, M2 1WL
Sixth Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor, 10 Chapel Walks, Manchester, M2 1HL
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Unit 4, 55 King Street, Manchester, M2 4LQ
Cavendish House, 30 Pall Mall, Manchester, M2 1JY
Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
First Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Unit 5, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ
First Floor, 10 Chapel Walks, Manchester, M2 1HL
Eighth Floor, 10 Chapel Walks, Manchester, M2 1HL
Unit 6A, 55 King Street, Manchester, M2 4LQ
Unit 6, 55 King Street, Manchester, M2 4LQ
First Floor, 1 Marsden Street, Manchester, M2 1HW
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
Third Floor, 55 King Street, Manchester, M2 4LQ

Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ground Floor, 10 Chapel Walks, Manchester, M2 1HL
Ground Floor, 1 Marsden Street, Manchester, M2 1HW
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW

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 - Upper King Street Conservation Area 1970
Area Team Boundary - Name: CENTRAL