

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142794/LO/2025

Date registered valid: 20 November 2025

Proposal: Listed building consent for the installation of various temporary and permanent signage.

Address: Lower Campfield Market Hall, Liverpool Road, Manchester, M3 4NN

Ward(s): Deansgate Ward

Applicant: Aftab Allied London Campfield Developments Limited

Agent (if any): Phoebe Threlfall Zerum

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **13 January 2026**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 8 December 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 24 November 2025

Expired: 15 December 2025

Site notice

Posted: 8 December 2025

Expired: 31 December 2025

Press advert

Published: 2 December 2025

Expired: 23 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Lower Campfield Market is a historic market structure constructed alongside Upper Campfield Hall in 1878 and designed by Mancunian firm Mangnall and Littlewood. The sites were selected for their previous use as open air markets; at the time of completion, they were sited on either side of the (now demolished) St Matthew's Church.

Each market hall consisted of a cast-iron and wood composition, with glass and slate roofing. Ornamentation is dotted throughout, on wrought iron gates at ground floor, decorative pilasters, upper storey window frames and on roof-level glazing. The buildings scale and uniformity of design is imposing, providing a strong sense of place to the area; the various elements of detailing at the ground floor level provides a sense of visual interest in the street scene and lends the building it's architectural significance.

Of the two former market halls, Lower Campfield possesses the more varied history. The building originated as a produce market, before in 1900 walls were added to the open side to allow for an exhibition space and the building was renamed City Exhibition Hall. Though there were brief stints for machinery and equipment testing during the First and Second World War, the building remained an exhibition hall in the interwar and post-war period. The building was listed in 1974, and then later damaged by a fire in 1977 and later refurbished by Manchester City Council. The building's modern significance to the city came from the 36-year period starting in 1983 when the building functioned as the Air and Space Museum as part of the nearby Museum of Science and Industry.



Lower Campfield Market c.1910. Credits: Manchester Archives.



Lower Campfield as City Hall post-1900 renovations. Credits: Manchester Archives.



Lower Campfield in the present day.

Description of area

The Deansgate Castlefield area has a highly busy and commercial nature, Deansgate consists of various Class E uses, consists of bars, restaurants and cafes, a large hotel use (A2) is also present. At Great Bridgewater Street and the nearby St. John's leisure uses inform the area's character. The streets abutting Deansgate, such as Liverpool Road, Tonman Street, Camp Street, and Bridgewater Street are of a largely residential nature; lower density townhouse and single storey apartment buildings, as well as high-density high-rise flats are present in the area. The Grade II Deansgate Station and the Deansgate-Castlefield tram stop are nearby. The area exemplifies the MCC goals of neighbourhoods of choice, representing a legible, walkable, area with a robust network of uses, housing types and sustainable transport modes.

The area is covered by the Conservation Area, which was instated in 1979. Notable historic assets in the area include the Telephone Box at 330 Deansgate (Grade II), Listed Monument, Castlefield Information Centre (Grade II).

Description of development

Listed building consent is sought for the installation of temporary and permanent signage. Small vinyl signage will be applied across the façade (pictured below.) No. 2 permanent fascia signs and no.3 door signs also form part of the application.



Liverpool Road signage.



Byron Street Signage



Lower Byron Street Signage

Planning History

138377/FO/2023 | Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events spaces (Use Class E(g)/Sui Generis) with ancillary bar, café and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House. (Approved March 2024)

142823/AO/2025 | Retention of 2no. individual letter signs and 2no. fascia signs. (Approved in conjunction with this application)

142822/AO/2025 | Retention of vinyls for a temporary period of 3 months. (Approved in conjunction with this application)

142793/LO/2025 | Listed Building Consent for the installation of temporary and permanent signage at Upper Campfield Market. (Approved January 2026)

Consultations & Notification Responses

Publicity

A site notice has been posted. Letters have been sent to neighbouring businesses and residents; one representation was received:

- The market hall's restoration is wonderful and close by to my home. The permanent signage appears tastefully designed and the temporary signage ensures that nearby residents are aware of the hall's reopening.

Policy

Unitary Development Plan Policies

DC18 Conservation Areas

DC19 Listed Buildings

Manchester Core Strategy (2012-2027)

DM1 Development Management

EN3 Heritage

CC9 Design and Heritage

Places for Everyone Joint Development Plan

Other Material Considerations:

National Planning Policy Framework (2024)

Chapter 16 Conserving and enhancing the historic environment

Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66

Draft National Planning Policy Framework (NPPF) (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.

Issues

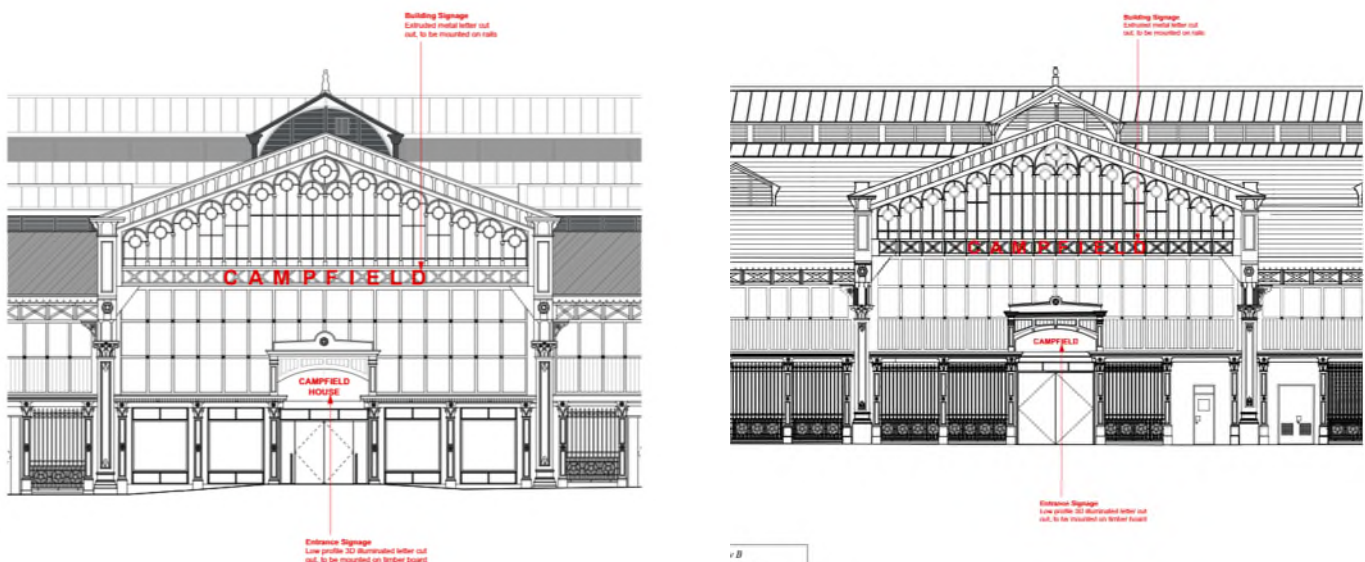
Principle of development

Planning permission is sought for the installation of signage in order to facilitate a new use at Lower Campfield Market, in conjunction with uses at Upper Campfield Market and Castlefield House. The scheme, approved in 2024 (138377/FO/2023), puts two major, distinctive heritage assets back into use. The mixed-use nature of the scheme is robust and constitutes an exciting addition to the amenity offer of the area. As such the proposed installation of signage is acceptable in principle, subject to the considerations detailed below.

Impact on the character of the Listed Building and Conservation Area

The application pertains to advertisements to be sited on external facades on the Liverpool Road, Lower Byrom and Byrom Street bays.

Policy DC18 and DC19 require that proposed alterations to Listed Buildings do not harm their architectural or historic character, consider the relationship between new and existing features, and 'preserve and enhance' their setting. Policy EN3 requires that new developments 'complement' and 'take advantage' of the distinctiveness of heritage buildings.



The large fascia signs proposed consist of non-illuminated individual letters, with a minimalistic appearance that is not considered to negatively contrast with the original gables, railing, glazing and details present on the façade. The scale of the signage is 5.18m in length by 0.5m in height.

The proposed siting locations closely mirror that of the previous Air and Space Museum, in addition, the above the door signage also has historic precedent as far back as 1928.

All permanent signage is composed of brushed stainless steel, lending a high-quality appearance to the Listed Asset and matching the materiality of the facade. The above the door signage consist of individual stainless-steel letters, with concealed wiring sited on a backing tray.

Given the high-quality appearance and materiality, the accordance with the site's existing architectural significance and design the proposed permanent signage is considered to be acceptable pursuant to policies DC18, DC19 and EN3.

Proposed temporary signage at this market would consist of small vinyl lettering applied to all bays to denote the building's new uses, at Lower Campfield, door guardrails will have temporary panel signs made of aluminium composite, to be sited in existing non-original guardrails.

Temporary signage functions to advertise the building's range of uses for a period of three months. As a former market hall, a high quantum of signage is not out of the building's character, and it is considered that as a temporary, wholly reversible alteration the signage would be acceptable. Their siting and appearance do not detract from nor obscure any of the ground floor details on the site. Given these details the proposed temporary signage is considered to be acceptable under policies DC18, DC19 and EN3.



Temporary vinyl signage in situ.

Chapter 16 of the National Planning Policy Framework requires that development impacting heritage assets are assessed by potential harm caused to the asset and the public benefit of said harm.

The proposed installation of permanent and temporary signage would constitute reversible alteration to the historic asset. The advertisements would support the new uses of the buildings, which were previously vacant. There is a considerable benefit to the ongoing use of a large, heritage asset that contributes greatly to the area's overall character and sense of place, further the mixed-use nature of the asset gives it a broad range of possible users thereby increasing its public benefit.

In consideration of the above, the proposal constitutes a low level of less than substantial harm to the heritage asset. The appearance and siting of signage is sympathetic and minimal, no elements of architectural significance would be adversely impacted therefore, on balance the low level of harm is outweighed by the public benefit of the proposal. On this basis, the proposal is considered to meet the statutory tests as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the National Planning Policy

Framework.

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 a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:

Drawing (Permanent): 23-071-SK-17-100 REV B
Drawing (Permanent): 23-071-SK-17-101 REV B
Drawing (Permanent): 23-071-SK-17-102 REV B

Drawing (Permanent): 23-071-SK-17-103 REV B

All received by the City Council as Local Planning Authority on 7 November 2025.

Drawing (Temporary): 23-071-SK-17-100 REV B

Drawing (Temporary): 23-071-SK-17-101 REV B

Drawing (Temporary): 23-071-SK-17-102 REV B

Document: Campfields Signage Design and Access Statement Revision L

All received by the City Council as Local Planning Authority on 12 January 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 35, 7 Collier Street, Manchester, M3 4NA
Flat 32, 7 Collier Street, Manchester, M3 4NA
Flat 31, 7 Collier Street, Manchester, M3 4NA
17A Porchfield Square, Manchester, M3 4FG
Castlefield House, Liverpool Road, Manchester, M3 4SB
43 Liverpool Road, Manchester, M3 4NQ
39 Liverpool Road, Manchester, M3 4NQ
1 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
14 Porchfield Square, Manchester, M3 4FG
33 Porchfield Square, Manchester, M3 4FG
Flat 107, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat 102, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
EE PICO CELL (1592366), Communication Station Outside Museum Of Science And Industry,
Liverpool Road, Manchester, M3 4FP
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
Flat 5, 3 Barton Street, Manchester, M3 4NN
Flat 8, 3 Barton Street, Manchester, M3 4NN
Flat 42, 24 Bridgewater Street, Manchester, M3 4NH
Flat 5, 9 Barton Street, Manchester, M3 4NN
Flat 6, 9 Barton Street, Manchester, M3 4NN
13 - 25 Liverpool Road, Manchester, M3 4NW
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
7 Collier Street, Manchester, M3 4NA
Flat 57, 7 Collier Street, Manchester, M3 4NA
Flat 4, 7 Collier Street, Manchester, M3 4NA
13A Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG

Second And Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
28 Porchfield Square, Manchester, M3 4FG
3 Porchfield Square, Manchester, M3 4FG
3A Porchfield Square, Manchester, M3 4FG
18 Porchfield Square, Manchester, M3 4FG
5A Porchfield Square, Manchester, M3 4FG
25 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Galloway, Rice Street, Manchester, M3 4JL
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
5 - 9 Duke Street, Manchester, M3 4NF
Flat G01, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR
Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
16 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
53 Rozel Square, Manchester, M3 4FQ
5 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
3 Barton Street, Manchester, M3 4NN
Flat 30, 28 Bridgewater Street, Manchester, M3 4NH
27 Liverpool Road, Manchester, M3 4NW
35 Liverpool Road, Manchester, M3 4NQ
Flat 50, 7 Collier Street, Manchester, M3 4NA
Flat 34, 7 Collier Street, Manchester, M3 4NA
Flat 44, 7 Collier Street, Manchester, M3 4NA
Flat 47, 7 Collier Street, Manchester, M3 4NA
Flat 18, 7 Collier Street, Manchester, M3 4NA
Flat 22, 7 Collier Street, Manchester, M3 4NA
21A Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
26 Porchfield Square, Manchester, M3 4FG

Campfield Market, Liverpool Road, Manchester, M3 3NG
41 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
21 Rozel Square, Manchester, M3 4FQ
2 Porchfield Square, Manchester, M3 4FG
27 Porchfield Square, Manchester, M3 4FG
Flat 308, 1 Rice Street, Manchester, M3 4JL
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Castlefield Mews, Stone Street, Manchester, M3 4NE
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 101, 1 Rice Street, Manchester, M3 4JL
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 203, 11 Duke Street, Manchester, M3 4FR
Flat G04, 11 Duke Street, Manchester, M3 4FR
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
Flat 27, 4 Barton Street, Manchester, M3 4NN
Flat 7, 3 Barton Street, Manchester, M3 4NN
12 Barton Street, Manchester, M3 4NN
Flat 1, 26 Bridgewater Street, Manchester, M3 4NH
Flat 17, 28 Bridgewater Street, Manchester, M3 4NH
Flat 4, 9 Barton Street, Manchester, M3 4NN
Flat 1, 9 Barton Street, Manchester, M3 4NN
Flat 4, 3 Barton Street, Manchester, M3 4NN
Flat 13, 3 Barton Street, Manchester, M3 4NN
Flat 28, 4 Barton Street, Manchester, M3 4NN
Flat 41, 4 Barton Street, Manchester, M3 4NN
Flat 11, 4 Barton Street, Manchester, M3 4NN
37 Liverpool Road, Manchester, M3 4NQ
Flat 7, 7 Collier Street, Manchester, M3 4NA
Flat 3, 7 Collier Street, Manchester, M3 4NA
Flat 39, 7 Collier Street, Manchester, M3 4NA
Flat 8, 7 Collier Street, Manchester, M3 4NA
Flat 49, 7 Collier Street, Manchester, M3 4NA
Flat 6, 7 Collier Street, Manchester, M3 4NA
Flat 37, 7 Collier Street, Manchester, M3 4NA
Flat 24, 7 Collier Street, Manchester, M3 4NA
Flat 20, 7 Collier Street, Manchester, M3 4NA
23 Porchfield Square, Manchester, M3 4FG

21 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
20 Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
25 Porchfield Square, Manchester, M3 4FG
31 Rozel Square, Manchester, M3 4FQ
39 Rozel Square, Manchester, M3 4FQ
27 Rozel Square, Manchester, M3 4FQ
17 Rozel Square, Manchester, M3 4FQ
4 Porchfield Square, Manchester, M3 4FG
Flat 202, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 105, 11 Duke Street, Manchester, M3 4FR
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
15 Rozel Square, Manchester, M3 4FQ
13 Rozel Square, Manchester, M3 4FQ
3 Rozel Square, Manchester, M3 4FQ
57 Rozel Square, Manchester, M3 4FQ
Flat 2, 9 Barton Street, Manchester, M3 4NN
Flat 14, 3 Barton Street, Manchester, M3 4NN
Flat 25, 7 Collier Street, Manchester, M3 4NA
Flat 33, 7 Collier Street, Manchester, M3 4NA
Flat 56, 7 Collier Street, Manchester, M3 4NA
Flat 9, 7 Collier Street, Manchester, M3 4NA
Flat 19, 7 Collier Street, Manchester, M3 4NA
Flat 26, 7 Collier Street, Manchester, M3 4NA
15 Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
7 Porchfield Square, Manchester, M3 4FG
35 Rozel Square, Manchester, M3 4FQ
Flat 601, 1 Rice Street, Manchester, M3 4JL

39 Porchfield Square, Manchester, M3 4FG
31 Porchfield Square, Manchester, M3 4FG
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat 209, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 202, 11 Duke Street, Manchester, M3 4FR
Flat 205, 11 Duke Street, Manchester, M3 4FR
Flat 406, 1 Rice Street, Manchester, M3 4JL
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
55 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
4 Barton Street, Manchester, M3 4NN
8 Barton Street, Manchester, M3 4NN
Flat 29, 24 Bridgewater Street, Manchester, M3 4NH
Flat 7, 9 Barton Street, Manchester, M3 4NN
Flat 9, 3 Barton Street, Manchester, M3 4NN
Flat 10, 3 Barton Street, Manchester, M3 4NN
33 Liverpool Road, Manchester, M3 4NQ
Flat 53, 4 Barton Street, Manchester, M3 4NN
Flat 40, 4 Barton Street, Manchester, M3 4NN
Flat 58, 7 Collier Street, Manchester, M3 4NA
Flat 2, 7 Collier Street, Manchester, M3 4NA
Flat 45, 7 Collier Street, Manchester, M3 4NA
23A Porchfield Square, Manchester, M3 4FG
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
32 Porchfield Square, Manchester, M3 4FG
30 Porchfield Square, Manchester, M3 4FG
16 Porchfield Square, Manchester, M3 4FG
12 Porchfield Square, Manchester, M3 4FG
23 Rozel Square, Manchester, M3 4FQ
8 Porchfield Square, Manchester, M3 4FG
6 Porchfield Square, Manchester, M3 4FG
45 Porchfield Square, Manchester, M3 4FG
15 Atherton Street, Manchester, M3 3GS
Flat G4, 1 Rice Street, Manchester, M3 4JL
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF

Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat G02, 11 Duke Street, Manchester, M3 4FR
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat 204, 11 Duke Street, Manchester, M3 4FR
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
4 Rozel Square, Manchester, M3 4FQ
8 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
67 Rozel Square, Manchester, M3 4FQ
Flat 12, 3 Barton Street, Manchester, M3 4NN
Flat 2, 3 Barton Street, Manchester, M3 4NN
Flat 16, 24 Bridgewater Street, Manchester, M3 4NH
9 Barton Street, Manchester, M3 4NN
Flat 3, 9 Barton Street, Manchester, M3 4NN
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
31 Liverpool Road, Manchester, M3 4NQ
Flat 55, 7 Collier Street, Manchester, M3 4NA
Flat 48, 7 Collier Street, Manchester, M3 4NA
Flat 54, 7 Collier Street, Manchester, M3 4NA
Flat 38, 7 Collier Street, Manchester, M3 4NA
17 Porchfield Square, Manchester, M3 4FG
19 Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
10 Porchfield Square, Manchester, M3 4FG
43 Rozel Square, Manchester, M3 4FQ
19 Rozel Square, Manchester, M3 4FQ
29 Porchfield Square, Manchester, M3 4FG
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat G03, 11 Duke Street, Manchester, M3 4FR
Flat 206, 11 Duke Street, Manchester, M3 4FR
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
91 - 93 Liverpool Road, Manchester, M3 4JN
51 Rozel Square, Manchester, M3 4FQ

1 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
Flat 52, 4 Barton Street, Manchester, M3 4NN
Flat 11, 3 Barton Street, Manchester, M3 4NN
6 Barton Street, Manchester, M3 4NN
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 51, 7 Collier Street, Manchester, M3 4NA
Flat 43, 7 Collier Street, Manchester, M3 4NA
Flat 5, 7 Collier Street, Manchester, M3 4NA
Flat 46, 7 Collier Street, Manchester, M3 4NA
Flat 23, 7 Collier Street, Manchester, M3 4NA
Flat 36, 7 Collier Street, Manchester, M3 4NA
45 Rozel Square, Manchester, M3 4FQ
19A Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
41 Liverpool Road, Manchester, M3 4NQ
22 Porchfield Square, Manchester, M3 4FG
24 Porchfield Square, Manchester, M3 4FG
29 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
43 Porchfield Square, Manchester, M3 4FG
41 Porchfield Square, Manchester, M3 4FG
47 Porchfield Square, Manchester, M3 4FG
35 Porchfield Square, Manchester, M3 4FG
37 Porchfield Square, Manchester, M3 4FG
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 506, 1 Rice Street, Manchester, M3 4JL
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat 106, 11 Duke Street, Manchester, M3 4FR
Flat 101, 11 Duke Street, Manchester, M3 4FR
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ

49 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
10 Barton Street, Manchester, M3 4NN
Flat 6, 3 Barton Street, Manchester, M3 4NN
Flat 10, 4 Barton Street, Manchester, M3 4NN
Flat 21, 7 Collier Street, Manchester, M3 4NA

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 - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL