Planning

Growth & Development

Delegated officer report for planning application

Application no.	144222/FO/2025
Date registered valid:	14 October 2025
Proposal:	Installation of external lighting.
Address:	76 Quay Street, Manchester, M3 4PR
Ward(s):	Deansgate Ward
Applicant:	Mr Christian Anderton QSPD Ltd
Agent (if any):	Mr Dave George Just-H Architects
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 05/12/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 20 October 2025 Expired: 10 November 2025

Neighbour notifications
Printed: 16 October 2025 Expired: 6 November 2025

Site notice
Posted: 24 October 2025 Expired: 14 November 2025

Press advert
Published: 21 October 2025 Expired: 11 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey building present at 76 Quay Street at the junction where Young Street meets Quay Street. The building on site dates from the 1870s and is completed in red brick and slate roof. The property was originally a workshop but in more recent years has been in a commercial Class E Office use. The application site benefits from a live planning permission, 133726/FO/2022, for elevational alterations including the insertion of new windows and entrance door, as well as other minor works associated with the provision of revamped office space. The application property whilst not listed is considered by the Local Planning Authority to be a non-designated heritage asset due to its architectural detail and historical character and with it providing a link to Manchester's industrial past.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies along the eastern side of Manchester City Centre, with the application site being located opposite the northern edge of the Castlefield Conservation Area, as well as to the north-west of the St John Street Conservation Area. Neighbouring built development along Quay Street is varied, though the application property stands in contrast to that of immediate neighbouring development, being the only period property within the locality. To the north and east of the application site, mock-Georgian buildings neighbour the application site in office uses. To the south and west of the application site more contemporary and larger scale office development is present. To the immediate west of the application site lies a grass verge with 5no mature trees situated on it.

Description of development

The application seeks consent for the installation of an external lighting scheme.

The scheme would comprise of the installation of 2no external lights on either corner of the property's façade facing out onto Quay Street, as well as an additional emergency light over the property's fire escape situated on its western facing side elevation.

The proposed lighting units across the Quay Street elevation would line up with the headers of the property's upper ground floor windows, have a height of 150mm, and a width and depth of 65mm.

Planning History

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

133726/FO/2022 – Elevational alterations including replacement of all existing windows, opening up of existing lower ground floor windows, adding new windows, revised ground floor entrance, and other minor associated external works including roof level plant – Approved September 2022.

127708/FO/2020 – Elevational alterations including replacement of all existing windows, opening up of existing lower ground floor windows, revised ground floor entrance, and other minor associated external works including roof level solar panels – Approved October 2020.

106053/FU/2014/C1 – Change of use of basement and part ground floor, from offices (B1) to physiotherapy treatment lounge (D1) – Approved October 2014.

Consultations & Notification Responses

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

Environmental Health – No objection subject to a condition relating to illuminated signage.

Highways – No objection subject to an informative relating to highway hoarding.

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 CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- 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 DC18 – Conservation Areas

National Planning Policy Framework (NPPF)
- 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

Issues

Principle of the Development

The proposed development would see the installation of external lighting on an existing building in the interest of wayfinding and broader site visibility, all in association with the site's reoccupation as a refurbished office space. It is considered that the principle of the installation of external lighting on site is acceptable subject to its impact on visual amenity, heritage and neighbouring amenity. As a general rule external lighting should not overwhelm a building's façade, and any external fixings or lighting units should be concealed from view wherever possible. In light of this, the proposal is considered to accord in principle with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, and Manchester Core Strategy Policies SP1, EC3, CC1 and DM1, subject to the matters discussed below.

Visual Amenity and Heritage

The proposal would see the installation of 3no external lights on a non-designate heritage asset that lies opposite the Castlefield Conservation Area. The neighbouring street scene is characterised by a diverse mix of property types, many of which feature external lighting, as such, the proposal in this sense would not introduce an alien form of development to the locality. Where external lighting units are visible on a property's elevation, said units should be designed so as to have as smaller impact as possible on its external appearance i.e. be located so as to be screened from view where possible and to not be overly large or incongruous. Further to this, it is considered the proposed lighting units to the property's Quay Street elevation are sensitively designed so as to have a minimal impact on the appearance of the property, with their only being two proposed units and said units only having a height of 150mm and a width and depth of 65mm. Additionally, the third lighting unit situated on its western facing side elevation is located above a fire door, where it is considered it would be natural for a property to feature some form of lighting.

It is considered that there would be no harm to the setting of the adjacent conservation area and therefore there is no requirement to consider the tests relating to harm under S16 of the NPPF.

Subject to the development proceeding in accordance with the submitted details it is considered the proposal is in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies

CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, the Planning (Listed Building and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Residential Amenity

The locality surrounding the application site is predominantly characterised by commercial class E office space and other commercial Class E retail units. The closest residential dwellings to the application site lie to the south along Little John Street and Atherton Street. Said dwellings do not face onto the application site. Environmental Health do not object to the development subject to a condition relating to illuminated signage. Whilst signage is shown on the submitted plans, it would be subject to a separate advertisement consent and does not form part of the proposals under consideration. As such, in the event of an approval no such condition will be attached. Subject to a planning condition that would require that if any of the lights causes glare then a scheme for its rectification be submitted to the Local Planning Authority for approval, the development is acceptable in this regard and accords with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

Highway Safety

The application site fronts out onto Quay Street, with its side elevation facing out onto Young Street. Quay Street is an arterial road providing access from Salford to Manchester City Centre, with said street joining Deansgate to the east of the application site. Young Street in contrast is a single lane back street, providing access to the rears of the buildings that line Quay Street, as well as Gartside Street to the north of the application site. Notwithstanding this, the external lighting proposed is considered to be constrained in relation to highway safety, with Highways confirming that they have no objection to the proposals subject to an informative relating to highway hoarding. Subject to such an informative, the proposals are acceptable in this regard and accord with Core Strategy Policy DM1 and the National Planning Policy Framework.

Conclusion

In light of the above, subject to appropriate planning condition, the development would assist in way finding for the application property and provide a modest lighting scheme for a non-designated heritage asset that is to be reoccupied. Therefore, the development is in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Policy DC19, the National Planning Policy Framework and the Planning (Listed Buildings 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 polices 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 91 of the Town and Country Planning Act 1990.

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

o MYS-JHA-XX-XX-DR-A-9020: Proposed Location Plan and Site Block Plan (Received 08/10/2025)
o MYS-JHA-XX-XX-DR-A-2110 Rev P01: Proposed Side Elevation Gartside Street (Received 24/11/2025)

- MYS-JHA-XX-XX-DR-A-2111 Rev P02: Proposed Front Elevation Quay Street
- MYS-JHA-XX-XX-DR-A-2112 Rev P02: Proposed Side Elevation Younge Street
- BEGA Wall Luminaire 24537 Product Data Sheet (Received 20/10/2025)

Stamped as received by the Local Planning Authority on 04/12/2025, 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) The lighting units hereby approved, as shown on drawing no.MYS-JHA-XX-XX-DR-A-2111 Rev P02, shall be those detailed within the submitted BEGA Wall Luminaire 24537 Product Data Sheet (Stamped as received by the Local Planning Authority on 20/10/2025) and be no other type of lighting unit.

Reason - In the interest of securing a high quality material finish in accordance with Manchester Core Strategy Policy DM1 and the National Planning Policy Framework

4) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

2) Notwithstanding the plans listed in condition 2 of this permission, no signage/advertisements are hereby approved. Any such development requires advertisement consent and would be subject to an application for its consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
ESure, 25 Quay Street, Manchester, M3 4AL
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
38 Young Street, Manchester, M3 3FT
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
The New St Johns Building, New Quay Street, Manchester, M3 3BE
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
2 Atherton Street, Manchester, M3 3GS
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ

Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
36 Young Street, Manchester, M3 3FT
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY

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
Flood Zone Plus Climate Change -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL