

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144171/FO/2025

Date registered valid: 27 January 2026

Proposal: Use of passageway for outdoor seating (Sui Generis) and installation of louvre.

Address: Ground Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN

Ward(s): Piccadilly Ward

Applicant: Want Hospitality Ltd

Agent (if any): Mr Michael Parham Broadgrove Planning and Development Ltd.

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

Recommendation: Approve

Date of recommendation: 2 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 5 February 2026

Standard consultations:

Printed: 30 January 2026 Expired: 20 February 2026

Neighbour notifications

Printed: 30 January 2026 Expired: 20 February 2026

Site notice

Posted: 5 February 2026 Expired: 26 February 2026

Posted: 15 January 2025 Expired: 5 February 2025

Press advert

Published: 3 February 2026 Expired: 24 February 2026

Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: Not applicable

Description of Building

This application relates to a building located at 47-51 Lever Street and named 'The Hive', which is a mixed-use office building with other commercial uses at the ground floor including within the arcade that splits the building. It is bounded by Faraday Street, Spear Street, Warwick Street and Lever Street.

This 7-storey building was constructed in 2009 and has a concrete frame housing 80,000sqft office space that was designed by 5 Plus Architects. The building massing comprises two four storey elements connected by bridges either side of The Arcade which separates the site into two rectangular halves. The first and second floors are clad in a dark blue brick, the third floor is rendered, and the upper levels are clad in buff brick. Six large, perforated metal steel screens are cantilevered off the facade of the Lever Street elevation above ground level. At ground floor there are clear glazed shopfronts. The building is not listed.

The building was recently refurbished internally to provide Grade A office accommodation including reception areas, communal areas and new cycle storage and changing facilities.

Description of area

The site is within the Stevenson Square Conservation Area. Nearby listed buildings include the Grade II Listed 4, 6 and 8 Bradley Street, 69 - 77 Lever Street and Castle Hotel at 66 Oldham Street. A mix of historic brick-built buildings and modern buildings surround the site. Directly across Lever Street is a large office building named Griffin House that was constructed in 1960s and is one of the more modern buildings.

The building is within the Northern Quarter of Manchester City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues. The Northern Quarter is home to creative industries, bars, shops, takeaways, cafes that are mainly operated by independent businesses and residential properties.

The site is close to Stevenson Square with its cafes, restaurants and bars. It also benefits from excellent connectivity being just a ten-minute walk from Piccadilly Station and five-minute walk from the Metrolink in Piccadilly Gardens. Bus stops are also close to the site.

This application relates to the mesh screens.

Description of development

Planning permission is sought for the siting and use of seating and tables for external food and drink within the arcade.

A louvre is also proposed on the Faraday Street elevation of the building at ground floor level.

Consultations & Notification Responses

Highway Services - Requested that dimensions were annotated on the drawings and provided advice on licences, traffic management, skips and scaffolding.

Environmental Health - Recommended conditions requiring the restriction of the hours of operation and the submission and agreement of acoustic reports, schemes for extraction and discharge and storage of waste.

Greater Manchester Police - No comments received.

Publicity - The application was advertised in the local press as affecting the setting of a listed building and a conservation area, letters were sent to surrounding occupiers, and a site notice was displayed on site. No responses were received.

Policy

Local Policy

Places for Everyone -

Policy JP-Strat2 (City Centre)

Policy JP-P 1 (Sustainable Places)

Policy JP-P 2 (Heritage)

Policy JP-P6 (Health)

Policy SP-S1 (Sustainable Development)

The Adopted Core Strategy for the City of Manchester -

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)
Policy CC10 (A place for Everyone)

The Unitary Development Plan for the City of Manchester -

Saved Policy DC19.1 (Listed Buildings)
Saved Policy DC18.1 (Conservation Areas)

National Policy

The National Planning Policy Framework (NPPF)

Section 6 (Building a strong, competitive economy)
Section 7 (Ensuring the vitality of town centres)
Section 8 (Promoting Healthy and Safe Communities)
Section 12 (Achieving well-designed places)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 16 (Conserving and enhancing the Historic Environment)

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The proposed external seating would support the viable operation of the adjacent commercial unit which has been vacant for some time. There is no objection in principle to the works proposed provide that the use as a seating area does not impact on the amenity of occupiers of adjacent buildings.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is opposite the other side of the arcade, however there are offices within the upper floors of the building.

The proposed use would result in an increase in comings and goings during the evening and night and there is the potential for there to be some disturbance associated with this.

Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to develop as a mixed-use destination. It is within this context that the operating hours will be restricted by condition in line with those advised by the Environmental Health Service.

The operation of a management strategy in relation to operation of the area to avoid adverse impacts on amenity would also be a condition of any consent granted. A condition in relation to agreement of waste management would also be attached.

The City Council's Environmental Health service have also recommended conditions that would control the emissions and noise from louvre.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Impact on the Character and Appearance of the Conservation Area

In this instance, an external louvre is considered to be acceptable without the installation of a decorative screen due to the presence of other standard louvres on the building in close proximity to the proposed location.

In view of the above, the proposals would not be harmful to the significance of surrounding conservation area or the setting of the nearby listed buildings and be consistent with Sections 12 and 16 of the National Planning Policy Framework, Core Strategy Policies DM1, SP1, CC9, EN3 and EN1 and saved UDP policies DC18.1 and DC19.1.

Crime and Disorder

The premises is part of a managed building and benefits from building wide management. A condition will require security measures to be implemented.

Given the above the proposals are considered to be in accordance with policies DM1 and SP1 of the Core Strategy for the City of Manchester in relation to the impact on crime and disorder.

Highway Safety and Impacts

The City Centre location provides good links to public transport with Bus, Metrolink and rail services all within an acceptable short walking distance from the development

The City Council as Highways Authority are satisfied that the development proposals will have little impact on network operations.

The informative recommended by the City Council as Highways Authority will be applied to the application.

Given the above the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Disabled Access

The proposed use would be accessed directly off the pavement, and the arcade is level throughout. All access routes have a firm and smooth surface. The design would allow space between street furniture for disabled users to access the unit and the seating.

Given the above the proposals are considered to be in accordance with the Core Strategy for the City of Manchester, in particular Policies T1, T2, CC10, SP1 and DM1.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice when the application was invalid and consultation updates.

Condition(s) to be attached to decision

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced 018-SS-ZZ-00-DR-I-20201 Rev P02 received by the City Council as local planning authority on 27 January 2026

The drawings referenced:

0176-00 Rev -
018-SS-ZZ-00-DR-I-20301 Rev P01
018-SS-ZZ-00-DR-I-20203 Rev P01
018-SS-ZZ-00-DR-I-20303 Rev P01

received by the City Council as local planning authority on 2nd October 2026

The Planning Design and Access Statement prepared by Broadgrove received by the City Council as local planning authority on 2nd October 2026

Dahlia Smoking & Al Fresco Dining Policy received by the City Council as local planning authority on 27 January 2026

The email from Broadgrove dated 10 March 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) The seating area hereby approved shall not be used outside the following hours: -

08:00 - 23:00 daily

Amplified Music and/or amplified sounds shall not be played within this site at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

4) The seating area hereby approved shall not be used until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) Prior to the installation of the louvre hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the louvre is installed and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

6) a) Prior to the installation of the louvre hereby approved, either a scheme that demonstrates that the noise levels emitted by the louvre hereby approved will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the equipment behind the louvre so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of this equipment including the use of the louvre, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use of the louvre can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) The following measures shall be implemented as part of the development:

- CCTV coverage shall be provided of the seating areas, either with existing cameras or with the installation of new cameras.
- The area should be capable of being secured when not in use to prevent theft and misuse.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

8) The seating area shall be accessible for disabled people for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T1, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and DC14.2 of the Unitary Development Plan for the City of Manchester.

9) The use shall operate fully and only in accordance with the Dahlia Smoking & Al Fresco Dining Policy received by the City Council as local planning authority for the duration of the hereby approved development.

Reason - In interests of residential amenity and security in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

Informatives

1) For the avoidance of doubt, the permission hereby granted does not grant or imply grant of advertisement consent for the signage shown on the approved drawings.

2) Lighting units that extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license by contacting Environment on Call on 0161 234 5004.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Environmental Health
Highway Services
Greater Manchester Police

Fourth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
40 Spear Street, Manchester, M1 1AS
38 Spear Street, Manchester, M1 1AS
60B Oldham Street, Manchester, M4 1LE
60 Oldham Street, Manchester, M4 1LE
Flat 8, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 7, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 6, Spear Building, 53 Spear Street, Manchester, M1 1DF
First Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
68 - 70 Oldham Street, Manchester, M4 1LF
TONI&GUY, Ground Floor And Basement, 60A Oldham Street, Manchester, M4 1LE
Flat At, Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
First Floor Flat, 58 Oldham Street, Manchester, M4 1LE
45 Lever Street, Manchester, M1 1FN
My Dentist, 43 Lever Street, Manchester, M1 1FN
Fifth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
49 Lever Street, Manchester, M1 1FN
Unit G6, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
51 Lever Street, Manchester, M1 1FN
60A Oldham Street, Manchester, M4 1LE
Unit G7, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G3, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G2, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G1, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 5, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 4, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 3, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 2, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 1, Spear Building, 53 Spear Street, Manchester, M1 1DF
Sixth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Third Floor Flat, 62A Oldham Street, Manchester, M4 1LE
Flat 9, 60A Oldham Street, Manchester, M4 1LE
Flat 6, 60A Oldham Street, Manchester, M4 1LE
Flat 3, 60A Oldham Street, Manchester, M4 1LE
Unit G5, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G4, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
62A Oldham Street, Manchester, M4 1LE
61 - 63 Spear Street, Manchester, M1 1DF
Spear Building, 53 Spear Street, Manchester, M1 1DF
51 Spear Street, Manchester, M1 1DF
Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Second Floor, 62A Oldham Street, Manchester, M4 1LE
First Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 8, 60A Oldham Street, Manchester, M4 1LE
Flat 7, 60A Oldham Street, Manchester, M4 1LE

Flat 5, 60A Oldham Street, Manchester, M4 1LE
Flat 4, 60A Oldham Street, Manchester, M4 1LE
Flat 2, 60A Oldham Street, Manchester, M4 1LE
Flat 1, 60A Oldham Street, Manchester, M4 1LE
64 Oldham Street, Manchester, M4 1LE
62 Oldham Street, Manchester, M4 1LE
58 Oldham Street, Manchester, M4 1LE
54 Oldham Street, Manchester, M4 1LE
55 - 59 Spear Street, Manchester, M1 1DF
52 Oldham Street, Manchester, M4 1LE
47 Lever Street, Manchester, M1 1FN
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Unit 2, 60 Spear Street, Manchester, M1 1AW
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
82 Oldham Street, Manchester, M4 1LF

Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 5 Warwick Street, Manchester, M1 1AU

Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 28, 70 Spear Street, Manchester, M1 1AW
Unit 1, 60 Spear Street, Manchester, M1 1AW

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square (Extension) Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL