

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143831/LO/2025

Date registered valid: 4 September 2025

Proposal: Listed Building Consent for internal works at ground floor to facilitate creation of a food hall and installation of 1no non-illuminated individual letter sign.

Address: Ducie Street Warehouse, 51 Ducie Street, Manchester, M1 2TP

Ward(s): Piccadilly Ward

Applicant: Manchester Street Food Ltd

Agent (if any): Melissa Lee Turley

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: 06/11/2025

Date of recommendation: Approve

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 10 September 2025 Expired: 1 October 2025

Neighbour notifications

Printed: 10 September 2025 Expired: 1 October 2025

Site notice

Posted: 10 September 2025 Expired: 1 October 2025

Press advert

Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed seven storey, with two storey roof top extension, former railway warehouse located on the southern side of Ducie Street at the junction where Dale Street meets said street. The application property is completed in red brick and stone quoining detail. The western facing side elevation features a contemporary glass lift extension, and the property is currently in use as an aparthotel (Class C1) with ancillary ground floor bar and cinema. The site features a vehicle access and surface car park along its eastern half, as well as an external bin store and external seating area to the rear. To the front of the application site a single externally illuminated fascia sign features above the property's entrance along Ducie Street. Internally, the property features a modern fitout, consisting of modern mezzanine construction and extensive M&E.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre. Ducie Street meets Piccadilly to the south-west, an arterial A road that then provides access to Piccadilly Train Station and Piccadilly Gardens. Built development to the south-west of the application site along Piccadilly is characterised by a high number of commercial properties of varying ages and uses. Ducie Street in comparison is a relatively low trafficked road and is home to multiple hotels (Class C1), of which the application site is one of, as well as several commercial Class E retail units and residential apartment blocks (Class C3). Surface car parks neighbour the application site to the south and west. To the east of the application site lies the Ashton Canal. Neighbouring

advertisements consist of a variety of internally illuminated fascia signage and several high level signs.

Description of development

The application seeks listed building consent for internal and external works associated with the use of the ground floor of the application site as a food hall (Sui Generis), and the installation 1no external non-illuminated fascia sign.

The proposed works would involve the soft strip of modern partitions, kitchen and fixings. In its place a new central bar would be installed, along with second ancillary bar, 10no self-contained kitchen units, associated M&E, and 1no external sign. Each kitchen unit would feature a shopfront/counter that would have a sign and menu board. Said kitchens would be freestanding units with reduced heights so that views across the property's floorplate are possible. New wall finishes are proposed, with multiple modern partitions to have artwork applied to them.

The proposed sign would be situated above the existing fascia sign on site at the property's Ducie Street entrance on top of an exposed steel support beam. The fascia sign would consist of steel letters, with steel backing plate. The sign would then have a height of 230mm, a width of 6100mm, depth of 80mm.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

143832/AO/2025 - Installation of 1no non-illuminated individual letter sign – Application pending consideration.

143830/FO/2025 - Creation of food hall at ground floor (Sui Generis) – Application pending consideration.

138775/JO/2023 - Variation of condition 2 (Specified Plans) pursuant to application 115366/FO/2017 to allow for internal reconfiguration to increase room number – Approved January 2024.

138757/LO/2023 - Listed Building Consent for reconfiguration of internal layout to facilitate additional rooms including installation of partitions, doors, bathroom and kitchenette facilities – Approved January 2024.

118889/LO/2018 - LISTED BUILDING CONSENT for internal alterations to include removal of existing, non-original mezzanine floor at southern end of London Warehouse together with associated walls, doors and structure – Approved March 2018.

121330/JO/2018 - Variation of condition 6 attached to previously approved planning application 119592/FO/2018 to vary opening hours for ground floor/mezzanine level commercial use – Approved November 2018.

119592/FO/2018 - Use of ground and mezzanine levels for flexible uses (Class A1 shop, A2 financial and professional services, A3 cafe/restaurant, B1 offices and D2 Assembly & Leisure - gym and cinema space), replacement of exterior doors and glazing, introduction of new roof level

flue and refurbishment of existing louvres, extension of existing waste store to house additional plant and reuse bins and associated works – Approved June 2018.

115366/FO/2017 - Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area – Approved April 2017.

092842/LO/2010/C2 - LISTED BUILDING CONSENT Internal and external alterations including insertion of new mezzanine level, reinstatement of 2 x existing bricked up windows, erection of external fire escape and erection of free standing heat recovery unit – Approved July 2010.

054086/LO/CITY3/98 - LISTED BUILDING CONSENT Partial demolition and internal and external alterations in association with refurbishment for a mix of uses – Approved August 1998.

054085/FO/CITY3/98 - Conversion of former warehouse into 110 No. residential apartments including retail/restaurant bar and/or creche with associated partial demolition and internal and external works – Approved August 1998.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the development by letter. No representations were received.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- 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 SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- Policy DC14 – Shopfronts and Related Signs
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

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

Issues

Impact upon the Heritage Asset

The application site, the Grade II listed former London Warehouse, is emblematic of Manchester's industrial history. The building's austere façade gives it an imposing presence within the street scene, which reflects the scale of former industrial operations that previously occurred on site. It is considered the building derives its significance from its connections to Manchester's industry, as well as being a well preserved example of a 19th century warehouse building. Externally, the addition of a contemporary, now redundant, lift extension to the property's western facing side elevation detracts from the building's significance by virtue of it being a feature alien to the original design principles of the building. Internally, the property has seen significant alteration to allow for the conversion of the building to an aparthotel. The ground floor space has seen the insertion of a modern mezzanine construction, as well as non-original partitions that obscure original columns in some places, and extensive M&E that somewhat detracts from the significance of the space and obscures original brick ceiling vaults in parts.

The proposal would see the soft strip of the ground floor, comprising of the removal of modern partitions and central bar structure. These elements within the space are of no historical significance and close down wider views of the floorplate that somewhat detract from the listed building's significance. Furthermore, with their removal, historic columns would be exposed helping to restore the space to its original layout. On this basis, subject to the soft strip proceeding in accordance with a methodology secured by planning condition, which would ensure historical material would be protected during the course of the works, this element of the proposal would have a minor beneficial impact on its significance.

The proposed fitout works would see the introduction of 10no new self-contained kitchen units. 5no of these units would be situated along the western half of the floorplate within an existing

modern partition, thereby having a minimal impact on the existing layout of the floorplate. The remaining 5no kitchen units would then be set out in two groups of 2no kitchens, with the final unit standing on its own. These 5no kitchen units would project further in to the open elements of the floorplate than those of the aforementioned bank of 5no units but not anymore than other existing partitions. The kitchen units are designed to have a maximum height of 3.1m, being set away from the property's brick ceilings by 1.4m, thereby ensuring views across the floorplate are possible and that the heads of columns are not obscured. Kitchen units K6 and K7 would abut an original brick wall, a plan showing the abutment detail of the kitchen units has accompanied the submission which shows that no physical affixing's to the brick wall are proposed. In the event of an approval, planning condition would ensure that this arrangement is complied with. Further information has accompanied the submission detailing that signage for the kitchen units would be limited to their fascias and that they would have a maximum height of 400mm, in the case of kitchen units 1-5, and 300mm for kitchen units 6-10. Subject to conditions that would require the kitchen units to be implemented in accordance with the submitted information, by virtue of their installation being reversible, their installation would cause a low level of less than substantial harm to be caused to the significance of the listed building.

As previously stated within this report, the building already benefits from a substantial amount of M&E and other odour extract equipment. The proposed kitchen units would have extract equipment that would tap into this existing infrastructure, and thus the amount of proposed M&E for the number of kitchen units proposed is relatively minor. The majority of proposed M&E would be located within the concealed false ceiling voids by kitchen units k1-k5 and thus would be screened from view. Some M&E would be present that would cut across the floorplate, however, considering the amount of M&E already within the space, it is considered their addition would cause a relatively minor impact on how the listed building is appreciated. Subject to a condition that would require detail to be submitted in relation to how the M&E would interact with the property's vaulted ceilings, it is considered that this element of the development would cause a low level of less than substantial harm against the significance of the heritage asset.

As part of the proposed wall finishes for the proposed market hall, street art murals are proposed against modern partitions in six different locations. The submission has been accompanied by an Artist's Brief that specifies that points of inspiration for the artwork shall be the building's former use as an industrial warehouse and the transition of Manchester as a place of industry to that of culture. Subject to a condition that would require the development to proceed in accordance with the submitted artists brief, with final confirmation of their appearance being submitted to and approved by the Local Planning Authority prior to their installation, it is considered this element of the development would have a neutral impact on the significance of the listed building.

In order to preserve the significance of the ground floor space, as part of any approval planning condition will require an internal lighting scheme to be submitted to and approved by the Local Planning Authority to ensure visual appropriateness.

Externally, the proposed non-illuminated fascia signage is to be installed along the property's Ducie Street elevation, above an existing fascia sign. The proposed arrangement would not see the signage cut across any features of architectural or historical note. Being comprised of steel letters, with steel backing plate, the sign would be a visual match to that of the existing, thereby ensuring visual consistency, as well as a high-quality finish. On this basis, this element of the proposal would have a neutral impact on the listed building.

Heritage Assessment and Conclusion

It is acknowledged that in places, the proposed development would cause a low level of less than substantial harm to the significance of the heritage asset. Notwithstanding this, the proposal would be reversible and would provide a long term use for the listed building, helping to secure its future

use. Additionally, if implemented, the proposal would provide some areas of benefit, with original columns being exposed and unsympathetic partitions being removed. Therefore, the proposal would meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC5, CC9, CC10, C10, T1, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC14, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o MSF_002 Rev C: MSF GA Demolition (Received 27/08/2025)
- o MSF_003 Rev B: MSF Site Plan (Received 27/08/2025)
- o MSF_006 Rev A: MSF Location Plan (Received 27/08/2025)
- o MSF_100 Rev K: MSF Proposed GA Layout (Received 27/08/2025)

- o MSF_101: MSF Proposed vs Existing Columns Layout (Received 27/08/2025)
- o MSF_110 Rev A: MSF Proposed First Floor (Received 27/08/2025)
- o MSF_201 Rev C: MSF Proposed North Elevation Signage 1o2 (Received 21/10/2025)
- o MSF_201 Rev B: MSF Proposed North Elevation Signage 2o2 (Received 21/10/2025)
- o MSF_202 Rev D: MSF Proposed Section AA
- o MSF_203 Rev C: MSF Proposed Section BB
- o MSF_204 Rev E: MSF Proposed Section CC
- o MSF_205 Rev D: MSF Proposed Section DD
- o MSF_320: MSF Kitchen 1 - Elevation
- o MSF_321: MSF Kitchen 2 - Elevation
- o MSF_322: MSF Kitchen 3 - Elevation
- o MSF_323: MSF Kitchen 4 - Elevation
- o MSF_324: MSF Kitchen 5 - Elevation
- o MSF_325 Rev A: MSF Kitchen 6 - Elevation
- o MSF_326.1 Rev A: MSF Kitchen 7 - Elevation
- o MSF_326.2 Rev A: MSF Kitchen 7 - Plan View
- o MSF_327.1 Rev A: MSF Kitchen 8 - Elevation A
- o MSF_327.2 Rev A: MSF Kitchen 8 - Elevation B
- o MSF_328.1 Rev A: MSF Kitchen 9 - Elevation
- o MSF_328.2 Rev A: MSF Kitchen 9 - Plan View
- o MSF_329.1 Rev A: MSF Kitchen 10 - Elevation A
- o MSF_329.2 Rev A: MSF Kitchen 10 - Front Elevation B
- o MSF_329.3 Rev A: MSF Kitchen 10 - Plan View
- o MSF_103 Rev B: MSF Plan with Wall Art (Received 21/10/2025)
- o Artist Brief: Manchester Street — Ducie Street Warehouse (Received 21/10/2025)
- o 25011 (57) PL 100 Rev P2: Mechanical Services Ground Floor New Kitchen Ventilation Layout as Proposed (Received 27/08/2025)
- o 250505 Revision BR6: Ground Floor Reflective Ceiling: For Planning
- o Covering Letter (Prepared by Turley; Dated and Received 27/08/2025)
- o Heritage Statement (Prepared by Turley; Dated August 2025; Received 27/08/2025)
- o Manchester Street Food (MSF) - Outline MEP Narrative for Planning Application (Prepared by The Keenan Consultancy; Received 27/08/2025)
- o Manchester Street Food Business Model and Branding Statement
- o Kitchen Branding Statement (Received 29/10/2025)
- o Email correspondence RE Artist Brief (Prepared by Turley; Received 07/11/2025)

Stamped as received by the City Council as Local Planning Authority on 28/10/2025, unless specified otherwise.

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

3) Prior to the commencement of any soft strip works, a methodology for such works, that shall detail how original building fabric is to be protected during the carrying out of the works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Kitchen units 6 and 7, as shown on drawing no.250505:6000 Revision BR1 (Received 21/10/2025), shall not feature any physical affixing's to original masonry at any time. Said

kitchens will however feature a 50mm ventilated air gap at all times for the lifetime of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) The kitchen units hereby approved, shall be decorated in accordance with the approved Kitchen Branding Statement (Received 29/10/2025) for the lifetime of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) a) The street art hereby approved, shall proceed in accordance with the approved Artist Brief and drawing no.MSF_103 Revision B (Both received 21/10/2025).

b) Prior to the installation of any street art, confirmation of their final appearance and adherence to the approved artist brief, shall be submitted to and approved in writing by Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the approval of drawing no.250505 Revision BR6 (Received 28/10/2025), prior to the installation of any new M&E hereby approved, information confirming the method of fixing that shall be utilised for the equipment, how this will interact with the listed building's vaulted brick ceilings, as well as the equipment's material finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) Prior to the installation of any new internal lighting, a scheme for its final design, that shall confirm all light units to be installed, as well as fixing point detail, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved scheme.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

9) No external lighting of the listed building is approved as part of this permission. The installation of any such lighting will require the submission of separate applications for listed building consent and planning permission.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

10) No external plant or means of fume extraction is hereby permitted by this planning permission. Should the need for external plant be required to make the development operational, separate applications for planning permission and listed building consent will be required to be submitted.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interest of visual amenity, pursuant to policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Apartment 18, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 22, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
McColls, 22 Ducie Street, Manchester, M1 2DP
Flat 7, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 18, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 22, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 13, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 14, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Apartment 16, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 20, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 11, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 20, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 15, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 21, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 2, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 21, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 4, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 3, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
9 Ducie Street, Manchester, M1 2JB
Flat 24, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 14, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 15, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 8, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 7, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 12, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 11, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 8, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 10, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 19, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 12, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 16, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Golftorium, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 4, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 5, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Service Apartment 25, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Ladbrokes, 2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 6, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 17, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 2, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 9, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 13, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 19, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 10, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 17, Bridge House, 26 Ducie Street, Manchester, M1 2DQ

Apartment 24, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
11 Ducie Street, Manchester, M1 2JB
Flat 25, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 3, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 1, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 1, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 6, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 23, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Stacycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Adjacent 2, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 9, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 23, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 5, Navigation House, 20 Ducie Street, Manchester, M1 2DP
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
The Reach At Piccadilly, 7 Ducie Street, Manchester, M1 2JB
Native Aparthotel, Ducie Street, Manchester, M1 2TP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL