

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142811/LO/2025

Date registered valid: 3 November 2025

Proposal: Listed Building Consent for internal works associated with the creation of three separate premises/uses, installation of rear flue and extraction, reopening of a bricked-up frontage to install a new window, and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows.

Address: 44 - 46 Faulkner Street, Manchester, M1 4FH

Ward(s): Deansgate Ward

Applicant: Mrs Kathy Cui Chinese Delight Restaurant Limited?

Agent (if any): Mr Muthahar Khan Studio Tashkeel Architecture

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman
6202

Recommendation: Approve

Date of recommendation: 29 December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 2 December 2025

Standard consultations:

Printed: 13 November 2025

Expired: 4 December 2025

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 2025

Site notice

Posted: 13 November 2025

Expired: 5 December 2025

Press advert

Published: 18 November 2025

Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application site relates to No.44-46 Faulkner Street which is located within the China Town area of Manchester City Centre. The applications refer to the ground floor of No.44 Faulker Street and the basement and upper floors of No.46 Faulkner Street.

The buildings are former warehouses used by cotton spinning companies dating from the mid nineteenth century and constructed of red brick with sandstone dressings. The exterior of the buildings has greater heritage significance built in the classical revival style typical of the period. The building retains a recessed bay to the rear for loading and loading bay openings.

The building is grade II listed and within the George Street Conservation Area. It is part of a terrace of similar buildings. The basement area is currently neglected with infilled openings. Internally there are limited historic features evident.



Figure 1 – Front Elevation of Building



Figure 2 – Rear Elevation of Building

Description of development

Listed Building Consent is sought for an internal fit out to accommodate three new uses, an office, restaurant and café with associated external alterations and new plant.

No.46

Faulker

Street:

- Basement Floor would be Office Use
- Ground Floor would be a Restaurant
- First Floor would be a kitchen associated with ground floor restaurant
- Second Floor is storage

The existing infilled basement openings to No.44 would be reinstated with a new staircase leading to the office use. The other opening would be reinstated with a fixed sash window. The upper section would be obscurely glazed to screen the internal bulkhead.

The restaurant would have a new glazed entrance door. There would be general repairs and refurbishments to the upper floor windows including the replacement of two windows with new sashes to the second floor.

To the rear of the site there would be proposed ventilation and extraction plant including an air conditioning unit to each floor, ductwork and louvres sat within the recessed part of the rear elevation. The ductwork would lead to the roof and kitchen extract would discharge at roof level.

There would also be repairs to spalled brickwork to the rear elevation.

Internal works

The internal works include the installation of partitions at basement level to create a W/C and installation of staircase leading from Faulkner Street.

Installation of proposed partitions and ducting to the café and restaurant at ground level.

The first floor would be fitted with a kitchen for the restaurant. There would be a new lift for food between the first and ground floor.

Second floor includes the installation of partitions.

No.44 Faulkner Street:

- Café would be at ground floor
- Basement existing occupier (outside of scope)
- Upper floors (outside of scope)

The external alterations include the removal of the roller shutter and replacement with entrance door.



Figure 3 – Proposed Front Elevation

To the rear of the site there would be proposed ventilation and extraction plant including an air conditioning unit to each floor, ductwork and louvres sat within the recessed part of the rear elevation. The ductwork would lead to the roof and kitchen extract would discharge at roof level:

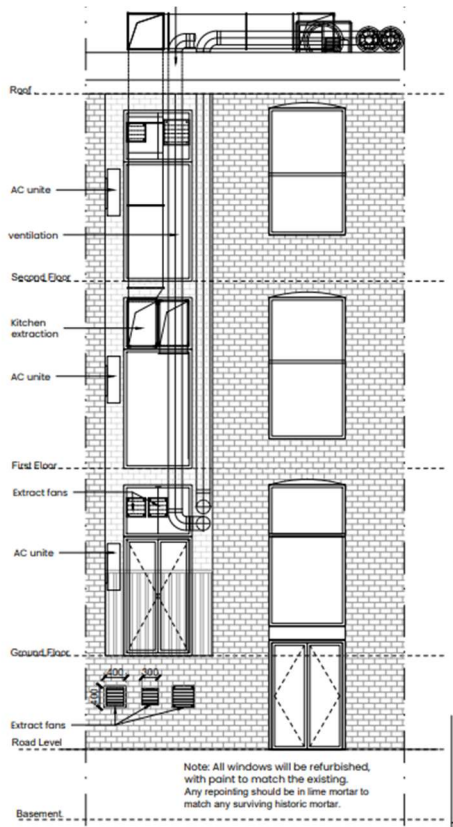


Figure 4 – Proposed Rear Elevation

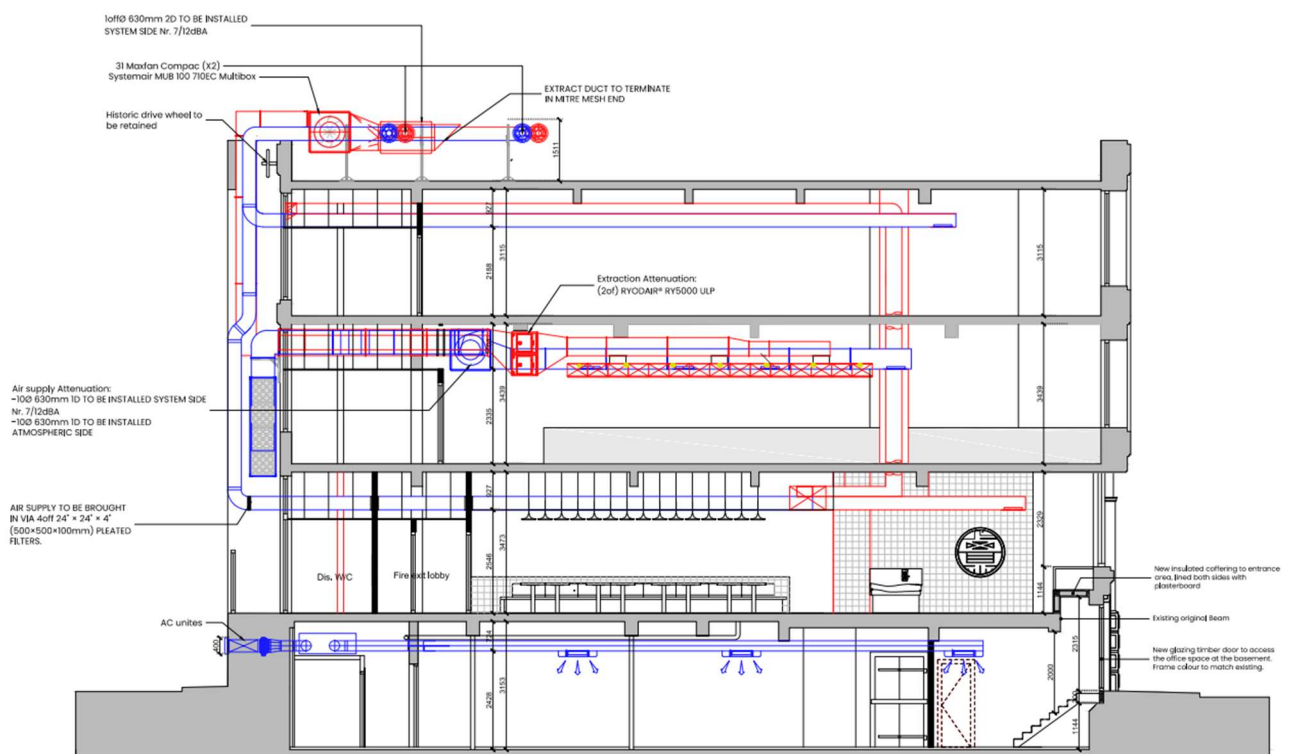


Figure 5 – Proposed Section

Related Application

142810/FO/2025- Creation of restaurant use (Class E), cafe use (Class E) and office use (Class E) with external alterations including rear extractions, reopening of a bricked-up frontage to install a new window and a new access stair to basement, replacement entrance doors and repairs/refurbishment of windows.– under consideration alongside this application

Planning History

103601/LO/2013/C2 - Internal and external alterations in association with the use of the basement as financial and professional services (Use Class A2). Decision: Approved 23.12.2013

103600/FO/2013/C2 - Use of the basement as financial and professional services excluding use as a betting office (Use Class A2) with external alterations. Decision: Approved 24.12.2013

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy CC7 - Mixed Uses

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Impacts on the listed building

External alterations

There are heritage benefits that would contribute positively to the character of the listed building. This includes the reinstatement of a fixed sash window and new glazed doors to the existing infilled openings to basement level of No.46 Faulkner Street, replacement glazed entrance doors and the removal of existing bulky roller shutters.

The windows to the building are to be repaired and refurbished. Details of any paint specifications and method statements shall be submitted for approval. The full scope of repairs to the building would be submitted for approval through condition as there should be further benefits through the making good of the façades and removal of any redundant wiring or boxes.

There are existing later second floor casement windows and for consistency these windows would be replaced with sash windows create a coherent appearance.

Following the removal of the existing roller shutters, details of a replacement panel above the entrance doors shall be submitted for approval.

The rear elevation of the building fronts St James Street and this street scene is primarily a service road with existing external extraction. The proposal includes the installation of ductwork, vents and air conditioning units. Whilst preferably all plant would be sited internally and roof mounted; it is recognised plant would be sited within the recessed loading bay.

Discussions were undertaken for the plant to be reduced, and this was not feasible as it is required to service three premises. Nevertheless, this installation of the proposed plant is significant and would appear cluttered. Therefore, these alterations would result in a low level of less than substantial harm to the listed building.

In the interests of visual amenity, a bespoke louvre/vent or decorative screen shall be submitted for approval.

Internal alterations

The internal of the listed building has limited historic decoration and features. To accommodate the new uses there would be the installation of partitions. These would result in a low level of less than substantial harm and would be reversible additions.

To allow for access to the new office within the basement, there would be the installation of staircase from Faulker Street. This would require the removal of a portion of existing floor that would result in a low level of less than substantial harm.

The former steam inlet and lift structure are historic features and will be retained in situ.

The existing walls to the No.44 Faulker Street comprise of modern plaster boards with no historic features evident other than the windows. There is boxing of the external basement windows as an existing use is in operation within the basement.

In the interest of minimising any harm, it is recommended that fixings and finishes are conditioned. The original proposal included vinyl to windows which have been removed.

The first floor would retain the open plan nature as it would be a kitchen. Details of the fittings and fixtures of the kitchen and associated extraction/ductwork should be submitted for approval through condition.

There would be the installation of a lift between ground and first floor for food. To minimise any impact on historic fabric, a method statement and detailed design shall be submitted for approval through condition.

The second floor would retain the open plan as it would be used for storage.

All new decoration and finishes shall be submitted for approval through condition.

Heritage Assessment

There would be less than substantial harm through the installation of the external plant as it would appear cluttered. The visual harm is slightly mitigated by the siting within the recessed loading bay. Further details for the submission of a bespoke louvre/panel or screen would further minimise any harm.

There would be less than substantial harm through the internal works, including the subdivision, installation of M&E, new staircase and food lift.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There are heritage benefits, particularly from the external alteration to the front elevation of the building that would provide a significant visual improvement that would enhance the appearance and contribute towards activating the frontage of the listed building.

This includes the reinstatement of infilled openings, refurbishment of windows and reinstatement of sash windows and general repairs to the facades. There would also be repairs to the spalled brickwork to the rear elevation.

The heritage benefits would contribute positively towards the character of the listed building and conservation area. There would be public benefits associated with the bringing forward of three uses within the building that would provide jobs associated with the restaurant and café whilst also increasing the provision of office space within the city centre.

Subject to the recommended conditions, the above listed benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF. The proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Proposed Site Block: PL_002 Rev C
- Proposed Basement and Ground Plans: PL_006 Rev C
- Proposed First and Second Floor Plans: PL_007 Rev C
- Proposed Front and Rear Elevations: PL_008 Rev B
- Proposed Basement Internal Elevations: PL_010 Rev B
- Proposed Basement and Ground Ceiling Plans: PL_020 Rev B
- Proposed Basement and Ground Flooring Plans: PL_023 Rev B

- Design and Access Statement, prepared by Studio Tashkeel Architecture

All received by the Local Planning Authority on 24 December 2025

- Proposed Café Internal Elevations: PL_017 Rev A
- Proposed First and Second Ceiling Plan: PL_021 Rev A
- Proposed Section: PL_022 Rev A

All received by the Local Planning Authority on 17 December 2025

- Proposed Restaurant Internal Elevations 01&02: PL_013
- Proposed Restaurant Internal Elevations 03&04: PL_014
- Proposed Kitchen Internal Elevations: PL_015
- Proposed First and Second Flooring Plans: PL_024
- Proposed Finishing Material: PL_029

All received by the Local Planning Authority on 11 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

- 3) Prior to the first use of the café, restaurant and office hereby approved, a detailed method statement and product specifications for the refurbishment of the windows shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first use of the café, restaurant and office.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 4) Prior to any decoration works commencing to floors, walls, ceilings and doors, product specifications of all proposed new finishes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason: In the interests of preserving and protecting the historic character and appearance of the listed building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 5) Prior to the first use of the restaurant and installation of the restaurant entrance door as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, details of the door shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed section drawing and product specification. The approved details shall then be implemented as part of the development prior to the first use of the restaurant.

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 so careful attention to building work is required to protect the character and appearance of this

building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

- 6) Prior to the first use of the office and installation of the office entrance door, as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, details of the door shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed section drawing and product specification. The approved details shall then be implemented as part of the development prior to the first use of the office.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

- 7) Prior to the first use of the café and the installation of the cafe entrance door, as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, details of the door shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed section drawing and product specification. The approved details shall then be implemented as part of the development prior to the first use of the café.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development.

- 8) Prior to the first use of the café, and prior to the installation, a detailed design of the panel above the café entrance door following the removal of the existing roller shutter as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a product specification and section drawing. The approved details shall then be implemented as part of the development prior to the first use of café.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 9) Prior to the first use of the restaurant, and prior to installation, a detailed design of the panel above the restaurant entrance door following the removal of the existing roller shutter as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a product specification and section drawing. The approved details shall then be implemented as part of the development prior to the first use of restaurant.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 10) Prior to the first use of the office and prior to installation, details of the reinstatement of the fixed sash window to the existing infilled opening at basement level to No.46 Faulkner Street, as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a product specification and section drawings. The approved details shall then be implemented as part of the development prior to the first use of the office.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 11) Prior to the first use of the restaurant, office and café, a schedule of internal and external repairs including product specifications and method statements shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details prior to the first use of the restaurant, office and café.

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

- 12) Prior to the installation of the louvres/vents as shown on drawing No. PL_008B, as received by the Local Planning Authority on 24 December 2025, a bespoke louvre design or design of a decorative screen shall be submitted to and approved in writing by the Local Planning Authority. This shall include drawings, cross sections and a full size sample which, for the avoidance of doubt, should not be in situ. The approved details shall then be implemented in full as part of the development.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 13) Prior to the first use of the restaurant, office and café, a scheme detailing the removal of redundant fixings to the front façade such as wiring and boxes etc and making good of the façade including method statements and product specifications, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme and details shall then be implemented as part of the development prior to the first use of the restaurant, office and café.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 14) Prior to the installation of the lift for the restaurant between the ground and first floor, full and final details including a method statement and details of fixing to minimise impact on historic

fabric, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in full as part of the development.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

- 15) Prior to the installation of the kitchen at first floor of No.46 Faulker Street, full and final details of fixings and the method of installation of the kitchen and associated extraction/ductwork shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester.

Informative

This listed building consent does not refer to the basement level and openings of No.44 Faulkner Street. For the avoidance of doubt, the approved drawings of this consent does not regularise any previous external alterations outside the scope of this listed building consent.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 7, 55 Faulkner Street, Manchester, M1 4FF
Flat 6, 55 Faulkner Street, Manchester, M1 4FF
Flat 5, 55 Faulkner Street, Manchester, M1 4FF
Flat 4, 55 Faulkner Street, Manchester, M1 4FF
Flat 3, 55 Faulkner Street, Manchester, M1 4FF
Flat 2, 55 Faulkner Street, Manchester, M1 4FF
Flat 1, 55 Faulkner Street, Manchester, M1 4FF
55A Faulkner Street, Manchester, M1 4FF
Part First Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Ground Floor, 16 Nicholas Street, Manchester, M1 4EJ
Second Floor Right Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
48A Faulkner Street, Manchester, M1 4FH
Ground Floor To Second Floor, 57 Faulkner Street, Manchester, M1 4FF
Basement, 57 Faulkner Street, Manchester, M1 4EF
50 Faulkner Street, Manchester, M1 4FH
35A - 39A George Street, Manchester, M1 4HQ
Fifth Floor, 16 Nicholas Street, Manchester, M1 4EJ
Fourth Floor, 16 Nicholas Street, Manchester, M1 4EJ
57 Faulkner Street, Manchester, M1 4EF
48 Faulkner Street, Manchester, M1 4FH
Ground Floor, 50 Faulkner Street, Manchester, M1 4FH
Flat 26, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 24, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 21, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 19, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 16, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 14, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 11, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 9, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 7, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 4, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 2, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Third Floor, 16 Nicholas Street, Manchester, M1 4EJ
Second Floor Left Hand Side, 16 Nicholas Street, Manchester, M1 4EJ
Third Floor Left, 16 Nicholas Street, Manchester, M1 4EJ
First Floor Front Left, 16 Nicholas Street, Manchester, M1 4EJ
Basement, 16 Nicholas Street, Manchester, M1 4EJ
Part First Floor, 16 Nicholas Street, Manchester, M1 4EJ
First Floor, 50 Faulkner Street, Manchester, M1 4FH
Second Floor, 48 Faulkner Street, Manchester, M1 4FH
First Floor, 48 Faulkner Street, Manchester, M1 4FH
Ground Floor, 48 Faulkner Street, Manchester, M1 4FH
Second Floor And Third Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
59 - 61 Faulkner Street, Manchester, M1 4EF
First Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
16 Nicholas Street, Manchester, M1 4EJ
Basement And Ground Floor, 59 - 61 Faulkner Street, Manchester, M1 4EF
First Floor Rear Left, 16 Nicholas Street, Manchester, M1 4EJ
Basement, 50 Faulkner Street, Manchester, M1 4FH
Flat 33, Faulkner Court, Faulkner Street, Manchester, M1 4EE

Flat 32, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 31, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 30, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 29, Faulkner Court, Faulkner Street, Manchester, M1 4EE
33 George Street, Manchester, M1 4HQ
Betfred, 14 Nicholas Street, Manchester, M1 4EJ
Flat 28, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 27, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 25, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 23, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 22, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 20, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 18, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 17, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 15, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 13, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 12, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 10, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 8, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 6, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 5, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 3, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Flat 1, Faulkner Court, Faulkner Street, Manchester, M1 4EE
Basement Floor Office, 48A Faulkner Street, Manchester, M1 4FH

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL