

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135664/LO/2022

Date registered valid: 16 January 2023

Proposal: Listed Building Consent for amendment of existing doors to incorporate sliding serving hatch and half height bifold windows, internal fit out works, and erection of various illuminated signage.

Address: 49 Chorlton Street, Manchester, M1 3FY

Ward(s): Piccadilly Ward

Applicant: Mr Paul Jones Cloudwater Brew Co

Agent (if any): Ms Katie Priest Katie Priest Town Planning

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 10/03/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 24 January 2023 Expired: 14 February 2023

Neighbour notifications

Printed: 24 January 2023 Expired: 14 February 2023

Site notice

Posted: Expired:

Press advert

Published: 31 January 2023 Expired: 21 February 2023

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 development relates to the alteration of existing doors to incorporate sliding serving hatch and half height bifold windows, internal fit out works consistent with use as a bar and restaurant, the installation of new access ramp and accessible toilet and the erection of various illuminated and non-illuminated signage.

Consultations & Notification Responses

Publicity - letters were sent to surrounding occupiers informing them of the development. No representations were received as a result of this publicity. A notice was displayed on site informing passers-by of the development. An advert was placed in the local press as works affecting the setting of a listed building.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policies DC15 (Advertisements, hoardings and posters) and DC19 (Listed Buildings) of the Unitary Development Plan (1995) and Section 16 (Conserving and enhancing the historic environment) of the NPPF. The Aytoun Street SRF (2015) is also relevant here.

The proposed external alterations, namely the installation of a serving hatch on the eastern elevation, a serving bifold on the western elevation and new advertisement signage on the eastern southern and western elevations are not supported on heritage grounds.

Serving hatch and bifold

The two new serving points would require the removal of existing glazed panels to be installed. The proposed designs of both points would subdivide a panel and create a thicker frame. These changes would impact the consistent form of the glazed panels, which form part of the architectural design and quality of the building. The proposed design would therefore be detrimental to the aesthetic and character of the building and have undue harm on visual amenity. This is contrary to the provisions of saved policy DC19.1 (c) of the UDP which states that development should not have a detrimental effect on the character or appearance of listed buildings. The Aytoun Street SRF (2015) 4.32 & 4.37 also states that tall buildings, such as the one the site is in, were only supported of the highest quality design. The development is considered to compromise this quality.

Eastern elevation courtyard signage

The advertisements on the eastern elevation, owing to their size and siting, would have a cumulative effect considered to amount to advertisement clutter. Furthermore, the fascia signage proposed on this elevation would be vinyl affixed above the doorways. This is a low-quality fixing method which is not durable and degrade rapidly. Therefore, they would form an unattractive elevational feature which would increasingly detract from the aesthetic qualities of the listed building as they degrade over time.

Therefore, the advertisements on this elevation would harm visual amenity. This contrary to the provisions of saved policy DC15 which discourages development that would create advertisement clutter and DC19.1 (c) which states that development should not have a detrimental effect on the character or appearance of listed buildings and Policy CC9 of the Manchester Core Strategy which states that development should preserve or enhance listed heritage assets.

Southern elevation signage

The proposed box sign on the southern elevation, by virtue of its design, is not supported. The proposed design is contrary to Policy DC14.5 (e) states that signage on listed buildings should be of individually mounted letters.

Other considerations

Internally mounted vinyl are proposed on glazing on various glazed elements throughout the development. Vinyl on listed buildings are not supported on the grounds of harm to visual amenity, pursuant Saved Policy DC19 of the UDP and Policy CC9 of the MCS.

Notwithstanding the issues with the proposed development discussed above, there are several aspects of the development that could be supported.

The provision of a ramp internally to improve level access and the installation of a new accessible toilet would be supported pursuant to Policy EN3 of the MCS, which supports improving access in listed buildings and policy CC10, which supports high-quality accessibility in all developments. The hanging signage on the western elevation, made up of individual letters, fixed internally to the ceiling is supported pursuant to DC15.2 (c) of the UDP which states that advertisements will be supported which are unobtrusive and do not intrude in residential areas or areas of high amenity value.

Given the above, the application for listed building consent is refused, pursuant to policies DM1, SP1, EN3, CC9 of the Manchester Core Strategy (2012), saved policies DC15 and DC19 of the Unitary Development Plan (1995) and Section 16 of the NPPF.

Impact on the Listed Building and conservation area

The proposal would affect modern elements of the listed building. These modern elements form high quality and well designed additions to the property. The changes to these elements would undermine the architectural quality of these modern elements to the detriment of the listed building.

The changes would result in less than substantial harm to the listed building and although there are benefits to the scheme, as it would result in supporting the operations of the business, these would not be sufficient to outweigh the level of harm caused. These operations benefits could be achieved in a less harmful way without causing the impact to the appearance and visual amenity of the listed building.

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: Refuse

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. Matters were raised with the applicant during the course of the application. This has included ongoing discussions about the information required to be submitted to support the application and the acceptability of the proposals. Unfortunately, the issues with this application couldn't be resolved within the timescales allowed.

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

1) The proposed elevational alterations, namely the installation of the bifold and hatch together with the various signage, by virtue of the siting, design and appearance, would result in alterations which are not appropriate and would fail to respond to the architectural language and character of the listed building. This would amount to less than substantial harm to the visual amenity of the listed building and the required public benefits do not exist in this instance to outweigh the harm that would be caused. The proposal is therefore contrary to the provisions of policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 305, 3 Little David Street, Manchester, M1 3GA
Flat 103, 3 Little David Street, Manchester, M1 3GA
Flat 21, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 23, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 24, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 28, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 27, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 29, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 25, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 12, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 9, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 5, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
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 604, 28 Minshull Street, Manchester, M1 3EF
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
Flat 1501, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1311, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1304, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1302, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1211, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1203, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1110, 59 Chorlton Street, Manchester, M1 3GD
Flat 1015, 59 Chorlton Street, Manchester, M1 3GD
Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 1208, 44 Aytoun Street, Manchester, M1 3GN
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1501, 28 Minshull Street, Manchester, M1 3GP

Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
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 4, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
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 1401, 28 Minshull Street, Manchester, M1 3GP
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 1001, 59 Chorlton Street, Manchester, M1 3GD
Flat 915, 59 Chorlton Street, Manchester, M1 3GD
Flat 910, 59 Chorlton Street, Manchester, M1 3GD
Flat 903, 59 Chorlton Street, Manchester, M1 3GD
Flat 902, 59 Chorlton Street, Manchester, M1 3GD
Flat 816, 59 Chorlton Street, Manchester, M1 3GD
Flat 716, 59 Chorlton Street, Manchester, M1 3GD
Flat 712, 59 Chorlton Street, Manchester, M1 3GD
Flat 711, 59 Chorlton Street, Manchester, M1 3GD
Flat 709, 59 Chorlton Street, Manchester, M1 3GD
Flat 617, 59 Chorlton Street, Manchester, M1 3FY
Flat 616, 59 Chorlton Street, Manchester, M1 3FY
Flat 614, 59 Chorlton Street, Manchester, M1 3FY
Flat 613, 59 Chorlton Street, Manchester, M1 3FY
Flat 607, 59 Chorlton Street, Manchester, M1 3FY
Flat 514, 59 Chorlton Street, Manchester, M1 3FY
Flat 501, 59 Chorlton Street, Manchester, M1 3FY
Flat 409, 59 Chorlton Street, Manchester, M1 3FY
Flat 215, 59 Chorlton Street, Manchester, M1 3FY
Flat 212, 59 Chorlton Street, Manchester, M1 3FY
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 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 1008, 59 Chorlton Street, Manchester, M1 3GD
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
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 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
Flat 1308, 28 Minshull Street, Manchester, M1 3GP
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 809, 59 Chorlton Street, Manchester, M1 3GD
Flat 805, 59 Chorlton Street, Manchester, M1 3GD
Flat 715, 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 16, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 11, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
Flat 1108, 28 Minshull Street, Manchester, M1 3GP
Flat 807, 28 Minshull Street, Manchester, M1 3GP
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 611, 28 Minshull Street, Manchester, M1 3EF
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
Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1406, 59 Chorlton Street, Manchester, M1 3GJ
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
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN

Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1402, 28 Minshull Street, Manchester, M1 3GP
Flat 811, 59 Chorlton Street, Manchester, M1 3GD
Flat 807, 59 Chorlton Street, Manchester, M1 3GD
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 314, 59 Chorlton Street, Manchester, M1 3FY
Flat 309, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
Flat 307, 59 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
45 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
Flat 18, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 15, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 10, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 8, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 3, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 14, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1506, 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 508, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 3 Little David Street, Manchester, M1 3GA
41 Chorlton Street, Manchester, M1 3FY
24 Minshull Street, Manchester, M1 3EF
20 Minshull Street, Manchester, M1 3EF
Flat 1507, 28 Minshull Street, Manchester, M1 3GP
Flat 1302, 28 Minshull Street, Manchester, M1 3GP
Flat 1211, 28 Minshull Street, Manchester, M1 3GP
Flat 1207, 28 Minshull Street, Manchester, M1 3GP
Flat 1205, 28 Minshull Street, Manchester, M1 3GP
Flat 1005, 28 Minshull Street, Manchester, M1 3GP

Flat 911, 28 Minshull Street, Manchester, M1 3GP
Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
Flat 603, 28 Minshull Street, Manchester, M1 3EF
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 1307, 59 Chorlton Street, Manchester, M1 3GJ
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 201, 28 Minshull Street, Manchester, M1 3EF
Flat 1506, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1305, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1117, 59 Chorlton Street, Manchester, M1 3GD
Flat 1115, 59 Chorlton Street, Manchester, M1 3GD
Flat 1114, 59 Chorlton Street, Manchester, M1 3GD
Flat 1111, 59 Chorlton Street, Manchester, M1 3GD
Flat 1108, 59 Chorlton Street, Manchester, M1 3GD
Flat 1104, 59 Chorlton Street, Manchester, M1 3GD
Flat 1102, 59 Chorlton Street, Manchester, M1 3GD
Flat 1012, 59 Chorlton Street, Manchester, M1 3GD
Flat 1301, 44 Aytoun Street, Manchester, M1 3GN
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
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 916, 59 Chorlton Street, Manchester, M1 3GD
Flat 904, 59 Chorlton Street, Manchester, M1 3GD
Flat 813, 59 Chorlton Street, Manchester, M1 3GD
Flat 806, 59 Chorlton Street, Manchester, M1 3GD
Flat 804, 59 Chorlton Street, Manchester, M1 3GD
Flat 803, 59 Chorlton Street, Manchester, M1 3GD
Flat 615, 59 Chorlton Street, Manchester, M1 3FY
Flat 610, 59 Chorlton Street, Manchester, M1 3FY
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
Flat 412, 59 Chorlton Street, Manchester, M1 3FY
Flat 407, 59 Chorlton Street, Manchester, M1 3FY
Flat 312, 59 Chorlton Street, Manchester, M1 3FY
Flat 311, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 59 Chorlton Street, Manchester, M1 3FY
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 217, 59 Chorlton Street, Manchester, M1 3FY
Flat 216, 59 Chorlton Street, Manchester, M1 3FY
Flat 208, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 3 Little David Street, Manchester, M1 3GA
Flat 202, 3 Little David Street, Manchester, M1 3GA
Flat 17, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP
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
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 606, 59 Chorlton Street, Manchester, M1 3FY
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 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
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 26, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 22, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 7, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 6, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1203, 28 Minshull Street, Manchester, M1 3GP
Flat 1202, 28 Minshull Street, Manchester, M1 3GP
Flat 1111, 28 Minshull Street, Manchester, M1 3GP
Flat 1006, 28 Minshull Street, Manchester, M1 3GP
Flat 905, 28 Minshull Street, Manchester, M1 3GP
Flat 802, 28 Minshull Street, Manchester, M1 3GP
Flat 711, 28 Minshull Street, Manchester, M1 3EF
Flat 707, 28 Minshull Street, Manchester, M1 3EF
Flat 706, 28 Minshull Street, Manchester, M1 3EF
Flat 511, 28 Minshull Street, Manchester, M1 3EF
Flat 510, 28 Minshull Street, Manchester, M1 3EF
Flat 404, 28 Minshull Street, Manchester, M1 3EF
Flat 401, 28 Minshull Street, Manchester, M1 3EF
Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
61 Chorlton Street, Manchester, M1 3FY
Flat 1502, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1204, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1113, 59 Chorlton Street, Manchester, M1 3GD
Flat 1105, 59 Chorlton Street, Manchester, M1 3GD
Flat 1010, 59 Chorlton Street, Manchester, M1 3GD
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD
Flat 1106, 44 Aytoun Street, Manchester, M1 3GN

Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 804, 44 Aytoun Street, Manchester, M1 3GL
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
Flat 1004, 44 Aytoun Street, Manchester, M1 3GN
Flat 1001, 44 Aytoun Street, Manchester, M1 3GN
Flat 706, 44 Aytoun Street, Manchester, M1 3GL
Flat 702, 44 Aytoun Street, Manchester, M1 3GL
Flat 610, 44 Aytoun Street, Manchester, M1 3GL
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
Flat 603, 44 Aytoun Street, Manchester, M1 3GL
Flat 507, 44 Aytoun Street, Manchester, M1 3GL
Flat 302, 44 Aytoun Street, Manchester, M1 3GL
Flat 301, 44 Aytoun Street, Manchester, M1 3GL
Flat 207, 44 Aytoun Street, Manchester, M1 3GL
Flat 203, 44 Aytoun Street, Manchester, M1 3GL
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 406, 59 Chorlton Street, Manchester, M1 3FY
Flat 405, 59 Chorlton Street, Manchester, M1 3FY
Flat 404, 59 Chorlton Street, Manchester, M1 3FY
Flat 316, 59 Chorlton Street, Manchester, M1 3FY
Flat 303, 59 Chorlton Street, Manchester, M1 3FY
Flat 213, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 3 Little David Street, Manchester, M1 3GA
Flat 102, 3 Little David Street, Manchester, M1 3GA
Flat 20, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 19, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 13, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 2, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
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 302, 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 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 1005, 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 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
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 59 Chorlton Street, Manchester, M1 3GD
Flat 905, 59 Chorlton Street, Manchester, M1 3GD
Flat 817, 59 Chorlton Street, Manchester, M1 3GD
Flat 815, 59 Chorlton Street, Manchester, M1 3GD
Flat 814, 59 Chorlton Street, Manchester, M1 3GD
Flat 808, 59 Chorlton Street, Manchester, M1 3GD
Flat 710, 59 Chorlton Street, Manchester, M1 3GD
Flat 708, 59 Chorlton Street, Manchester, M1 3GD
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

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL