

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130826/FO/2021

Date registered valid: 22 June 2021

Proposal: Internal refurbishment of the existing King Street Townhouse Hotel including eighth floor rooftop extension and replacement of the existing facade at fifth, sixth and seventh floors together with associated works

Address: 10 Booth Street, Manchester, M2 4AW

Ward(s): Deansgate Ward

Applicant: Mr James Nichols The Hut Group C/o Agent

Agent (if any): Miss Ellie Philcox Euan Kellie Property Solutions Landmark House, Station Road, SK8 7BS

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation:

Date of recommendation: 3 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 April 2022

Standard consultations:

Printed: 31 August 2021 Expired: 21 September 2021

Neighbour notifications

Printed: 31 August 2021 Expired: 21 September 2021

Site notice

Posted: Expired:

Press advert

Published: 7 September 2021 Expired: 28 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of area

The site is located within the Upper King Street Conservation area and is bounded by Booth Street to the north of the building and Kennedy Street to the south of the building. The site also sits near the boundary of the Albert Square Conservation Area.

The adjacent buildings include Massey Chambers to the west which is a residential building accessed primarily from Booth Street. At basement level the proposal links through to 2 Booth Street via a corridor to allow access to the newly created Spa and Gym facility. To the east of the site is Belvedere Business Centre which is a mixed use building comprising of predominantly office space with retail outlets at Ground Floor.

Description of development

King Street Townhouse Hotel is a former bank built in 1874 which was renovated in 2015 to a 4* deluxe hotel. It is a grade II listed building from Basement level up to 4th Floor Level with a 2015 renovation adding on a three storey extension. The existing extension includes hotel guestrooms at 5th Floor, Events Space and associated terrace at 6th Floor with Spa facilities including external pool at 7th Floor.

The intention is to refurbish the existing hotel, resulting in 37 hotel guest rooms (40 guest rooms currently) including the refurbishment of Food and beverage and events spaces and the addition

of a rooftop bar on 8th Floor. The replacement of the existing, modern rooftop extension façade is also proposed.

Consultations & Notification Responses

Site Notice / Press Notice – no comments

Local Opinion – The General Waste collection will increase from 5 days to 7 days. yet the number of guest rooms has decreased from 40 to 37. There is concern about the noise at weekends , particularly on Sunday.

Env Health - recommended conditions re noise and terrace use

Highways - No objection

GMEU - no objection

Issues

In order to fully consider the proposals, in relation to relevant planning policy, the following references are made.

Relevant National Policy

The National Planning Policy Framework (NPPF) set's out the Government's planning policies for England and how these are expected to apply. The proposed development should be considered in relation to the following policies, or parts thereof. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7). In order to successfully deliver sustainable development, the NPPF makes it clear that "business should not be overburdened by the combined requirements of planning expectations" and that "planning policies should recognise and address potential barriers to investment".

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that: "Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with sections 1, 7, and 12 of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy- The proposals would provide high-quality hotel accommodation. This would assist in helping to build a strong economy by creating employment during refurbishment along with permanent employment from the hotel use.

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration. The works to the building would be sympathetic to the listed building and conservation area within which the building is located.

The proposed development is considered to be consistent with section 12 of the NPPF Conserving and enhancing the historic environment. The proposal for refurbishment would both conserve and enhance the listed building, and the character of the conservation area within which it located.

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein. Those which are of relevance to the current proposals are as follows:

Policy SP 1 Spatial Principles - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre. In addition, the development would provide good access to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution by enhancing the built environment, creating a well designed place that would both enhance and create character, reuse the existing building and reduce the need to travel

CC9 - Design and Heritage - The proposed works to the building would have a high standard of design and materials appropriate to its context and the character of the area and it would not have an adverse impact on the setting of nearby listed buildings or the Conservation Area.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester.

Policy EN3 Heritage - This policy states that throughout the city, the Council would encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre. 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 of acknowledged importance. The good quality design adopted for the proposed development is considered to accord with the provisions of this policy.

Policy DM 1- Development Management - This outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal: appropriate siting, layout, scale, form, massing, materials and detail, Design for Health, adequacy of internal accommodation and amenity space, impact on the surrounding areas in terms of the design, scale and appearance of the proposed development, that development should have regard to the character of the surrounding area, effects on amenity, including privacy, light, accessibility to buildings, neighbourhoods and sustainable transport modes, adequacy of internal accommodation , external amenity space, refuse storage and collection, and impact on built heritage,

Saved UDP Policies

In terms of saved UDP policies, DC14.1 states that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts where appropriate, and of the area within which the premises are located. Saved UDP policy DC14.2 states that shopfronts should

allow full access for people whose mobility is impaired. The only exceptions which the Council will normally permit are where the cost is unreasonably high or where there are particularly difficult physical constraints, or where the architectural character of a listed building would be damaged.

Policy DC18.1 Conservation Areas. - The development is within the Upper King Street Conservation Area, and this policy states that the Council will seek to preserve and enhance the character of its conservation areas. This includes carefully considering the relationship of new structures to neighbouring buildings and spaces and the effect of major changes to the appearance of existing buildings.

Policy DC19.1 Listed Buildings - The proposed alterations to the Grade II listed King Street Townhouse (8 and 10 Booth Street) focus on refurbishing the entirely modern internal areas of the building, and as such do not affect the building's special interest. The minor alterations to the high significance external elevations focus on the replacement of three modern external doors onto Booth Street with high quality replacements.

Due to the fully enclosed/narrow nature and the heights of buildings along Booth Street and Kennedy Street, the listed building is principally seen from short-range views from the immediate environs of the Site. Additionally, the stepped-back, mansard roof of the King Street Townhouse is largely indiscernible from street level. Consequently, the proposed roof extension and recladding works are considered to actually lessen the visual impact of the more conspicuous 2005 additions.

The Proposals aim to improve/upgrade the previous 2005 scheme and lessen the visual impact of the 2005 roof extension, and are thus considered to be of a minor beneficial impact to the special interest of the listed building.

The Proposals are also of a minor beneficial impact on the character and appearance of the Upper King Street Conservation Area for the aforementioned reasons above, and will not impact on the adjacent Albert Square Conservation Area. The works result in a neutral/beneficial visual impact on the settings of the identified surrounding listed buildings.

Consequently, it is considered that the Proposals will not result in any unmitigated "harm" to the special interest and settings of the identified heritage assets within the terms of the NPPF and local planning policy.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the use of the building reflects their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

It goes on to state that developments that remain flexible and allow for new users and functions to take over will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing

buildings for a range of new uses is encouraged, ensuring that proposals are fully accessible for disabled people.

The proposal contained within this application is an important component of the continued regeneration of the commercial core and brings forward enhanced hotel provision in an important city centre location. This will help to drive forward growth in the central part of the city centre and provide life and vitality throughout the day and evening. It is therefore considered that the proposal supports the strategic objectives for the commercial core and would thereby contribute to the continued regeneration of the City Centre. It would complement and build upon Manchester City Council's current and planned regeneration initiatives and, as such, would be consistent with the NPPF, the Core Strategy and other local policies.

The proposed development would produce a number of public benefits and would help to create an attractive environment. It would be accessible to all users offering a safe and accessible environment, and would promote additional investment opportunities. It would also enhance the City's distinctive architectural and historic fabric, demonstrate confidence in both the local area and the city centre and would create a significant economic benefit in terms of job creation and investment.

In terms of the architecture, scale, form, massing, and proportions proposed for the alterations to the building, these are considered acceptable. In particular, this relates to the extended areas to the upper floors. Materials would be subject to an appropriate condition, requiring samples to be submitted and approved.

The proposals are designed to complement and enhance the existing building as well as integrating with both the immediate surrounding context and the wider city context.

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 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 advice about the intended use of the proposed development and its impact, and the development is considered acceptable, subject to conditions.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

Drawings

- o Site Plan 11177-EPR-00-XX-TP-A-01-0101-Rev 01
- o Basement Level - Proposed Plan 11177-EPR-00-B1-TP-A-02-0240- Rev 01
- o Ground Floor - Proposed Plan 11177-EPR-00-GF-TP-A-02-0241-Rev 01
- o Mezzanine Level - Proposed Plan 11177-EPR-00-M1-TP-A-02-0242-Rev 01
- o First Floor - Proposed Plan 11177-EPR-00-01-TP-A-02-0243-Rev 01
- o Second Floor - Proposed Plan 11177-EPR-00-02-TP-A-02-0244-Rev 01
- o Third Floor - Proposed Plan 11177-EPR-00-03-TP-A-02-0245-Rev 01
- o Fourth Floor - Proposed Plan 11177-EPR-00-04-TP-A-02- 0246-Rev 01
- o Fifth Floor - Proposed Plan 11177-EPR-00-05-TP-A-02-0247-Rev 01
- o Sixth Floor - Proposed Plan 11177-EPR-00-06-TP-A-02-0248- Rev 01
- o Seventh Floor - Proposed Plan 11177-EPR-00-07-TP-A-02-0249 Rev 01
- o Eighth Floor - Proposed Plan 11177-EPR-00-08-TP-A-02-0250- Rev 01
- o Roof Level - Proposed Plan 11177-EPR-00-RF-TP-A-02-0251-Rev 01

Received by the City Council, as Local Planning Authority, on the 22 June 2021

Documents

External Lighting Strategy prepared by BDP

Design & Access Statement prepared by EPR

Waste Management Strategy prepared by EPR

Heritage and Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture

Computer Generated Images prepared by EPR

Acoustic Assessment prepared by WSP

Energy and Environmental Standards Statement prepared by WSP

Transport Statement prepared by Vectos

Waste Management Strategy prepared by Vectos

Operational Management Strategy prepared by THG

Preliminary Bat Roost Assessment prepared by Tyler Grange.

Received by the City Council, as Local Planning Authority, on the 22 June 2021

Lighting Report for Planning' prepared by BDP Received by the City Council, as Local Planning Authority, on the 10 May 2022

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) Prior to the commencement of the development hereby approved, details of the samples and specifications of all materials to be used on all external elevations of the development, including all replacement windows and doors, along with jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority. The approved materials shall be implemented as part of the development.

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

4) Prior to the commencement of development, a detailed construction management plan outlining working practices for the proposed development construction shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- o Display of an emergency contact number;
- o Communication strategy with residents;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) Prior to the first use of the development hereby approved, a schedule of hours of operation shall be submitted for approval in writing by the City Council, as local planning authority. The schedule shall include the hours for the bars, function rooms and event space. The approved schedule shall then be implemented and remain in place for as long as the premises is in use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Prior to the first use of the external roof terraces hereby approved, a management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- a) a management plan which includes the intended use, the permitted occupiers (and nature of events), a schedule of days and hours of operation, assessment of patron noise.

- b) a scheme to contain internal noise, including a lobbied door system, or other noise exclusion proposal, with details including design, performance and specification.
- c) maximum capacity of each terrace area, shown with accompanying plan.
- d) full details of external lighting for terrace areas.

There shall be no use of speakers, amplified sound, live, recorded or DJ led music, in any external areas at any time.

The approved management plan shall then be implemented and remain in place for as long as the premises is in use.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

7) (a) Prior to the first use of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

8) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason – In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

9) The waste management arrangements for the development hereby approved shall be carried out in accordance with the Waste Management Strategy (including MCC's Waste Proforma) stamped as received by the City Council, as Local Planning Authority, on the 22 June 2021.

The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

10) (a) Prior to the first use of the development hereby approved, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

There shall be no live drums in use at any time.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

11) The development hereby approved shall be carried out in accordance with the recommendations of the biodiversity survey received by the City Council, as Local Planning Authority, date 22 June 2021.

Reason – In the interest of ecology and biodiversity pursuant to policy EN15 of the Manchester Core Strategy (2012).

12)) Prior to the first use of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason – To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informative

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit

39 Princess Street, Manchester, M2 4FN
37 Princess Street, Manchester, M2 4FN
Basement And Ground Floor, 33 Princess Street, Manchester, M2 4EW
33 Princess Street, Manchester, M2 4FN
Ground Floor, 31 Princess Street, Manchester, M2 4EW
Third Floor, 31 Princess Street, Manchester, M2 4EW
Second Floor, 31 Princess Street, Manchester, M2 4EW
Basement, 31 Princess Street, Manchester, M2 4EW
First Floor, 31 Princess Street, Manchester, M2 4EW
24 Kennedy Street, Manchester, M2 4BY
20 Kennedy Street, Manchester, M2 4BY
Second Floor, 16 Kennedy Street, Manchester, M2 4BY
First Floor, 16 Kennedy Street, Manchester, M2 4BY
Ground Floor, 16 Kennedy Street, Manchester, M2 4BY
Basement, 16 Kennedy Street, Manchester, M2 4BY
Third Floor, 16 Kennedy Street, Manchester, M2 4BY
16 Kennedy Street, Manchester, M2 4BY
Second Floor, 14 Kennedy Street, Manchester, M2 4BY
14 Kennedy Street, Manchester, M2 4BY
25 Princess Street, Manchester, M2 4HH
Basement And Ground Floor, 25 Princess Street, Manchester, M2 4HH
Third Floor, 10 Kennedy Street, Manchester, M2 4BY
Second Floor, 10 Kennedy Street, Manchester, M2 4BY
First Floor, 10 Kennedy Street, Manchester, M2 4BY
10 Kennedy Street, Manchester, M2 4BY
1 - 3 Clarence Street, Manchester, M2 4DE
Third Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fourth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
First Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Ground Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Second Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Fifth Floor, Clarence House, 2 Clarence Street, Manchester, M2 4DW
Clarence House, 2 Clarence Street, Manchester, M2 4DW
12 Cooper Street, Manchester, M2 2FW
Seventh Floor, 12 Booth Street, Manchester, M2 4AW
Third Floor, 12 Booth Street, Manchester, M2 4AW
Second Floor, 12 Booth Street, Manchester, M2 4AW
First Floor, 12 Booth Street, Manchester, M2 4AW
Ground Floor, 12 Booth Street, Manchester, M2 4AW
Fourth Floor, 12 Booth Street, Manchester, M2 4AW
12 Booth Street, Manchester, M2 4AW
Clarence Buildings, 2 Booth Street, Manchester, M2 4AT
Flat 42, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 21, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 12, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 11, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 23, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 24, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT

Flat 25, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 31, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 32, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 33, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 14, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 15, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 16, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 22, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 43, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Flat 41, The Chambers, 2 - 6 Booth Street, Manchester, M2 4AT
Kyocera Document Solutions, 3 - 7 Booth Street, Manchester, M2 4DU
Fourteenth Floor, 50 Brown Street, Manchester, M2 2JT
Thirteenth Floor, 50 Brown Street, Manchester, M2 2JT
Twelfth Floor, 50 Brown Street, Manchester, M2 2JT
Eleventh Floor, 50 Brown Street, Manchester, M2 2JT
Ninth Floor, 50 Brown Street, Manchester, M2 2JT
Eighth Floor, 50 Brown Street, Manchester, M2 2JT
Seventh Floor, 50 Brown Street, Manchester, M2 2JT
Fifth And Sixth Floor, 50 Brown Street, Manchester, M2 2JT
First To Fourth Floor, 50 Brown Street, Manchester, M2 2JT
Tenth Floor, 50 Brown Street, Manchester, M2 2JT
Unit 1, 50 Brown Street, Manchester, M2 2JT
29 Booth Street, Manchester, M2 4AF
27 Booth Street, Manchester, M2 4AF
63 Brown Street, Manchester, M2 2JG
Second Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Third Floor, 61 - 63 Brown Street, Manchester, M2 2JG
Basement, 61 - 63 Brown Street, Manchester, M2 2JG
Ground Floor, 61 - 63 Brown Street, Manchester, M2 2JG
First Floor, 61 - 63 Brown Street, Manchester, M2 2JG
31 Booth Street, Manchester, M2 4AF

Appendix 2 – Planning constraints

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
Conservation Area - Upper King Street (Extension) Conservation Area 1985