

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135813/JO/2022

Date registered valid: 21 December 2022

Proposal: Variation of condition 2 attached to 131489/LO/2021 to allow amendments to openings

Address: Power Hall, Science And Industry Museum, Liverpool Road, Manchester, M3 4FP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum

Agent (if any): Mrs Frances Hampson Deloitte

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 January 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 4 January 2023 Expired: 25 January 2023

Neighbour notifications

Printed: 4 January 2023 Expired: 25 January 2023

Site notice

Posted: Expired:

Press advert

Published: 10 January 2023 Expired: 31 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of Site/Area

The Science and Industry Museum (formerly known as the Museum of Science and Industry) in Manchester, England, is a large museum devoted to the development of science, technology and industry with emphasis on the city's achievements in these fields. The museum is part of the Science Museum Group, a non-departmental public body of the Department for Culture, Media and Sport, having merged with the National Science Museum in 2012.

The site is located within the Castlefield Conservation Area the large and complex former "Liverpool Road Railway Station" site contains a significant collection of Grade I and Grade II listed buildings.

The Power Hall was constructed in 1855, and was formerly a warehouse used to allow for the immediate unloading of goods and for the overnight storage of locomotives. It is a powerful red brick building, with an imposing frontage along Liverpool Road, broken up by blind windows and wagon arches. It was converted to use as a museum building in the 1980s, but its historic form and function are still clearly legible and understandable.

Description of Development

The application seeks variation of condition 2 attached to 131489/LO/2021 to allow amendments to openings on the west elevation as well as alterations to the main entrance. Application ref. 131489/LO/2021 was approved Reinstatement of Power Hall roof, installation of new windows and doors and stripping of external services and removal of railway doors.

Consultations & Notification Responses

A site notice was posted, and Local residents/businesses were notified for 21 days. No responses were received in relation to this.

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies that relate to the proposal are Section 16 (Conserving and enhancing the Historic Environment) of the revised National Planning Policy Framework (NPPF) (2019), and Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

The revised NPPF (2021) Section 16 (Conserving and enhancing the Historic Environment) paragraph 199 highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 highlights 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.

Core Strategy policy CC9 (Design and Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified. Developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.

Core Strategy policy EN 3 (Heritage) states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving, or where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

Core Strategy policy SP1 (Spatial Principles) states that development in all parts of the city should protect and enhance the built and natural environment.

Core Strategy policy DM 1 (Development Management) states that development should have regard to appropriate siting, layout, scale, form, massing, materials and detail; impact on 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; and effects on amenity.

Saved UDP policy DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

Saved UDP policy 19.1 (Listed Buildings) states that 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 settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

The supporting heritage assessment, undertaken by Donal Insall Associates, sets out the significance of the buildings within the site and other designated heritage assets as detailed below.

The proposal site falls within the designated Castlefield Conservation Area and the SIM site is clearly a key group of assets that contributes greatly to the character and appearance of the Castlefield Conservation Area.

The proposal relate to the Power Hall and Upper Yard and the significance of this area is assessed as follows:

The Power Hall is of high historic value for its role as one of Manchester's key hubs for goods transfer and it represents the success of the Liverpool Road Station as part of a wider network of goods distribution across the country and throughout the world; it is also representative of the site's historic development as the first major building to be erected following the station's transfer to a goods only station in 1844.

The building is also significant as the first building to be converted and used by the North Western Museum of Science and Industry (now the SIM) to celebrate the station's 150th anniversary;

The site and the building are of high evidential value for the continued development of the site for goods / shipping sheds;

The building has strong group value with the other railway buildings and structures on the site;

It is of high aesthetic value - as a rare survivor of an early urban goods transfer shed and is representative of development of the railway good sheds as a building type;

Some of its features exemplify LNWR's architectural standards - including the roof lights and the blind arcading to its street-facing elevations, which contributes to its significance;

The layout follows something of a hybrid plan for good sheds of the time - a through-type, with openings in the short elevations, with rail tracks along the north side of the building and a roadway on the south, for direct transfer from rail to road vehicle across a loading stage;

The former Goods Offices contribute to the building's significance and are representative of the mid-Victorian development of the goods station and are a decent, if not rather typical example of their type;

The late-19th century travelling crane, located along the north elevation is of high significance as an increasingly rare survivor of its type;

The mid-20th century WC block has little or no architectural value and does not contribute;

The early-1980s Visitor Entrance Block was designed to reflect the architecture and detailing of the Power Hall, however it fails to contribute as its details are not well-handled and it features large expanses of smoked brown glazing, which detracts; overall this building is of neutral significance.

Impact of works on Heritage Asset

The amendments to the application relate to openings on the west elevation as well as alterations to the main entrance, all other openings remain as consented under listed building consent ref. 131489/LO/2021. The existing non-original metal concertina doors were installed as part of the 1980s restoration works need are of poor quality, both thermally and visually. They are also not watertight, the proposed works therefore aid in decarbonising the Power Hall through enhancing thermal efficiency, whilst also referencing the building's historic character.

This application seeks to amend the existing consent outlining new proposals for the infill assembly for the apertures and a revised a strategy for the modern, fully glazed single door set.

The application also seeks the omission of hit and miss cladding from the main entrance, and the increased depth of entrance walls is in response to M&E requirements of the building. The increase in the depth of the wall has also provided

an opportunity to house services within the wall which would have otherwise been housed within the museum interior and visible to visitors.

It is not considered that the proposed amendments would have any further impact on the significance of the Power Hall or the Castlefield Conservation Area than the approved scheme, other than the benefit of infilling the detracting 1980s fire escape door façade repairs and the subtle reinstatement of the visual connection between the Power Hall and the Grade I-listed 1830s Station Building and Warehouse.

The proposals are considered to be in accordance with Core Strategy Policies EN6, EN 3, Saved UDP Policies DC18 and DC19.1 as well as the City Councils zero carbon target and the objectives of the Climate Change Action Plan.

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

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. All remaining issues can be dealt with by condition.

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

1) The development must be begun not later than 03-08-22 beginning with the date of this permission.

Reason - In line with the approval under 131489/LO/2021 and to ensure a satisfactory development in line with the requirements of Section 16 of the NPPF and sections 16,66 and 72 of the Listed Building Act 1990 and 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:

Received 25 August 2021:

Drawings and documents referenced:

19-BSD-337 01-01 REV B	External Temporary Roof System
19-BSD-337-01-02 REV B	External Temporary Roof System
19-BSD-337-01-03 REV B	External Temporary Roof System
19-BSD-337-04 REVISION A-A2PORTRAIT	Internal Mat To Crane Within Power Hall
19-BSD-337-05 REVISION A-A2LANDSCAPE	Disabled Access Ramp
19-BSD-4	External Temporary Roof System
198D4E-1	External Temporary Roof System
19966C-1	External Temporary Roof System
19A2A4-1	External Temporary Roof System
19CEED-1	External Scaffolding To Gantry Steelwork
PH2B7B-1	Demolition Section 03
PH5B45-1	Demolition Elevations 03-04
PHF360-1	Demolition Elevations 01-02
PHFL-CG-1	Demolition Ground Floor Plan
PHFL-CG-2	Demolition Reflected Ceiling Plan
PHFL-CG-3	Demolition Sections 01-03
PHFL-CG-4	Demolition Sections 04-05
PHL-CGA-00-00-DR-A-06121_PL1	Reflected Ceiling Plan
PHL-CGA-00-RF-DR-A-47111_PL1	Roof Detail
PHL-CGA-RF-00-DR-A-06111_PL1	Roof Plan
PHL-CGA-00-00-DR-A-06101_PL1	Roof Plan
PHL-CGA-00-RF-DR-A-06120_PL1	Reflected Ceiling Plan
PHL-CGA-00-XX-DR-A-06200_PL1	Sections 01-03
PHL-CGA-00-XX-DR-A-06201_PL1	Sections 04-05
PHL-CGA-00-XX-DR-A-06300_PL1	Elevations 01-02
PHL-CGA-00-XX-DR-A-06500_PL1	Section 03
PHL-CGA-00-XX-DR-A-06501_PL1	Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31500-PL1	Liverpool Road W.05 (East) Detail

PHL-CGA-00-XX-DR-A-06301_PL1 Elevations 03-04
Construction Environmental Management Plan
Lighting Protection Strategy
M & E Strategy Report
High Level Services Removal - Methodology Rev B
Schedule of Works
Cornice And Copings - Repair Methodology
Gantry - Repair Methodology
Install Windows And Doors - Methodology Rev C
Platform Removal - Methodology Rev B
Power Hall Walls - Repair Methodology
Roof Installation - Methodology Rev C

Received 09 September 2021:

Drawings referenced:

PHL-CGA-00-00-DR-A-01100_PL3 Site Location Plan
PHL-CGA-00-00-DR-A-01101_PL3 Site Plan

Received 10 September 2021:

Drawings referenced:

321_1_P_00_00_PH Gate Refurbishment Plan

Received 25 October 2021:

Drawings and documents referenced:

PHL-CGA-00-00-DR-A-06311_PL2	Elevations 03-04
PHL-CGA-00-00-DR-A-06510_PL2	Section 03
PHL-CGA-00-00-DR-A-06511_PL2	Parapet And Valley Gutter Detail
PHL-CGA-00-XX-DR-A-31505-PL1	Liverpool Road W.05 (East) Detail
Demolition	
PHL-CGA-00-XX-DR-A-31506-PL1	Liverpool Road W.06 (West) Detail
Demolition	
PHL-CGA-00-XX-DR-A-31507-PL1	Typical North Yard Detail Demolition
PHL-CGA-00-XX-DR-A-31510-PL1	Liverpool Road W.05 (East)
PHL-CGA-00-XX-DR-A-31511-PL1	Liverpool Road Window W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31515-PL1	Liverpool Road W.06 (West)
PHL-CGA-00-XX-DR-A-31525-PL1	Lower Byrom Window Elevations
PHL-CGA-00-XX-DR-A-31530-PL1	North Yard Main Entrance D.01
PHL-CGA-00-XX-DR-A-31500-PL1	Liverpool Road W.05 (East) Detail
PHL-CGA-00-XX-DR-A-31501-PL1	Liverpool Road W.06 (West) Detail
PHL-CGA-00-XX-DR-A-31502-PL1	Typical North Yard Detail
SSK410	Gutter And Roof Light
Power Hall:	Drainage Engineering Note

Received on 12 November 2021

Drawings referenced:

PHL-CGA-00-XX-DR-A-31520-PL2 Typical North Yard Window
PHL-CGA-00-XX-DR-A-31521-PL2 Typical North Yard Window Detail

Received on 16 November 2021

Drawings referenced:

SSK411
SSK412
SSK413

Received 21 December 2022:

Proposed Sections 01 - 03 PHL-CGA-00-XX-DR-A-06210 PL3
Proposed Section 04 - 05 PHL-CGA-00-CC-DR-A-06211 PL3
Proposed Elevations 01 - 02 PHL-CGA-00-XX-DR-A-06310 PL3
Large Rail Door PHL-CGA-00-XX-DR-A-31535 PL1
Small Rail Door PHL-CGA-00-XX-DR-A-31540 PL1
Design and Access Statement dated December 2022
Risk Assessment Method Statement dated 20 December 2022

Received 31 January 2023:

PHL-CGA-00-XX-DR-A-31516_PL2 Main Entrance Door Overview

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC4, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as Local Planning Authority:

(a)

- External timber - Canadian grown Douglas Fir, quarter sawn, stained with external OSMO Woodstain in 907 Quartz Grey (transparent).
- Internal timber: Canadian grown Douglas Fir, quarter sawn stained to match the exterior with external OSMO Woodstain in 907 Quart Grey (transparent).
- Window glazing: Guardian ExtraClear SN70/37.
- Window glazing frame: Bradleys - BRAK149 or equivalent'
- Rooflight glass: Guardian Extra Clear glazing using a Vanceva "cool white" translucent interlayer.
- Brown round down conductor to be used on brick work
- Black flat down conductor tape to be used at base of gantry

(b) Drawings referenced:

PHL_CGA_00_XX_DR_A_27102_C2 - Proposed Roof Plan (West)
PHL_CGA_00_XX_DR_A_27103_C2 - Proposed Roof Plan (East)
PHL_CGA_00_XX_DR_A_27501_C2 - Typical roof build up and ridge section
PHL_CGA_00_XX_DR_A_52500_C2 - Parapet Gutter Details
PHL_CGA_00_XX_DR_A_52502_C2 - Valley Gutter Led Detail

Photographs:

IMG_4101 - Ridge slate sample
IMG_4102 - Salvaged slate sample
IMG_4103 - Existing Power Hall slate sample

received by the City Council as Local Planning Authority on 20 June 2022.

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

4) a) The final fixing details including locations for all new window and door installations shall be carried out in accordance with the following information:

- Design Team Responses to queries

- Drawings referenced 7562-P001 Rev D and PHL-CGA-00-00-DR-A-06110_PL1

Received by the City Council as Local Planning Authority on 20 December 2022.

- Email from Deloitte dated 23 January 2023 to confirm that fixings are to be hidden so screw heads and fittings are concealed.

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- b)Details including methods of the making good of damaged areas following the removal of any redundant M&E equipment

- c) Details including drawings of all new M&E installations including WIFI and electrics

- e)Details including materials of the main gate

- d)Samples of all the proposed repair types to masonry

The works shall then be carried out fully and only in accordance with the approved details.

f) Each element of repair work to masonry shall be carried out in accordance with the following information:

Documents referenced 'Power Hall - Cornice & Copings Repair Methodology' and 'Power Hall - Walls Repair Methodology' received by the City Council as Local Planning Authority on 26 May 2022.

- Email from agent dated 03.08.2022 and 04.08.2022 confirming the stonework and pointing methodology and specification for the stone repair

Document referenced 321_SK080922_Douglas Fir_Weathering & Ageing - Expectations & Mitigation

Sample photograph titled Power Hall timber - Image 001

Drawings referenced:

- 7562-D001 Rev D

- 7562-D002 Rev E

-7562-D004 Rev D
-7562-D005 Rev D
-7562-D006 Rev D
-7562-D007 Rev D
-7562-D008 Rev E
-7562-D009 Rev E
-7562-D010 Rev E
-7562-D011 Rev D
-7562-D012 Rev E
-7562-D013 Rev E
-7562-D014 Rev E
-7562-D015 Rev E
-7562-D016 Rev D
-7562-D017 Rev D
-7562-D018 Rev E
-7562-D019 Rev D
-7562-D020 Rev A
-7562-P002 Rev D
-7562-P003 Rev D
-7562-P004 Rev D
-7562-P005 Rev D
-7562-P006 Rev C
-7562-P007 Rev E
-7562-P008

Received by the City Council as Local Planning Authority on 10 November 2022.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following works to the Gantry shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Detailed conservation specification for each element of repair work to gantry
- b) Proposed paint finish samples including provision of paint analysis of the existing paint condition of gantry
- c) Samples of all the proposed repair types to gantry

The works shall then be carried out fully and only in accordance with the approved details.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

6) If an alternative cleaning method to the gantry is required to that outlined in document referenced 'The Gantry - Repair Methodology' received by the City Council as Local Planning Authority on 25 August 2021, then this should be agreed in writing with the City Council as Local Planning Authority prior to any cleaning using any other than the approved method.

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

7) If any existing external lighting is to be retained, the locations should be agreed in writing with the City Council as Local Planning Authority prior to completion of the works hereby approved.

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 EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Nucleus, 21 Rice Street, Manchester, M3 4JL
St Mathews, Liverpool Road, Manchester, M3 4NQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ

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

Conservation Area - Castlefield Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL