

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133114/LO/2022

Date registered valid: 3 March 2022

Proposal: Proposed upgrade to existing telecommunication installation and ancillary equipment positioned on the rooftop of 20 Dale Street.

Address: 20 Dale Street, Manchester, M1 1EZ

Ward(s): Piccadilly Ward

Applicant: Everything Everywhere Ltd Everything Everywhere Ltd Trident Place, Mosquito Way, Hatfield, AL10 9BW

Agent (if any): Ms Hannah Gibson Dot Surveying 14 Inverleith Place, Edinburgh, EH3 5PZ

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 6 May 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 22 March 2022 Expired: 12 April 2022

Site notice

Posted: 22 March 2022 Expired: 12 April 2022

Press advert

Published: 29 March 2022 Expired: 19 April 2022

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 building is 20 Dale Street which is a Grade II listed building within the Stevenson Square Conservation Area.

The proposal is for the Proposed upgrade to existing telecommunication installation and ancillary equipment positioned on the rooftop of 20 Dale Street.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area and as an application for Listed Building Consent. A site notice was displayed and the occupiers of nearby properties have been notified. No responses have been received as a result of this publicity

Issues

The main issues to consider is impact on character of the conservation area, and impact on listed building:

Character of conservation area -

The proposed units will not be visible from ground level as they will be located well back from the Dale Street and Lever Street elevations

Impact on listed building -

In May 2004 listed building consent was granted for "The installation of 3 no Telecoms Antenna on pole and 1no dish within proposed artificial chimney" (Ref no. 069576/FO/2003/C2). Listed building consent for "LISTED BUILDING CONSENT The installation of 3 no.Telecoms Antenna on a pole and 1 no. dish within proposed artificial chimney" (Ref no. 069625/LO/2003/C2) was granted on the same day.

For the current proposals the applicant is utilising an existing shroud to hide the equipment and photos of the structure have been provided by the agent.

A site visit has revealed that no telecommunications equipment is visible at ground level.

Given the above the proposal is considered in accordance with the following key policies: with Sections 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) DC 19.1 (Listed Buildings) and DC26.1 (Development and Noise)of the Unitary Development Plan for the City of Manchester.

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 polices 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 a planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included correspondence seeking clarification about whether an artificial chimney will be used to hide the equipment

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings

002 SITE LOCATION PLAN

003 ACCESS PLAN

100 EXISTING SITE PLAN

150 PROPOSED SITE PLAN

200 EXISTING SITE ELEVATION A

250 PROPOSED SITE ELEVATION A

300 CABIN LAYOUT

310 ANTENNA HEADFRAME & SUPPORT STRUCTURE PLAN

600 DETAILED DESIGN all numbered 920100_MAN041_56016_M0297_M006 issue B4

All of the above drawings received by the City Council as local planning authority via the email from Hannah Gibson of 11th July 2022

Documents

The Design and Access Statement, Planning Statement and the Heritage Statement all received by the City Council as local planning authority on 3rd March 2022 and the Declaration of Conformity with ICNIRP Public Exposure Guidelines received by the City Council as local planning authority on 23rd March 2022

Other

The photos from the email from Hannah Gibson dated 11 08 2022 entitled IMG_6691.jpg, IMG_6693.jpg, IMG_6692.jpg, IMG_6675.jpg and IMG_6690.jpg.

The email from Hannah Gibson of 26th July 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

3) The equipment hereby approved, including ancillary equipment, shall be removed from the building within three months from the date which it is no longer required for telecommunication

purposes and the building shall be reinstated to the condition prior to the erection of the equipment.

Reason

In the interest of visual amenity pursuant to DM1 of core strategy and saved policy DC19.1

4) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawings

002 SITE LOCATION PLAN

100 EXISTING SITE PLAN

150 PROPOSED SITE PLAN

200 EXISTING SITE ELEVATION A

250 PROPOSED SITE ELEVATION A

300 CABIN LAYOUT

310 ANTENNA HEADFRAME & SUPPORT STRUCTURE PLAN

330 PROPOSED ANTENNA SCHEDULE

335 PROPOSED LINE CONFIGURATION

400 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAIL
401 POWER & TRANSMISSION SCHEDULE all numbered 920100_MAN041_56016_M0297_M002 Issue B

All of the above received by the City Council as Local Planning Authority on 3rd March 2022

Documents

The Design and Access Statement, Heritage Statement and Planning Statement all received by the City Council as local planning authority on 3rd March 2022 and Declaration of Conformity with ICNIRP Public Exposure Guidelines by the City Council as local planning authority on 23rd March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
31 Back Piccadilly, Manchester, M1 1HP
59 Piccadilly, Manchester, M1 2AQ
Third Floor, 59 Piccadilly, Manchester, M1 2AQ
3B, 22 Lever Street, Manchester, M1 1EA
First Floor, 22 Lever Street, Manchester, M1 1EA
Ground Floor, 22 Lever Street, Manchester, M1 1EA
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Travelodge, 31 Piccadilly, Manchester, M1 1LU
29 Piccadilly, Manchester, M1 1LU
Basement, 10 Lever Street, Manchester, M1 1LN
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
55A Piccadilly, Manchester, M1 2AP
Flat At, 33 Back Piccadilly, Manchester, M1 1HP
11 Newton Street, Manchester, M1 1HF
1 Newton Street, Manchester, M1 1HW
33 - 35 Piccadilly, Manchester, M1 1LQ
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
26 - 28 Dale Street, Manchester, M1 1FY
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Serviced Apartment 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 5, 31 Back Piccadilly, Manchester, M1 1HP
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Serviced Apartment 3, 31 Back Piccadilly, Manchester, M1 1HP
Love Creative Ltd, Third Floor, 31 Dale Street, Manchester, M1 1EY
9 Newton Street, Manchester, M1 1HF
3 Newton Street, Manchester, M1 1HW
7 Newton Street, Manchester, M1 1HF
Basement, 20 Spear Street, Manchester, M1 1JE
DATASYS LIMITED, Fifth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
29 Dale Street, Manchester, M1 1EY
14 Lever Street, Manchester, M1 1LN
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
British Study Centres, St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL
Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Fourth Floor, 59 Piccadilly, Manchester, M1 2AQ
57 Piccadilly, Manchester, M1 2AP
Third Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
3A, 22 Lever Street, Manchester, M1 1EA
First Floor, 20 Dale Street, Manchester, M1 1EZ
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 24 Dale Street, Manchester, M1 1FY
51 Piccadilly, Manchester, M1 2AP
31 Dale Street, Manchester, M1 1EY
10 Lever Street, Manchester, M1 1LN
Second Floor, 10 Lever Street, Manchester, M1 1LN
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
47 Piccadilly, Manchester, M1 2AP
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 47 Piccadilly, Manchester, M1 2AP
Basement, 47 Piccadilly, Manchester, M1 2AP
Gardens Hotel, 55 Piccadilly, Manchester, M1 2AP
Second Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Second Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Ground Floor, 31 Dale Street, Manchester, M1 1EY
Fourth Floor, 31 Dale Street, Manchester, M1 1EY
ICONIX BRAND UK LTD, First Floor To Second Floor, 31 Dale Street, Manchester, M1 1EY
Third Floor, 22 Lever Street, Manchester, M1 1EA
Fifth Floor, 20 Dale Street, Manchester, M1 1EZ
Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
12 Lever Street, Manchester, M1 1LN
Basement, 8 Lever Street, Manchester, M1 1LN
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
53 Piccadilly, Manchester, M1 2AP
Fifth Floor, 59 Piccadilly, Manchester, M1 2AQ
First Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ

Basement Floor, 41A Newton Street, Manchester, M1 1FT
CTI DIGITAL LTD, Fifth Floor, 31 Dale Street, Manchester, M1 1EY
Third Floor, 20 Dale Street, Manchester, M1 1EZ
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
First Floor, 24 Dale Street, Manchester, M1 1FY
Ground Floor And Basement, 26 - 28 Dale Street, Manchester, M1 1FY
20 Spear Street, Manchester, M1 1JE
8 Lever Street, Manchester, M1 1LN
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fifth Floor, 33 - 35 Piccadilly, Manchester, M1 1LQ
Flat 17, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 13, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 12, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Subway, 59A Piccadilly, Manchester, M1 2AG
Third Floor Showrooms 30 To 34, 59 Piccadilly, Manchester, M1 2AQ
Reform, Fourth Floor Room 2, 31 Dale Street, Manchester, M1 1EY
First Floor, 49 Piccadilly, Manchester, M1 2AP
Fourth Floor, 20 Dale Street, Manchester, M1 1EZ
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
41A Newton Street, Manchester, M1 1FT
Basement, 12 Lever Street, Manchester, M1 1LN
First Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 1 And 4, 8 Lever Street, Manchester, M1 1LN
Second Floor Unit 13, 8 Lever Street, Manchester, M1 1LN
49 Piccadilly, Manchester, M1 2AP
Flat 18, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 11, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 3, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
36 Back Piccadilly, Manchester, M1 1HP
Second Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor, 29 Dale Street, Manchester, M1 1EY
Second Floor, 20 Dale Street, Manchester, M1 1EZ
First Floor, 47 Piccadilly, Manchester, M1 2AP
47 Back Piccadilly, Manchester, M1 1HP
24 Dale Street, Manchester, M1 1FY
12 - 14 Lever Street, Manchester, M1 1LN
Second Floor 14, 8 Lever Street, Manchester, M1 1LN
First Floor, 10 Lever Street, Manchester, M1 1LN
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
MIKE KELLEHER, First Floor Showroom 7, 59 Piccadilly, Manchester, M1 2AQ
First Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor Store 32, 59 Piccadilly, Manchester, M1 2AQ
Bundobust, 61 Piccadilly, Manchester, M1 2AG
Fourth Floor, 29 Dale Street, Manchester, M1 1EY
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Second Floor, 49 Piccadilly, Manchester, M1 2AP
Kingsley House, 15 Newton Street, Manchester, M1 1HE
63 Piccadilly, Manchester, M1 2AG
Ground Floor, 10 Lever Street, Manchester, M1 1LN
Ground Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Second Floor, 31 Dale Street, Manchester, M1 1EY
41 Newton Street, Manchester, M1 1FT
Basement, 29 Dale Street, Manchester, M1 1EY
Fourth Floor Rooms 3 And 4, 31 Dale Street, Manchester, M1 1EY
Basement, 22 Lever Street, Manchester, M1 1EA
Ground Floor, 20 Dale Street, Manchester, M1 1EZ
Basement, 20 Dale Street, Manchester, M1 1EZ
Top Floor Flat, 12 Lever Street, Manchester, M1 1LN
Third Floor, 49 Piccadilly, Manchester, M1 2AP
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Basement And Ground Floor, 24 Dale Street, Manchester, M1 1FY
First Floor, 29 Dale Street, Manchester, M1 1EY
Fourth Floor, 22 Lever Street, Manchester, M1 1EA
First Floor Store 1, 8 Lever Street, Manchester, M1 1LN
Ground Floor, 14 Lever Street, Manchester, M1 1LN
First Floor Office 2, 8 Lever Street, Manchester, M1 1LN
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement And Ground Floor, 55A Piccadilly, Manchester, M1 2AP
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor Front, 47 Piccadilly, Manchester, M1 2AP
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA

Second Floor, 22 Lever Street, Manchester, M1 1EA
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Merchants Hotel, Back Piccadilly, Manchester, M1 1HP
Second Floor 12, 8 Lever Street, Manchester, M1 1LN
Second Floor 11 And 15, 8 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 2 And 3, 8 Lever Street, Manchester, M1 1LN
Second Floor Rear, 47 Piccadilly, Manchester, M1 2AP
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
33 Back Piccadilly, Manchester, M1 1HP
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRL