

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143652/FO/2025	
Date registered valid:	10 September 2025	
Proposal:	Creation of rooftop terrace with associated ancillary structures following demolition of existing structure	
Address:	Abbey House, 32 Booth Street, Manchester, M2 4AB	
Ward(s):	Deansgate	Ward
Applicant:	Booth Street Properties	
Agent (if any):	Andrew Burns Atelier MB	
Case officer:	Sam Tel: 0161 219 Email: sam.elliott@manchester.gov.uk	Elliott 2856
Recommendation:	Approve	
Date of recommendation:	27/10/2025	

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit: 19 September 2025

Standard consultations:

Printed: 15 September 2025 Expired: 6 October 2025

Neighbour notifications

Printed: 15 September 2025 Expired: 6 October 2025

Site notice

Posted: 19 September 2025 Expired: 10 October 2025

Press advert

Published: 23 September 2025 Expired: 14 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The proposed development site relates to Abbey House, a part 6-storey, part 5-storey commercial office building located at 32 Booth Street in the City Centre. The building features sandstone coloured cladding, large floor to ceiling windows extending across the facades and a mansard roof.

At present the mansard roof element hosts various plant and kit for mechanical ventilation, the lift head and former caretaker's accommodation in the form of a small single-storey flat. The submitted Design and Access Statement notes that the existing caretaker's flat has been vacant and unused since 2005.

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The proposed development site is located in the a dense urban environment, surrounded by a mix of commercial, civic, and institutional buildings. The building is not listed but is located within the Upper King Street Conservation Area. The building adjoins 1 listed building (Waldorf House) and is in close proximity to the Grade I listed Manchester Art Gallery. The site is also in the immediate vicinity of George Street Conservation Area and Albert Square Conservation Area.

The building is not listed, but is within the Upper King Street Conservation Area and within the setting of a number of listed buildings: Waldorf House (1863) Grade II; Manchester Art Gallery (1824-25) Grade I; 73-75 Princess Street (1870s) Grade II. The site is also in the immediate vicinity of George Street Conservation Area and Albert Square Conservation Area.

Description of development

Planning permission is sought for demolition of the existing caretaker's flat, the conversion of the partially retained lift plant room to a new fifth floor lift access with a new foyer, and the installation of lightweight canopies to facilitate the creation of two rooftop terraces at Abbey House

Following the demolition of the existing caretaker's flat, which occupies a portion of the fifth-floor rooftop, there would be an extension of the existing lift shaft to the fifth floor within the partially retained existing lift plant room to provide step-free access and an installation of a fully accessible WC at rooftop level. The remaining structure would have a height of 3.1m as existing, and a small glass foyer with a height of 2.4m would be erected facing Cooper Street.

Two roof terraces would be formed in the adjacent spaces, with a 118m² and 97m² footprint respectively. They would be bounded with frameless, toughened laminated safety glass balustrades at a maximum height of 1100mm running around the perimeter of the terraces and set in from the roof edge. They would also feature stainless steel base channels and minimal capping.

Each terrace would feature a lightweight canopy comprised of powder-coated aluminium frame structures with tensile fabric or polycarbonate roofing finished in muted tones to provide shelter in the terrace spaces. The canopies would be flat roofed, with a maximum height of 2m. The canopy footprint of the Communal Suite rooftop would measure 5.9m x 5.5m and that of the 5th Floor Suite would measure 4.7m x 8.6m.

A porcelain paving would be applied across the terrace surfaces, comprised of 20mm-thick external-grade porcelain tiles with a textured, anti-slip surface (R11 rating), laid on a pedestal support system. Soft landscaping is to feature in the form of seating with plants incorporated.

Consultations & Notification Responses

Highways

No objection.

Environmental Health

No objection, subject to additional measures to control noise:

- Signage outlining noise policy
- Tenant communication to inform of noise policy
- Noise monitoring by staff
- Access control

GMEU

No objection, subject to informative/condition:

- an informative outlining the applicant's responsibilities under the Habitat Regulation should bats be detected during demolition
- a condition restricting works in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken
- a condition to ensure measures to enhance the site for biodiversity are undertaken (e.g. inclusion of planters of native species)

Design for Security

No objection, subject to additional measures:

- auditable access control system is used to manage access, keep a record of numbers and control numbers in line with safety limits.

TfGM

No objection.

Metrolink

No objection.

United Utilities

No objection.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-G9 – A Net Enhancement of Biodiversity and Geodiversity
- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-S1 – Sustainable Development

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC6 – City Centre High Density Development
- CC5 – Transport
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN15 – Biodiversity and Geological Conservation
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC26 – Development and Noise

NPPF

- Section 6 (Building a Strong, Competitive Economy)
- Section 7 (Ensuring the Vitality of Town Centres)
- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 15 (Conserving and Enhancing the Natural Environment)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Principle of Development

The demolition of the existing caretaker's flat, the conversion of the partially retained lift plant room to a new fifth floor lift access with foyer, and the installation of lightweight canopies would facilitate the creation of two rooftop terraces for office workers within the building.

These terraces would intensify use of the land within the City Centre and enhance the working environment for the businesses occupying the first and second floors through the provision of an open-air amenity space.

These features would repurpose an underused rooftop area to make the building more attractive to existing occupants within the building and potential future occupiers, increasing the quality of the City's office offer and attractiveness as a place to work.

The proposals are therefore considered to be in accordance with PfE Policy JP-Strat 2, Core Strategy policies SP1, EC1, EC3, CC1, and CC6, as well as Sections 6 and 7 of the National Planning Policy Framework. There is therefore no objection to the principle of the application subject to an assessment of the design, heritage and amenity impacts.

Issues

Visual Amenity

In consideration of the various long-range and short-range views from which the demolition and terraces would be visible, the proposed works would not have any visual impact as seen from Nicholas Street or Mosely Street. Some limited views would be attainable from Booth Street, Kennedy Street, Princess Street and West Mosely Street.

Where visible from these vantages, the aluminium canopies would feature most prominently however the structures would be set in from the roof's edges and give a similar subservient impression as that of the existing caretaker flat. Additionally, the canopies would occupy a sufficiently small footprint and are relatively more lightweight a structure than the solid mass of the existing caretaker flat. It is therefore not considered that the proposal would by virtue of its siting or massing appear overly prominently or dominate the roofscape of the building.

The partially retained lift plant room would be converted into a new fifth floor lift access, being of a similar height to the existing caretaker's flat. It would feature a new glazed lift foyer which due to the set in from the Cooper Street elevation would not be visible at street level.

Where the glass balustrade would be visible at the terraces' perimeter, it would be formed of a frosted glass and have a minor visual impact.

It is recommended that in the event of an approval a condition is attached to the decision requiring the agreement of materials for the proposed canopies to ensure their quality.

In view of the above and subject to condition, the proposed works are considered to have an acceptable visual impact on the building's roofscape and to comply with PfE Policies JP-P1 and JP-Strat2 and Core Strategy Policies SP1, EN1 and DM1.

Heritage

The rooftop extension would result in a neutral impact on the setting of the nearby Grade II Waldorf House and nos. 66 and 68 Fountain Street. It would moreover not detract from the

architectural and historical character of the Upper King Street Conservation Area, nor harm views within the setting of the adjacent Albert Square or George Street Conservation Areas.

No harm to the character of the Upper King Street Conservation Area, the adjacent Albert Square or George Street Conservation Areas, nor the setting of nearby listed buildings has been identified. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required.

On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19; and Section 12 of the NPPF as they relate to the preservation and enhancement of the settings of conservation areas and listed heritage assets.

Noise

An acoustic report has been prepared to assess the impact of the external terrace areas.

This has concluded that there would be no unacceptable noise disamenity, with activity noise from people talking on the roof terraces calculated to be lower than the measured ambient noise levels. No significant impact is predicted at the nearest noise sensitive receptors.

On the basis that the use of the roof top will be as an office break out area, that there is a proposed capacity of 40 people for each roof terrace, the hours of 08:00 to 19:30 Monday to Friday as stated in the assessment and there being no music replay, speakers or amplification on the terraces, Environmental Health are accepting of the principle of the scheme. Additional management strategy measures were requested to limit noise disamenity and the applicant has confirmed via correspondence dated 30/09/2025 that

- Clear signage will be displayed at all access points to the terrace, outlining the no-music policy, maximum capacity, and permitted hours of use. We'll also include gentle reminders such as *"Please respect our neighbours – keep noise to a minimum."*
- Tenants will be informed of the noise and music policies, as well as terrace usage hours, both at the time of reservation and again during handover. They will be expected to brief their staff accordingly.
- Staff will carry out regular checks during peak times to monitor noise levels and will intervene if necessary to ensure compliance.
- Access to the terrace will be restricted outside of approved hours using physical barriers such as locked doors or retractable barriers.

Environmental Health consider that with these measures in place the premises would not give rise to any unacceptable impacts on amenity, in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26. It is recommended that in the event of an approval a condition is attached to ensure noise is managed in accordance with the measures outlined in the correspondence dated 30/09/2025.

Waste

Waste generated for disposal will be put into a skip located in a secure compound on the ground floor of West Mosley Street within the curtilage of Abbey House. The skip will be removed from that area on a regular basis by licenced contractors. Highways are accepting of the waste management arrangement and the proposal complies with Core Strategy Policy EN19.

Transport Network

The site is well accessed by sustainable modes. While the development on the rooftop does not offer further office space, the demolition and construction phases will generate some traffic. Highways do not view number of trips generated as having an unacceptable impact on the highways, nor would there be any unacceptable impact on parking and access, or further requirements for cycle parking given there would be no additional visits.

The submitted Construction Management Plan has been reviewed by Highways and is accepted as covering highways concerns.

Both TfGM and Metrolink were consulted on the application, with no comment to make on the scheme.

This above is acceptable in principle to Highway Services, TfGM and Metrolink, in accordance with PfE Policies JP-Strat2, JP-C1 and JP-P1; Core Strategy Policies CC5, T1, EN19, and DM1 as they relate to highways and sustainable transport.

Ecology

It is noted and accepted that the proposal is exempt from a Biodiversity Net Gain (BNG) assessment under the de minimis rule (less than 25m² of habitat removal).

The applicant included no bat survey or Preliminary Ecological Appraisal (PEA) in the original submission. Following the submission of photos of the caretaker's flat to be demolished, GMEU have assessed that the site is likely to be of limited ecological value, but could support bats and nesting birds. GMEU did not view that a full PEA survey is required, however recommended:

- an informative outlining the applicant's responsibilities under the Habitat Regulation should bats be detected during demolition
- a condition restricting works in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken
- a condition to ensure measures to enhance the site for biodiversity are undertaken (e.g. inclusion of planters of native species)

GMEU are satisfied with the application's approval subject to the above. The recommended informative and condition relating to restricted works through the main bird nesting season are accepted by the Local Planning Authority. It is also recommended that in the event of an approval a bird and bat box is attached to the decision to ensure additional biodiversity measures are undertaken. It is noted that the plans exhibit seating with planters incorporated as part of the design.

Subject to the recommended condition and informatives, the proposal complies with PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

Security

There is a system in place to manage access to the building for security reasons. GMP have reviewed the current arrangements of the building and are satisfied that the building's management team can manage numbers in line with any safety limits and monitor security.

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 91 of the Town and Country Planning Act 1990.

2.The development hereby approved shall be carried out in accordance with the following plans and documents received 05/08/2025:

[Location Plan]
P(100) REVISION D
P(115)
P(200)
P(201)
P(205)
P(210)
P(211)
P(215)

P(220)

P(221)

P(225)

Design and Access Statement dated July 2025

Heritage Statement dated July 2025

And the following documents received 10/09/2025:

Abbey House Noise Impact Assessment revision P01

Construction Management Plan, prepared by HIGHAM CONSTRUCTION LIMITED

As well as the Correspondence dated 30/09/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone Policies JP-Strat2, JP-G9, JP-P1, JP-P2, and JP-S1; Core Strategy policies SP1, EC1, EC3, CC1, CC5, CC6, CC9, T1, EN1, EN3, EN15, EN19, and DM1; Saved UDP Policies DC18, DC19, and DC26; Sections 6, 7, 9, 12, 15 and 16 of the NPPF; and Section 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

3. Notwithstanding the details as set out in condition 2 above, prior to the first use of the roof terrace details/samples of the materials to be used in the construction of the canopy, glass balustrades and soft landscaping of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with PfE Policies JP-P1 and JP-Strat2 and Core Strategy Policies SP1, EN1 and DM1.

4. The Construction Phase of the development shall be carried out in accordance with the Construction Management Plan, prepared by HIGHAM CONSTRUCTION LIMITED, received by the City Council as the Local Planning Authority on 10 September 2025.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

5. The external seating area hereby approved shall not be operated outside the following hours:

Monday – Friday: 08:00 -19:30

Amplified sounds including amplified music shall not be played within this area at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

6. The details for management of the terrace shall be carried out in accordance with correspondence dated 30/09/2025 and shall remain in situ whilst the use or development is in operation.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

7.No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

8. Notwithstanding the details as set out in condition 2 above, prior to the first use of the roof terrace, full details of the specification and locations of bat and bird boxes shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats pursuant to PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
United Utilities Water PLC
Metrolink
Greater Manchester Ecology Unit

Flat 6, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
1 Cooper Street, Manchester, M2 2FW
73 - 75 Princess Street, Manchester, M2 4EG
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
29 Booth Street, Manchester, M2 4AF
Abbey House, Cooper Street, Manchester, M2 2FW
Unit 6, Abbey House, 32 Booth Street, Manchester, M2 4AB
9 Cooper Street, Manchester, M2 2FW
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
5 Cooper Street, Manchester, M2 2FW
Flat 2, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Sixth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
37 Booth Street, Manchester, M2 4AA
First Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Salut Wines Limited, 11 Cooper Street, Manchester, M2 2FW
Fourth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Abbey House, Mosley Street, Manchester, M2 3LW
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Flat 12, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
12 Cooper Street, Manchester, M2 2FW
Unit 9, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 3, Abbey House, Cooper Street, Manchester, M2 2FW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room D, Abbey House, 32 Booth Street, Manchester, M2 4AB
Porky Pigs, 7 Cooper Street, Manchester, M2 2FW
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Flat 9, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Third Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
City Centre Dentist, 31 Booth Street, Manchester, M2 4AF
Basement Room A, Abbey House, 32 Booth Street, Manchester, M2 4AB
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL

American Pies, 39 Booth Street, Manchester, M2 4AA
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Flat 3, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
31 Booth Street, Manchester, M2 4AF
Unit 5, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room C, Abbey House, 32 Booth Street, Manchester, M2 4AB
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
First Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Flat 8, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 1, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
Mezzanine Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Flat 11, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 7, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 5, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 4, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Greggs, Unit 7, Abbey House, 32 Booth Street, Manchester, M2 4AB
Unit 8, Abbey House, 32 Booth Street, Manchester, M2 4AB
Third Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Second Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Flat 10, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Fourth Floor, Fountain House, 83 Fountain Street, Manchester, M2 2EE
Second Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Basement Room B, Abbey House, 32 Booth Street, Manchester, M2 4AB
9A Cooper Street, Manchester, M2 2FW
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX

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 - Upper King Street (Extension) Conservation Area 1985

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL