

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133906/JO/2022

Date registered valid: 26 May 2022

Proposal: Variation of Condition 3 (Materials) of application 119375/LO/2018 to amend the wording under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Address: 11 Bloom Street, Manchester, M1 3EF

Ward(s): Piccadilly Ward

Applicant: Mr Stephen Beech Beech Design & Build C/o Agent

Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 October 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit: 6 September 2022

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 17 August 2022 Expired: 7 September 2022

Site notice

Posted: 23 August 2022 Expired: 13 September 2022

Press advert

Published: 17 August 2022 Expired: 7 September 2022

Published: 5 July 2022 Expired: 26 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The building subject of this application is located at 11 Bloom Street within Manchester City Centre. It is located between Richmond Street and Bloom Street and is separated from 10 Minshull Street by a cobbled private street with gates at either side.

The building is Grade II Listed. It is not located within a conservation area but is seen in context with the Whitworth Street Conservation Area and are within the setting of the Grade II* Listed Crown Courts.

11 Bloom Street is a substantial former warehouse comprising five storeys set above a basement, and is constructed from red brick with sandstone dressing. It has been vacant for a number of years and has also suffered from water ingress and has been neglected.

It is part of a group of buildings that reflect the historic character of this this part of the City Centre.

The Rochdale Canal and Canal Street is located to the South of the site and the area surrounding the application site is part of the Gay Village, which is vibrant and largely commercial in nature, although there are some residential apartments nearby, including along Princes Street and above some of the bars and restaurants on Canal Street. Surrounding uses also include hotels, a bank,

a public park, an NHS surgery, a law court, a college, surface car parking, shops and offices and take away venues and a bus and coach station.

The site is in a central location and is in close proximity to important traffic routes, including Portland Street and Princess Street.

Applications referenced 119374/FO/2018, 119375/LO/2018 and 119373/LO/2018 granted planning permission and listed building consent for use of the two buildings as residential apartments and alterations to both buildings to accommodate 80 apartments (Use class C3) including single storey roof top extension to 11 Bloom Street.

Description of development

Listed Building Consent is sought for the variation of Conditions 3 (Materials) of application referenced 119375/LO/2018. The changes to the wording are proposed to be as follows:

Condition 3 (Materials)

Is worded as:

No works shall not commence until samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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 SP1 and DM1 of the Core Strategy.

Is proposed to be worded as:

Prior to any new build external works, a programme for the issue of samples (including sections) and specifications of all materials to be used in the external elevations and hard landscaping shall be submitted to and approved in writing by the City Council, as Local Planning Authority, in accordance with the programme as agreed above. The approved materials shall then 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.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. No replies have been received.

Issues

The main issues for consideration relate to the impact of the proposed amendments to conditions on residential amenity and visual amenity. The main policies that relate to the development are Policies SO1 (Spatial Principles), SO2 (Economy), SO3 (Housing), SO5 (Transport), SO6 (Environment), SP1 (Spatial Principles), CC5 (Transport), T1 (Sustainable Transport) and T2 (Accessible Areas of Opportunity and Need), CC3 (Housing), CC7 (Mixed Use Development),

Policy H1 (Overall Housing Provision), H2 (Strategic Housing Location), Policy H8 (Affordable Housing), EN1 (Design Principles and Strategic Character Areas), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and Policy CC10 (A Place of Everyone), EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon), EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN 8 (Adaptation to Climate Change) and DM1 (Development Management), EN16 (Air Quality), Policy PA1 Developer Contributions and EN19 (Waste) saved UDP Policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC22 (Footpath Protection) DC26.1 and DC26.5 (Development and Noise) and Sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework (NPPF),

Amendments to Condition Wording

Condition 3 (Materials)

Condition 3 will be split into two conditions to allow a programme to be submit for the alterations to the existing buildings, but not for the rooftop extension to 11 Bloom Street. This is because physical samples are required to be assessed and approved for the extension to ensure quality is not diminished for this addition to the building. It is however acceptable to not require this until roof works begin to allow the applicant time to arrange these samples and to be able to start to repair the existing buildings first.

It is considered that a programme can be added to the condition that relates to the existing fabric as this could assist with the works to the existing fabric and relates to alterations to the existing elevations so doesn't risk the quality in the same way.

The wording of these two conditions would also reflect the currently used wording of material conditions.

Other Conditions -

Conditions 2, 4, and 5 have also been amended to reflect information submitted in discharge of conditions on previous applications to discharge conditions (CDN/22/0392 and CDN/22/0261).

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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 17 November 2023.

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:

Structural Glazing information and 3D Visuals

Received 11 August 2020

061_166_BS F 5TH FLOOR PLAN Rev H
061_214_BS F ELEVATIONS Rev G
061_240 C BLOOM STREET EXTENSION ELEVATIONS Rev E
061_241 C BLOOM STREET EXTENSION ELEVATIONS 2 Rev E
502A ACTUAL CURTAIN WALLING REV B

Received 17 March 2020

061_152_MS D LOWER GROUND FLOOR PLAN
061_153_MS D UPPER GROUND FLOOR PLAN
061_154_MS D 1ST FLOOR PLAN
061_155_MS D 2ND FLOOR PLAN
061_156_MS D 3RD FLOOR PLAN
061_157_MS D 4TH FLOOR PLAN
061_159_MS E ROOF PLAN
061_160_BS E LOWER GROUND FLOOR PLAN
061_161_BS E UPPER GROUND FLOOR PLAN
061_162_BS E 1ST FLOOR PLAN
061_163_BS E 2ND FLOOR PLAN
061_164_BS F 3RD FLOOR PLAN
061_165_BS F 4TH FLOOR PLAN
061_167_BS F TERRACE PLAN
061_169_MS D LOWER GROUND FLOOR CEILING PLAN
061_170_MS D UPPER GROUND FLOOR CEILING PLAN
061_171_MS D 1ST FLOOR CEILING PLAN
061_172_MS D 2ND FLOOR CEILING PLAN
061_173_MS D 3RD FLOOR CEILING PLAN
061_174_MS E 4TH FLOOR CEILING PLAN
061_177_BS E LOWER GROUND FLOOR CEILING PLAN
061_178_BS E UPPER GROUND FLOOR CEILING PLAN

061_179_BS E 1ST FLOOR CEILING PLAN
061_180_BS E 2ND FLOOR CEILING PLAN
061_181_BS F 3RD FLOOR CEILING PLAN
061_182_BS F 4TH FLOOR CEILING PLAN
061_183_BS F 5TH FLOOR CEILING PLAN
061_184_BS D ROOF TERRACE CEILING PLAN
061_205_MS C SECTION A-A
061_206_MS C SECTION B-B
061_207_BS C SECTION C-C
061_208_BS F SECTION D-D
061_209_MS C SECTION E-E
061_213_MS E ELEVATIONS
061_501 D TYPICAL WALL DETAILS
061_502 D ROOF EXTENSION DETAILS
061_505 D SKY WELL DETAILS
061_506 C EXTERNAL HOIST BALCONY DETAILS
061_508 A SHADOW GAP DETAIL
061_530_BS B MAIN STAIRCASE
061_531_BS C SECONDARY STAIRCASE
061_543 D BLOOM STREET TYPICAL WINDOW DETAILS
061_544 D TYPICAL WINDOW WITH DECORATIVE FRAME
061_545 D MINSHULL STREET TYPICAL WINDOW DETAILS
061_546 D BLOOM SUBSTATION DETAILS
061_548 D ALLEYWAY DETAILS
061_549 D GATE ELEVATIONS
061_550 D ALLEYWAY PLANS & SECTIONS
061_552 B RAMP & STEP DETAILS
061_553 C BLOOM STREET HOVEL
061_554 B AOV LOUVRE DETAIL
061_561 A MINSHULL STREET NEW OPENINGS PROPOSED
061_562 A BLOOM STREET NEW OPENINGS PROPOSED
061_563 C SMOKE SHAFT DETAILS
061_564_BS A UPPER GROUND FLOOR WINDOW DETAIL
061_701_MS A LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_702_MS B UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_703_MS B 1ST FLOOR EXTERNAL WALL FINISHES
061_704_MS B 2ND FLOOR EXTERNAL WALL FINISHES
061_705_MS A 3RD FLOOR EXTERNAL WALL FINISHES
061_706_MS B 4TH FLOOR EXTERNAL WALL FINISHES
061_708_BS C LOWER GROUND FLOOR EXTERNAL WALL FINISH
061_709_BS C UPPER GROUND FLOOR EXTERNAL WALL FINISH
061_710_BS C 1ST FLOOR EXTERNAL WALL FINISHES
061_711_BS C 2ND FLOOR EXTERNAL WALL FINISHES
061_712_BS C 3RD FLOOR EXTERNAL WALL FINISHES
061_713_BS C 4TH FLOOR EXTERNAL WALL FINISHES
061_901_MS C LOWER GROUND FLOOR RETENTION PLAN
061_902_MS C 1ST FLOOR RETENTION PLAN
061_903_MS C 2ND FLOOR RETENTION PLAN
061_904_MS C 2ND FLOOR RETENTION PLAN
061_905_MS C 3RD FLOOR RETENTION PLAN
061_906_MS C 4TH FLOOR RETENTION PLAN
061_908_BS D LOWER GROUND FLOOR RETENTION PLAN
061_909_BS D UPPER GROUND FLOOR RETENTION PLAN
061_910_BS D 1ST FLOOR RETENTION PLAN

061_911_BS D 2ND FLOOR RETENTION PLAN
061_912_BS D 3RD FLOOR RETENTION PLAN
061_913_BS D 4TH FLOOR RETENTION PLAN
061_914_BS D ROOF RETENTION PLAN
061_501A B TYPICAL WALL DETAILS
061_101_MS D LOWER GROUND FLOOR PLAN
061_102_MS D UPPER GROUND FLOOR PLAN
061_103_MS D 1ST FLOOR PLAN
061_104_MS D 2ND FLOOR PLAN
061_105_MS D 3RD FLOOR PLAN
061_106_MS D 4TH FLOOR PLAN
061_107_MS C ROOF PLAN
061_109_MS D LOWER GROUND FLOOR CEILING PLAN
061_110_MS D UPPER GROUND FLOOR CEILING PLAN
061_111_MS D 1ST FLOOR CEILING PLAN
061_112_MS D 2ND FLOOR CEILING PLAN
061_113_MS D 3RD FLOOR CEILING PLAN
061_114_MS E 4TH FLOOR CEILING PLAN
061_117_BS D LOWER GROUND FLOOR PLAN
061_118_BS D UPPER GROUND FLOOR PLAN
061_119_BS D 1ST FLOOR PLAN
061_120_BS D 2ND FLOOR PLAN
061_121_BS D 3RD FLOOR PLAN
061_122_BS D 4TH FLOOR PLAN
061_123_BS B ROOF PLAN
061_125_BS D LOWER GROUND FLOOR CEILING PLAN
061_126_BS D UPPER GROUND FLOOR CEILING PLAN
061_127_BS D 1ST FLOOR CEILING PLAN
061_128_BS D 2ND FLOOR CEILING PLAN
061_129_BS D 3RD FLOOR CEILING PLAN
061_130_BS D 4TH FLOOR CEILING PLAN
061_201_MS B SECTION A-A
061_202_MS B SECTION B-B
061_203_BS C SECTION C-C
061_204_BS C SECTION D-D
061_211_MS E ELEVATIONS
061_212_BS D ELEVATIONS
061_216 D STREET VIEWS A
061_217 D STREET VIEWS B
061_220 B MINSHULL STREET SECTION EXTERIOR WALLS
061_221 B BLOOM STREET SECTION EXTERIOR WALLS
061_547 D ALLEYWAY PLANS & SECTIONS
061_551 B ALLEYWAY SECTIONS & ELEVATIONS
061_560 A NEW OPENINGS DETAILS
061_176_MS B SPRINKLER RETENTION SYSTEM
061_001 A LOCATION & SITE PLAN
Roof top extension brochure
Waste Plan 061_002 Rev A

Received 13 November 2019

Bat Inspection Survey of Mindel House and 11 Bloom Street prepared by REC Ltd
Received 21 November 2019

Planning Statement prepared by Paul Butler Associates
 Heritage Statement for Mindel House prepared by Paul Butler Associates.
 Heritage Statement for 11 Bloom Street prepared by Paul Butler Associates.
 Historic Photographic Records prepared by Paul Butler Associates (one report for each building).
 Environmental Standards Statement prepared by Element Sustainability.
 Crime Impact Statement prepared by Greater Manchester Police Design for Security.
 Transport Statement prepared by SCP Transportation Planning.
 Framework Travel Plan prepared by SCP Transportation Planning.
 Noise report prepared by Sandy Brown
 Schedule of Repair and Renovation prepared by Beech Design & Build.
 TV Reception Survey prepared by SCS.
 Air Quality Assessment prepared by Redmore Environmental.
 Ventilation Strategy Report prepared by Parker Wilson Consulting.
 Drainage Strategy prepared by CRM Rainwater Drainage.
 Development Appraisal prepared by Beech Holdings dated March 2018
 Design and Access Statement prepared by Beech Design & Build dated February 2018
 The Architectural Paint Research prepared by Lincoln Conservation dated October 2021
 The report by WJ Structures Ltd dated 3 March 2022
 The report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G

The letter from Manchester Design and Build dated 24th April 2022
 The email from Paul Butler Associates dated 1 September 2022 (excluding the following wording: 'Ok, it is accepted that hot mixed mortar will be used.')

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.

3) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Notwithstanding the details submitted with the application, prior to any external alterations to the external elevations and rooves of the buildings commencing, a programme for the issue of samples and specifications of all material to be used on all external elevations and rooves of the development and hard landscaping, drawings to illustrate details of full sized sample panels that will be produced and details of the glazing and frames, a programme for the production of the full sized sample panels, a strategy for quality control management and a Construction Environmental Management Plan (CEMP) (Materials). The following shall then be submitted in accordance with the dates within this approved programme.

(b) Samples and specifications of all materials as set out in the approved programme (a) to be used on all external elevations shall be submitted to and approved in writing by the City Council as local planning authority.

(c) Drawings to illustrate details of full-sized sample panels (The panel to be produced shall include jointing and fixing details between all component materials and any component panels) that will be produced shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the dates within the approved programme (a). The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full-sized sample panels.

(d) A Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle (a);

(e) The sample panels, and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

All external materials shall be installed only and fully in accordance with the approved information (a-e).

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 EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items in respect of 11 Bloom Street and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) If any additional features are discovered during the strip out, an approach must be agreed with the local planning authority in writing.

(b) Repairs and cleaning shall be carried out only in accordance with the Architectural Paint Research prepared by Lincoln Conservation dated October 2021, the report by WJ Structures Ltd dated 3 March 2022 and the report on Petrographic Examination and Chemical Analysis of Mortar Samples referenced 71256/G.

(c) A strategy for the location and detailing (including affixing) of all building services including electrics and plumbing, ventilation ducts, telecommunications, fire/security alarms, communal tv/satellite connections, aerials, CCTV cameras and external lighting (and associated cabling and equipment).

(d) Details of shadow gaps

(e) Details of any basement tanking

(f) Agreement of a plaster match to original / historic plaster

(g) Detailed specification / methodology for the new lath and plaster ceilings (or repair of existing lath and plaster ceilings) to confirm a traditional approach

(h) Detailed specification / methodology for retention of all existing cornices, where this is not possible an approach must be agreed with the local planning authority in writing.

(i) Agree final design of windows (including repair and refurbishment or original window architraves and new basement windows)

(j) Specification / methodology for replacement of missing basement window grilles

(k) Detailed design of new internal and external doors

(l) Detailed methodology for the proposed restoration / refurbishment of retained staircases

(m) Details of the smoke shaft

(n) Detailed design of the post boxes

(o) Details of retention / repair or historic cast iron rainwater goods

(p) Details and designs of the Bloom Street entrance to Mindel House yard need to be agreed

(q) Design of hovel gate to Bloom Street

(r) Specification / methodology for works to repair/restore/refurbish existing / original historic built fabric and features including fixtures and fittings

(s) Where plans identify features to be removed, please clarify where these could be used elsewhere

11 BLOOM STREET

- (a) Details of the sky well
- (b) Details of new enclosing structure (including new internal windows to apartments) to retained staircases
- (c) Details of proposed lift and platform lift
- (d) Details of canopy design and boundary wall within yard
- (e) Details of finished appearance of the "pressed metal" inner doors, infill feature above the gate and surface treatment at the threshold of the gate at the Richmond Street hovel entrance to No. 11.

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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 EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) The scaffolding of the site shall be implemented and maintained in accordance with the information within the following approved documents :

- The Scaffolding Options Appraisal prepared by Manchester Design and Build dated June 2022 received by the City Council as local planning authority on 15 June 2022
- The email from Paul Butler Associates dated 1 September 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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details submitted with the application, no works to the roof of the building shall commence unless and until the following has been submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on approved rooftop extension as detailed on the approved drawings, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full-sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy.

(d) The approved materials shall be used in the construction 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.

Appendix 1 – List of consultees & neighbours notified

Seventh Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED
The Churchill, 5 Canal Street, Manchester, M1 3HE
42 Bloom Street, Manchester, M1 3HR
3 Canal Street, Manchester, M1 3HE
Sixth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
The Crown Court, Minshull Street, Manchester, M1 3FS
41 Chorlton Street, Manchester, M1 3FY
40 Chorlton Street, Manchester, M1 3HW
Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
4 Canal Street, Manchester, M1 3HE
12 Minshull Street, Manchester, M1 3FR
Cheshire Sporting Club Ltd, 11 Bloom Street, Manchester, M1 3HH
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
37 Chorlton Street, Manchester, M1 3HN
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
5 Richmond Street, Manchester, M1 3HF
Mindel House, 10 Minshull Street, Manchester, M1 3EF
8 Minshull Street, Manchester, M1 3EF
First Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fourth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 1, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
SCANLANS PROPERTY MANAGEMENT, Third Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Prague Five, 40 Chorlton Street, Manchester, M1 3HW
Flat 10, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 5, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Eighth Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Saco House, 6 Minshull Street, Manchester, M1 3ED
First Floor, 1 Canal Street, Manchester, M1 3HE
Fifth Floor (rear), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Flat 8, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 7, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Bar Risa, 40 Chorlton Street, Manchester, M1 3HW
Pt 3rd Flr (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Flat 4, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 3, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 2, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 6, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Flat 9, Gramercy House, 14 Chorlton Street, Manchester, M1 3HW
Jarvis Rail Pt 3rd Flr (front), Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Right, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
1 Canal Street, Manchester, M1 3HE
Crown Courts, Minshull Street, Manchester, M1 3FS
Second Floor Rear, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
EC ENGLISH MANCHESTER LTD, Ground Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Fifth Floor Front, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY
Second Floor Front Left, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3HY

Basement, 4 Canal Street, Manchester, M1 3HE
Velvet, 2 Canal Street, Manchester, M1 3HE
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Basement, Mindel House, 10 Minshull Street, Manchester, M1 3EF
First Floor, Boulton House, 17 - 21 Chorlton Street, Manchester, M1 3BA

Appendix 2 – Planning constraints

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