

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134141/FO/2022 and 134142/LO/2022

Date registered valid: 1 August 2022

Proposal: External alterations comprising insertion of external amenity breakout space on the 2nd floor, restoration of the street facing facades of No. 10 and 12 and reinstatement of 3 sliding sash windows on the 3rd floor

Internal and external alterations comprising - insertion of indoor outdoor amenity breakout spaces on the 1st and 4th floors, - partial removal and reinstatement of the existing lath and plaster ceiling, reconfiguration of WC layouts, insertion of external amenity breakout space on the 2nd floor, restoration of the street facing facades of No. 10 and 12 and reinstatement of 3 sliding sash windows on the 3rd floor

Address: 8-16 Newton Street, Manchester, M1 2AE

Ward(s): Piccadilly Ward

Applicant: Gary Bell Eastern Green Ltd 1 Ashley Road, Altrincham, Cheshire, WA14 2DT

Agent (if any): Andrew Burns Atelier MB Suite 2A, Amazon House, Brazil Street, Manchester, M1 3PJ

Case officer: Angela Leckie
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Recommendation: 134141/FO/2022 : Approve
134142/LO/2022 : Approve

Date of recommendation: 21-08-22

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 3 March 2022

Standard consultations:

Printed: 4 August 2022 Expired: 25 August 2022

Neighbour notifications

Printed: 4 August 2022 Expired: 25 August 2022

Site notice

Posted: 5 August 2022 Expired: 26 August 2022

Press advert

Published: 9 August 2022 Expired: 30 August 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: Not applicable

The application relates to the ground floor façade of 10-12 Newton Street and floors 1 to 4 of 8-16 Newton Street. This group of grade II listed buildings are located within an island site bounded by Dale Street, Newton Street, China Lane and Back Piccadilly. The buildings are a classic example of a late 19 Century Manchester commercial warehouse. Over 5 storeys, the wider group of buildings, which are currently being refurbished as office space at all the upper levels, is relatively well reserved externally with the exception of finish and roof structure.

Description of area

The application site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The site also lies close to the major transport hubs of Piccadilly Train station and the Bus and Tram stops at Parker Street within Piccadilly Gardens.

Description of development

The proposals are centred around the provision of 1 no. open-air amenity space within the existing footprint of the building on the second floor of 8 Newton Street. The second floor breakout space would be located externally on an existing roof. Along with these works there are proposed reconstruction works to the lower floor Newton Street facades of 8,10 and 12 Newton street, internal alterations to the top floor ceilings of 10 and 12 and minor modifications to the approved WC layouts to provide better facilities. The proposals also include replacement of three existing glass block infill openings to the rear of the building, on Mangle Street with timber windows to match the other original windows.

Planning and listed building consent are sought for the following works:

Internal:

- Removal of non original window and installation of glazed screen and bi-fold doors to create a barrier between internal and external space to create first floor and fourth floor amenity breakout space internally located along a section of Back Piccadilly and Mangle

Street. These would fix to existing walls (end wall and riser wall) with minimum fixings and the addition of new down-stand to meet existing ceiling and new glass partitions, set away from existing ceiling joists;

- Partial reinstatement of previously removed lath and plaster ceiling in 10-12 Newton Street (previously removed on health and safety grounds and to enable effective and safe repair of the roof trusses);
- Replacement of non original toilet / bathroom fittings

External:

- 2nd floor -Removal of existing pitched slate roof and introduction of new lowered flat roof to create external terrace, to be drained through existing drainage system. The proposed floor would be lowered such that the existing stone parapet forms a 1100mm guarding to the external space and an opening to provide access would be formed;
- Ground floor façade 8,10 and 12 Newton – Removal of non original boarding, upvc windows, roller shutters and fascia signage and reinstatement of facades to match existing to 14-16 to including reinstatement of vertical stone divisions and sliding sash windows above no 8 and reinstatement of street level windows with right hand side to open as entrance door. Restoration of sandstone with details which match the original detailing on adjacent stone and reinstatement of all surrounds and cills. All new windows will be timber and matched in details and species with the original windows;
- 14 Newton facade to have louvres and blocked lower panels replaced with glazing and door;
- Formation of door within existing opening to provide disabled access to the unit via an internal platform lift internally; and
- Removal of existing non original glass block and reinstatement of timber glazed windows at level 3.

Consultations & Notification Responses

Publicity:

134141/FO/2022 : The application was advertised as a public interest development and occupiers of adjacent properties were notified about the proposals. . No representations have been received.

134142/LO/2022 : The application was advertised as affecting a listed building and a site notice was displayed adjacent to the site. No representations have been received.

Manchester Conservation Areas and Historic Buildings Panel – did not wish to be consulted.

Head of Environmental Health: No objections but have recommended a condition relating to the hours of operation of the external terrace.

Issues

National Planning Policy Framework

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The following Policies are of relevance to this application:

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to
- sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And 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. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

The following paragraphs need to be considered in the context of this application:.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states that throughout the City, the Council will 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.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the

requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

Design Issues and impact on the Character and Fabric of the Listed Building and Conservation Area

It is noted that the proposals under consideration have evolved from consideration of alternative options and appropriate levels of mitigation in consultation with MCC officers which have informed the current scheme.

The works to the ground floor frontages the current arrangement has destroyed the uniform design and introduced poor quality fabric and a disjointed elevation. All modern alterations are having a negative impact upon areas of high significance. The scheme would restore the original proportions of openings and is a return to a more uniform design. The removal of all non-original altered fabric to front of units 08 and 10 would reverse inappropriate interventions and have a substantial positive impact on the appearance of the building within the street scene as well as in terms of its contribution to the character of the conservation area.

On the 2nd floor the area which would be used for the external terrace is an attractive feature and focus point which currently has no access but has a design which would lend itself to use as a spill out area. The areas of intervention would not impact on architectural features of significant value and the design of the necessary interventions to facilitate the use of this area would be clearly read as modern interventions whilst being appropriate in terms of their design to the character of the listed fabric. It is noted that previous plans to include a glass balustrade behind the existing wall have been modified by placing the floor at a lower level, thus utilising the existing wall as a barrier. This mitigation has improved the scheme by reducing the visual impact and required penetrations into historic fabric. The degree of less than substantial harm in this instance is considered justified when balanced against the potential to enhance this focal point and provide a level of amenity space that is expected by tenants within the city centre, ensuring a continuing occupation and optimum viable end use. The mitigation has lowered the impact of changes.

Mangle Street is the rear facing elevation of the building and is of secondary aesthetic importance. The Mangle Street roof is experienced only obliquely from street level, given the narrow nature of the street. The three windows are behind existing parapets and within the face of the mansard roof and are in very poor condition, appearing to be replacements from a later date. They are a minor contributor to the significance of the listed building with limited aesthetic, communal, historical or evidential value. The removal of existing three non-original windows within mansard side elevation and replacement with new timber framed versions would have a positive impact on the character and fabric of the building. The Bi-fold doors and glass screens from a downstand would be set away from existing ceiling joists and columns and would use minimum fixings. The flow of natural light would also be retained. These would clearly be seen as modern interventions which would be subservient to the architectural and historic features of the listed building. There would therefore be a negligible impact from adding internal screens which would cause negligible harm to significance of heritage values and visual transparency would be retained.

Whilst the ceiling within 10-12 was originally lath and plaster finish its substantial level of alteration is noted. In many areas it was badly damaged beyond repair and several previous alterations had been made with the addition of low-quality ceiling tiles. Roof lights were set within shafts. A horizontal window frame with glazing was in place to the southern end of the space, intended to allow light through from the roof light above. The ceilings, in general, were failing and suffering from extensive decay and hazardous effects of severe pigeon guano. They have been removed to provide a safe working space for necessary repair of trusses (the subject of previous approval). Glass from the internal frame has also been removed for similar reasons. The frame remains in-situ. Historical insurance plans show that the roof light in this location was not original, it can also

be concluded that this frame and glazing were non-original additions (an internal roof light without an external rooflight would serve no purpose). It is noted that there were no features of architectural or aesthetic note and the ceilings were standard features, with limited historical, aesthetic, communal or evidential significance. The ceilings in the current condition had a limited ability to convey meaningful evidence of past activity or connect the present to the past. The horizontal window frame is an unusual feature, of makeshift quality and appears similar in form to the frames used within the staircase areas. This has limited significance as evidence of the evolution of the building, but with no particular quality in their finish or design.

It is noted that the lath and plaster would be reinstated to the majority of the ceiling area partially reinstating the historic form. The proposed approach is to retain part of the exposed roof to the rear end of the space 'as is' rather than 'as was' as this would have the benefit of making the space more attractive to potential tenants and increase ambient light levels within the space. Notwithstanding this the ability to read original form would be retained with brick work to the former ceiling line retaining its painted finish to the lower section and exposed finish above and holes which formerly housed timber joists will also remain on view. Where the new plaster ceiling meets the exposed structure, there would be a plasterboard upstand, set back with existing beams running beyond. It would therefore be clear to all that a ceiling was once in this location. Overall it is considered that the partial omission of the proposed level of replica fabric is, as part of the wider improvement works to the building is on balance an appropriate which balances restoration with ensuring that the space is attractive to the office market is acceptable and would represent less than substantial harm where overall the impact would be minor beneficial.

In terms of the WC's as the original approved layouts were a modern intervention that had approval, it is not considered that this proposal will provide any more harm to the building.

Conditions would be attached to any consents granted to ensure that the proposals including associated repair work are carried out in a manner appropriate to the buildings status and its conservation area location.

Whilst it is considered that the proposals would cause some minor harm to the listed building this harm would be 'less than substantial'.

It is accepted that in order to secure long term uses for vacant listed buildings, some level of change is inevitable. It is considered that the wider proposals would balance a level of harm with modest interventions and alterations including crucially, the positive reinstatement of the front elevation.

Given the level of harm paragraph 202 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits.

The public benefits of the proposals include the following:

- Removing decaying fabric and restoring original features along this street elevation, improving the visual appearance and quality of the elevation;
- Repairing and restoring vacant space within a vacant listed building to create market facing office accommodation that is suitable for and attractive to potential occupiers;
- Much of the works would alter areas which have previously undergone change which included the insertion of non original fabric but this is balanced against the proposed levels of repair, reinstatement and remove of non original fabric whilst not substantially altering

the understanding of its original arrangement or character, ensuring the building can operate viably as office accommodation.

In the context of the NPPF and S66 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and the public benefits weighed against the level of harm.

Overall, the building would be conserved in a manner that is appropriate to its significance and would ensuring this Grade II listed building can function more efficiently as an office. Whilst the proposals would involve some elements of low level harm, brought about by the insertion of the non-original fabric, overall the special interest of the listed building would be preserved. It is considered for the reasons outlined above that the overall approach to would (subject to conditions to agree the detailed design), have an acceptable impact on the character and historic fabric of the listed building.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving and enhancing the character of the conservation area and to preserving the building or its setting or any features of special architectural or historic interest which it possess as required by virtue of S66 and S72 the Listed Buildings Act, the less than substantial would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 197, 199 and 202 of the NPPF and that in view of this, it is considered that the proposed development would on balance be consistent with sections 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies and 19.1

Inclusive Access- Approvals under 118677/FO/2017 and 118678/LO/2017, proposed fully accessible office suites. Level access is afforded from street level and the upper ground floor is accessed via a disabled platform lift and additional such provision would be provided as part of the proposals. Lifts in each building allow access to all floors. The breakout spaces on levels 1 and 4 have level access. In terms of the level 2 terrace an options analysis has been carried and it has been concluded that as the inclusion of disabled access would result in the removal of the entire existing wall leading onto the terrace, that when the harm from this is weighed against the benefits and alternative provision elsewhere in the building that the option which has less damage to the listed building is on balance acceptable.

In view of the above with respect to disabled access the proposals are considered on balance to be consistent with the requirements of Core Strategy Policy DM1 and DC7.

Impact on Amenity – A condition would limit the hours of operation of the external terrace to minimise any impact on the occupiers of neighbouring residential accommodation.

It is considered that the proposals are therefore consistent with Core Strategy Policies DM1 and SP1 and saved UDP policy 26.1

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: 134141/FO/2022 : Approve
134142/LO/2022: Approve

Article 35 Declaration

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. A pre-application site visit took place to discuss the proposals

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

134141/FO/2022

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 operated in accordance with the following plans and documents:

(a) Location plan E(900) REV A ;

(b) (b) Dwgs 1665 P(126) Rev A, P130 Rev A, P(145) Rev A, P (155), P(136) Rev A, P(135) Rev A, P(236) Rev A, P(235) Rev A, P(336) Rev A, P(335) Rev A, P(338) Rev A, P(337) Rev A, P(146), P(145) Rev A, P(140) Rev A, P(246) Rev A, P(245) Rev A, P(346) Rev A, P(345) Rev A, P(166) Rev A, P(165), P(160) Rev A, P(266) Rev A, P(265) Rev A, P(366) Rev A, P(365) Rev A, P(368), P(367) Rev A, P (382) Rev B, P(383), Rev B, P(391), P(390), P(396), P(395), P (206) Rev A, P(207) Rev A, P(208) Rev B P(209) Rev A; and P(210)

(c) Atelier MB e-mail 13-10-22

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9 and EN3 and DM1 and saved UDP policies DC18.1, DC19.1, DC26.1 and DC26.5

3) The external terrace shall only be accessible for use between the hours of 8am-6pm. Out of these hours the doors will be locked.

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

4) No amplified sound or any music shall be produced or played in any of the approved external areas.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The approved materials shall thereafter be used for 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.

6) Notwithstanding the details as set out in condition 2 (b) above no development shall commence in relation to the following work unless 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) Detailed method statements for all of the intervention works;

(b) Information to illustrate how the detailing to the ground floor frontage would match the existing to include details of stone, mouldings, coursing and windows (including dimensions);

(c) Pointing sample;

(d) Confirmation of window colour;

(e) Detailed specification and product information of the proposed new screens / bifold doors;

(f) Details of new windows to replace glass block infills to ensure they are an exact match; and

(g) Detailed design of the new door design where the opening to the terrace is being formed.

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.

134142/LO/2022

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 operated in accordance with the following plans and documents:

(a) Location plan E(900) REV A ;

(b) Dwgs 1665 P(126) Rev A, P130 Rev A, P(145) Rev A, P (155), P(136) Rev A, P(135) Rev A, P(236) Rev A, P(235) Rev A, P(336) Rev A, P(335) Rev A, P(338) Rev A, P(337) Rev A, P(146), P(145) Rev A, P(140) Rev A, P(246) Rev A, P(245) Rev A, P(346) Rev A, P(345) Rev A, P(166) Rev A, P(165), P(160) Rev A, P(266) Rev A, P(265) Rev A, P(366) Rev A, P(365) Rev A, P(368), P(367) Rev A, P (382) Rev B, P(383), Rev B, P(391), P(390), P(396), P(395), P (206) Rev A, P(207) Rev A, P(208) Rev B P(209) Rev A and P(210); and

(c) Atelier MB e-mail 13-10-22

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9 and EN3 and DM1 and saved UDP policies DC18.1, DC19.1, DC26.1 and DC26.5

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. 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.

4) Notwithstanding the details as set out in condition 2 (b) above no development shall commence in relation to the following work unless 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) Detailed method statements for all of the intervention works;

(b) Information to illustrate how the detailing to the ground floor frontage would match the existing to include details of stone, mouldings, coursing and windows (including dimensions);

(c) Pointing sample;

(d) Confirmation of window colour;

(e) Detailed specification and product information of the proposed new screens / bifold doors;

(f) Details of new windows to replace glass block infills to ensure they are an exact match; and

(g) Detailed design of the new door design where the opening to the terrace is being formed.

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.

Appendix 1 – List of consultees & neighbours notified

134141/FO/2022

Environmental Health

1 Newton Street, Manchester, M1 1HW
81 Piccadilly, Manchester, M1 2BZ
Basement, 77 - 83 Piccadilly, Manchester, M1 2BU
77 Piccadilly, Manchester, M1 2BU
58 Dale Street, Manchester, M1 2HN
9 Newton Street, Manchester, M1 1HF
3 Newton Street, Manchester, M1 1HW
7 Newton Street, Manchester, M1 1HF
6 Newton Street, Manchester, M1 2AW
69 Piccadilly, Manchester, M1 2BS
14 Newton Street, Manchester, M1 2AF
77 - 83 Piccadilly, Manchester, M1 2BU
69 - 75 Piccadilly, Manchester, M1 2BS
Fourth Floor, 75 Piccadilly, Manchester, M1 2BU
Third Floor Office 42, 75 Piccadilly, Manchester, M1 2BU
Second Floor 37, 75 Piccadilly, Manchester, M1 2BU
Third Floor, 75 Piccadilly, Manchester, M1 2BU
Third Floor Offices 40 And 41, 75 Piccadilly, Manchester, M1 2BU
Third Floor Store 43, 75 Piccadilly, Manchester, M1 2BU
Second Floor 34 To 36, 75 Piccadilly, Manchester, M1 2BU
Kingsley House, 15 Newton Street, Manchester, M1 1HE
Subway, 59A Piccadilly, Manchester, M1 2AG
Bundobust, 61 Piccadilly, Manchester, M1 2AG
11 Newton Street, Manchester, M1 1HF
10 Newton Street, Manchester, M1 2AN
British Study Centres, St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL
Flat 19, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 10, Kingsley House, 15 Newton Street, Manchester, M1 1HE
67 Piccadilly, Manchester, M1 2BS
Flat 28, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 17, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 12, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Ground Floor, 4 Newton Street, Manchester, M1 2AW
Third Floor Office 20, 69 Piccadilly, Manchester, M1 2BS
Fourth Floor Office 21, 69 Piccadilly, Manchester, M1 2BS
Fourth Floor, 14 Newton Street, Manchester, M1 2AF
Third Floor, 16 Newton Street, Manchester, M1 2AE
Flat 18, 79 Piccadilly, Manchester, M1 2BU
Flat 6, 79 Piccadilly, Manchester, M1 2BU
Flat 4, 79 Piccadilly, Manchester, M1 2BU
Flat 1, 79 Piccadilly, Manchester, M1 2BU
Basement And Ground Floor, 12 Newton Street, Manchester, M1 2AN
Flat 16, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Second Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Flat 27, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 25, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 19, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 18, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN

Flat 2, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Third Floor Offices 18 And 19, 69 Piccadilly, Manchester, M1 2BS
Flat 23, 79 Piccadilly, Manchester, M1 2BU
Flat 19, 79 Piccadilly, Manchester, M1 2BU
Flat 15, 79 Piccadilly, Manchester, M1 2BU
Flat 13, 79 Piccadilly, Manchester, M1 2BU
Flat 10, 79 Piccadilly, Manchester, M1 2BU
Flat 9, 79 Piccadilly, Manchester, M1 2BU
Flat 15, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 8, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 23, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 10, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 3, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Basement, 4 Newton Street, Manchester, M1 2AW
3 - 5 China Lane, Manchester, M1 2EL
Second Floor, 14 Newton Street, Manchester, M1 2AF
Third Floor, 14 Newton Street, Manchester, M1 2AF
Flat 22, 79 Piccadilly, Manchester, M1 2BU
Flat 16, 79 Piccadilly, Manchester, M1 2BU
Flat 5, 79 Piccadilly, Manchester, M1 2BU
12 Newton Street, Manchester, M1 2AN
Ground Floor, 12 Newton Street, Manchester, M1 2AN
Flat 7, Kingsley House, 15 Newton Street, Manchester, M1 1HE
75 Piccadilly, Manchester, M1 2BU
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
Flat 20, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 14, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 9, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 6, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 5, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 1, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
36 Dale Street, Manchester, M1 2AF
Third Floor Office 17, 69 Piccadilly, Manchester, M1 2BS
Ground Floor, 16 Newton Street, Manchester, M1 2AE
Flat 24, 79 Piccadilly, Manchester, M1 2BU
Flat 17, 79 Piccadilly, Manchester, M1 2BU
Flat 11, 79 Piccadilly, Manchester, M1 2BU
Flat 2, 79 Piccadilly, Manchester, M1 2BU
First Floor, 12 Newton Street, Manchester, M1 2AN
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
Flat 20, Kingsley House, 15 Newton Street, Manchester, M1 1HE
83 Piccadilly, Manchester, M1 2BZ
36 Back Piccadilly, Manchester, M1 1HP
Flat 26, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 21, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 11, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor, 69 - 75 Piccadilly, Manchester, M1 2BT
First Floor Gymnasium, 69 Piccadilly, Manchester, M1 2BS
Ground Floor, 14 Newton Street, Manchester, M1 2AF
Second Floor, 16 Newton Street, Manchester, M1 2AE

Flat 21, 79 Piccadilly, Manchester, M1 2BU
Flat 20, 79 Piccadilly, Manchester, M1 2BU
Flat 14, 79 Piccadilly, Manchester, M1 2BU
Serviced Apartment 8, 79 Piccadilly, Manchester, M1 2BU
Flat 5, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 16, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 7, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Second Floor 12 To 14, 69 Piccadilly, Manchester, M1 2BS
Second Floor, 4 Newton Street, Manchester, M1 2AW
First Floor, 69 - 75 Piccadilly, Manchester, M1 2BS
Flat 7, 79 Piccadilly, Manchester, M1 2BU
Flat 3, 79 Piccadilly, Manchester, M1 2BU
8 - 10 Newton Street, Manchester, M1 2AN
Flat 14, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 9, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 6, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 4, Kingsley House, 15 Newton Street, Manchester, M1 1HE
63 Piccadilly, Manchester, M1 2AG
Piccadilly Tavern, 71 - 75 Piccadilly, Manchester, M1 2BS
Ground Floor, 8 Newton Street, Manchester, M1 2AN
Basement, 8 - 10 Newton Street, Manchester, M1 2AN
Flat 1, Kingsley House, 15 Newton Street, Manchester, M1 1HE
First Floor, 75 Piccadilly, Manchester, M1 2BU
First Floor, 26 - 28 Dale Street, Manchester, M1 1FY
Flat 15, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 24, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 22, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 8, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
Flat 4, Finlay Warehouse, 56 Dale Street, Manchester, M1 2HN
First Floor, 4 Newton Street, Manchester, M1 2AW
Flat 2, Kingsley House, 15 Newton Street, Manchester, M1 1HE
Fourth Floor, 69 - 75 Piccadilly, Manchester, M1 2BS
VS MANCHESTER LTD, Basement, 36 Dale Street, Manchester, M1 2HN
Basement, 14 Newton Street, Manchester, M1 2AF
Fourth Floor, 16 Newton Street, Manchester, M1 2AE
Flat 25, 79 Piccadilly, Manchester, M1 2BU
4 Newton Street, Manchester, M1 2AW
Basement And Ground Floor, 6 Newton Street, Manchester, M1 2AW
First Floor, 14 Newton Street, Manchester, M1 2AF
First Floor, 16 Newton Street, Manchester, M1 2AE
Second Floor Office 11, 69 Piccadilly, Manchester, M1 2BS
Flat 12, 79 Piccadilly, Manchester, M1 2BU

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: CENTRAL

