

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135628/LO/2022

Date registered valid: 30 November 2022

Proposal: Listed Building Consent for the removal of modern partitions and new mechanical and electrical installations to a unit comprising part of Level 04 and the addition of a partition to another unit also on Level 04.

Address: Fourways House , 57 Hilton Street, Manchester, M1 2EJ

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Wormald PREC ManOff PropCo 3 S.A.R.L

Agent (if any): Mr Philip Etchells OMI Architects

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

Recommendation: Approve

Date of recommendation: 23/01/2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 12 December 2022 Expired: 2 January 2023

Neighbour notifications

Printed: 12 December 2022 Expired: 2 January 2023

Site notice

Posted: 16 December 2022 Expired: 6 January 2023

Press advert

Published: 20 December 2022 Expired: 10 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order:

The application relates to a building named Fourways House, which is located on Hilton Street and is bounded by Hilton Street, Tariff Street, China Lane and Brewer Street. The building is a former packing warehouse that is Grade II Listed and is located within the Stevenson Square Conservation Area. It is currently used as offices and has food and drink uses at the ground floor.

The building was designed by J.W. Beaumont and Sons and was constructed in 1906. It is sat on an island block, which is immediately adjacent to the Piccadilly Canal Basin. It was originally designed to house several tenants and was originally divided into four quarters and further divided into two halves, with each quarter having its own address. It is constructed of red brick and has a slate roof. The original sash windows have been retained on the upper floors.

Whilst retaining a generally good appearance and making a positive contribution to the conservation area and the surrounding group of listed buildings, the building is in need of some investment and has suffered due to inappropriate past interventions such as external roller shutters and suspended ceilings.

The areas of the building subject of this application are on the second and fourth floors of the building.

Recent applications for Planning Permission and Listed Building Consent referenced 123242/FO/2019 and 122935/LO/2019 were approved on 30 August 2019 and allowed the

refurbishment of existing building to comprise refurbishment of the atrium and street level entrances, new glazing within existing openings, a dedicated bin store, bike store and shower area, insertion of link bridges to all upper floor levels and associated enlarged openings into existing floor-plates, improved WC provision, new lighting, heating and ventilation equipment, externally mounted equipment and utilisation of redundant lift motor rooms as plant rooms with associated new louvred openings.

Since the approval of these applications, a number of further applications have been approved to refurbish and fit out more areas of the building.

Listed building consent is now sought for the works to offices on the fourth floor of the building. The works are as follows:

No external works are proposed.

Description of area

The application relates to a building named Fourways House, which is located on Hilton Street and is bounded by Hilton Street, Tariff Street, China Lane and Brewer Street. The building is a former packing warehouse that is Grade II Listed and is located within the Stevenson Square Conservation Area. It is currently used as offices and has food and drink uses at the ground floor.

The building was designed by J.W. Beaumont and Sons and was constructed in 1906. It is sat on an island block, which is immediately adjacent to the Piccadilly Canal Basin. It was originally designed to house several tenants and was originally divided into four quarters and further divided into two halves, with each quarter having its own address. It is constructed of red brick and has a slate roof. The original sash windows have been retained on the upper floors.

The building can be seen in context with the Grade II* listed Jackson's Warehouse and Grade II listed buildings including those at 49 to 51 Dale Street, 53 to 55 Dale Street and 45 Dale Street and is located within an area containing a number of former shipping warehouses of the same era.

The site is within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, cafes, offices, residential apartments, hotel uses, car parking and places of worship. Many of the uses within the Northern Quarter are independent.

The area for development in the building which is the subject of this application is a portion of the fourth floor.

Description of development

Listed building consent is now sought for the works to 2no. office units on the fourth floor. The works are as follows:

- Strip out of modern internal partitions and kitchenette
- Internal fit-out including to create more open plan office space
- Full overhaul of heating, lighting and ventilation installations
- Renovation of the original timber flooring and retention of historic details

No external works are proposed.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

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 to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". 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.

Paragraph 197 states that in determining planning 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.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Whilst most of the proposals affect modern fabric and reverse later interventions, which is beneficial, some of the alterations will cause a level of harm. Whilst existing services will be used where possible, some new M&E will be required. This will be done in the same manner as previously approved interventions in the building, with ductwork leading to the roof.

The improvements to remove subdivision and partitions to the 4th floor to open up the original spaces are welcomed and are supported by a method statement for the soft strip removal of modern fabric, making good and protection measures during the works. The necessary infrastructure for new AV equipment will be attached to the new subdivisions to minimise the impact on historic fabric.

Other works, such as the retention of the redundant steel doors and the exposure of iron columns and historic brickworks are considered beneficial and should allow for better appreciation of the space.

Overall, the works would significantly improve and revitalise tired areas of the building and remove low-quality and detrimental office fitouts.

It is considered that the benefits of the proposal would cause a low level of less than substantial harm and this is outweighed by the public benefits of continuing the use of the listed building as

required by paragraph 201 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The benefits of the proposals are that the proposal consists of works that would increase the legibility of the building to help to ensure a future for the building.

Given the above, the works are considered to be consistent with the above identified policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and to address issues.

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:

The drawings referenced:

- L2273 4F-SIGNIFICANCE PLAN
- L2274 4F- SIGNIFICANCE CEILINGS PLAN
- L2275 4F-ALTERATIONS PLAN
- L2279 4F PLAN
- L2280 4F- CEILINGS PLAN
- L2281 4F-SECTIONS-SHEET 1
- L2282 4F- SECTIONS-SHEET 2

received by the city council, as local planning authority, on 30/11/2022.

The documents referenced:

- DESIGN AND ACCESS STATEMENT
- METHOD STATEMENT
- HERITAGE STATEMENT

received by the city council, as local planning authority, on 30/11/2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Jackson Warehouse, Tariff Street, Manchester, M1 2EP
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
17 China Lane, Manchester, M1 2EL
First Floor, 12 Tariff Street, Manchester, M1 2FF
Flat 007, 36 Hilton Street, Manchester, M1 2EH
8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
First Floor, 30 - 32 Hilton Street, Manchester, M1 2EH
Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Second Floor, 14 Tariff Street, Manchester, M1 2FF
51 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
18 Tariff Street, Manchester, M1 2FN
Second Floor, 12 Tariff Street, Manchester, M1 2FF
Third Floor, 14 Tariff Street, Manchester, M1 2FF
Third Floor, 12 Tariff Street, Manchester, M1 2FF
Basement, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
2 Brewer Street, Manchester, M1 2EU
Apartment 3, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 507, 36 Hilton Street, Manchester, M1 2EH
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 409, 36 Hilton Street, Manchester, M1 2EH
Flat 408, 36 Hilton Street, Manchester, M1 2EH
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Basement, 17 China Lane, Manchester, M1 2EL
Flat 509, 36 Hilton Street, Manchester, M1 2EH
Flat 4, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 1, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
First Floor, Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
Flat 508, 36 Hilton Street, Manchester, M1 2EH
Flat 506, 36 Hilton Street, Manchester, M1 2EH
Flat 305, 36 Hilton Street, Manchester, M1 2EH
Flat 304, 36 Hilton Street, Manchester, M1 2EH
Flat 108, 36 Hilton Street, Manchester, M1 2EH
Apartment 1, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 12, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 11, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 14, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 36, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 37, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Hilton House, 26 - 28 Hilton Street, Manchester, M1 2EH
Basement And Ground Floor, 30 - 32 Hilton Street, Manchester, M1 1EL
Flat 504, 36 Hilton Street, Manchester, M1 2EH
4 Brewer Street, Manchester, M1 2EU
Flat 505, 36 Hilton Street, Manchester, M1 2EH
14 Tariff Street, Manchester, M1 2FF
30 - 32 Hilton Street, Manchester, M1 2EH
12 Tariff Street, Manchester, M1 2FF

Flavelas, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
3B Tariff Street, Manchester, M1 2FF
Flat 208, 36 Hilton Street, Manchester, M1 2EH
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Flat 009, 36 Hilton Street, Manchester, M1 2EH
Apartment 94, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 88, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 78, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 37, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 28, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 98, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 97, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 79, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 38, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 34, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 19, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 308, 36 Hilton Street, Manchester, M1 2EH
Flat 005, 36 Hilton Street, Manchester, M1 2EH
Apartment 68, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 63, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 59, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 114, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 48, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 27, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 20, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 17, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 12, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 8, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 92, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 74, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 67, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 62, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 60, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 101, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 100, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 8, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 56, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 54, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 42, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 9, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 15, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 41, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
3C Tariff Street, Manchester, M1 2FF
Flat 309, 36 Hilton Street, Manchester, M1 2EH
Flat 207, 36 Hilton Street, Manchester, M1 2EH
Flat 109, 36 Hilton Street, Manchester, M1 2EH
Flat 107, 36 Hilton Street, Manchester, M1 2EH
Flat 106, 36 Hilton Street, Manchester, M1 2EH

Apartment 99, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 83, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 66, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 111, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 57, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 52, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 23, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 24, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 22, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 10, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 76, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 112, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 110, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 40, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 33, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 30, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 22, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 32, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 13, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 404, 36 Hilton Street, Manchester, M1 2EH
Flat 209, 36 Hilton Street, Manchester, M1 2EH
Flat 008, 36 Hilton Street, Manchester, M1 2EH
Apartment 75, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 55, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 46, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 44, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 87, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 85, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 82, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 108, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 5, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 31, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 27, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 26, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 17, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 25, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 21, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 14, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 7, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 71, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
3A Tariff Street, Manchester, M1 2FF
Apartment 90, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 81, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 61, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 91, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 89, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 72, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 115, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 7, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 47, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 43, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 36, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 2, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 19, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 18, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
First Floor, 14 Tariff Street, Manchester, M1 2FF
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 84, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 004, 36 Hilton Street, Manchester, M1 2EH
Apartment 95, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 77, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 70, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 69, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 64, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 65, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 42, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 39, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
3E Tariff Street, Manchester, M1 2FF
3 Tariff Street, Manchester, M1 2FF
Apartment 93, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 405, 36 Hilton Street, Manchester, M1 2EH
Flat 307, 36 Hilton Street, Manchester, M1 2EH
Flat 205, 36 Hilton Street, Manchester, M1 2EH
Flat 104, 36 Hilton Street, Manchester, M1 2EH
Flat 407, 36 Hilton Street, Manchester, M1 2EH
Flat 406, 36 Hilton Street, Manchester, M1 2EH
Flat 306, 36 Hilton Street, Manchester, M1 2EH
Flat 206, 36 Hilton Street, Manchester, M1 2EH
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Flat 006, 36 Hilton Street, Manchester, M1 2EH
Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 109, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 6, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 25, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 15, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 5, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 118, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 117, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 39, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 106, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 53, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 49, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 38, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 32, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 29, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 21, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 33, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 26, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 23, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 96, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 116, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 107, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 9, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 29, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 113, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 103, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 24, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 16, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 30, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 28, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 2, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Basement And Ground Floor, 12 Tariff Street, Manchester, M1 2FF
Apartment 80, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 73, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 104, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 102, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 50, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 41, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 4, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 35, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 20, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 31, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 105, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 51, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 45, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 86, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 18, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 35, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 3, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
The Whiskey Jar, Basement And Ground Floor, 14 Tariff Street, Manchester, M1 2FF

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL