

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143375/LO/2025

Date registered valid: 4 July 2025

Proposal: Listed Building Consent for works to the roof and repairs to the building.

Address: Arkwright House, Parsonage Gardens, Manchester, M3 2LF

Ward(s): Deansgate Ward

Applicant: Mr Robin Matthews Hillcrest Limited

Agent (if any): Mr Mark Jackson Watts Group Limited

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

Recommendation: Approve

Date of recommendation: 28 August 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 16 July 2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 16 July 2025 Expired: 6 August 2025

Site notice

Posted: 16 July 2025 Expired: 6 August 2025

Press advert

Published: 22 July 2025 Expired: 12 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Arkwright House is a Grade II listed building and was constructed in 1929. The front elevation of Arkwright House fronts into Parsonage Gardens, an attractive and rare piece of outdoor greenspace within the city centre. The site is set within an area containing buildings of a similar height and scale mainly in office use although there are some residential retail and leisure uses within the vicinity.

Listed building: Grade II

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

It is a prominent addition to its context, with an imposing and well-proportioned frontages to Parsonage Gardens, Southgate and St Mary's Personage, and original metal windows, making a positive and important contribution to the character and appearance of the conservation area and the setting of a number of listed buildings, including the Grade II listed National Buildings to the north, the Grade II listed 3 St Mary's Parsonage to the west and the Grade II listed House of Fraser at 98-116 Deansgate to the east.

Description of development

Listed Building Consent is sought for the works to the roof and repairs to the building.

Summary of the proposed works:

- Refurbishment of flat roof areas by overlaying with high performance liquid coating on

level 6 and level 7.

- Refurbishment of stone coating to level 5.
- Repairs and repointing parapets on 5th and 6th floors.
- Repairs and adjustment to lighting conductor on 5th and 6th floors

Consultations & Notification Responses

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

Relevant Planning History

Listed Building Consents

141640/LO/2024 – Listed Building Consent for relocation of brass signage plaques, repositioning of existing gas lamps, installation of new planters and internal works including and creation of gym space, social hub, treatment room and new shower room. Decision: Approved

126930/LO/2020 - Internal refurbishment of the ground floor reception and back of house areas. Decision: Approved

117592/LO/2017 - Internal fit out works to first floor office space to include new partitions, kitchen facilities and showers. Decision: Approved

Heritage Partnership Agreement

HPA/2017/001 – Item 1 - Installation of tenant kitchenettes and penetrations through floor slab

Item 2 - Internal partitions to meet internal face of existing plastered wall

Item 3 - Internal partitions along beam lines

Item 4 - Fixing of partition heads and acoustic insulation above new ceiling rafts into existing lath and plaster / existing ceiling structure

Item 5 - Security Access Control Speed gates in Reception Area

Item 6 - Reconfigurable Lobby to Accommodate Multiple Tenancies

Decision: Agreement signed 21.12.2017

Policy

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

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

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

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

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

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

National Planning Policy Framework (NPPF)

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

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

Issues

Impacts on listed building

The building is currently in use as offices and has undergone some refurbishment as well as being the subject of a Heritage Partnership Agreement (HPA/2017/001). The upper floors are set back behind flat roof areas, and the seventh floor is of a modern glazed construction.

The existing flat roof areas have felt and liquid applied finishes which are not original and therefore do not have any heritage significance. The proposal seeks to introduce a new rapid curing liquid coating that would minimise intervention to the fabric of the listed building and would provide a better visual consistency across all the flat roofs. The finish would be Grey RAL 7011.

The existing flashings will be retained, and new flashing will be installation where no flashing currently exists and is required.

The repairs and repointing of the Portland stone and parapets will be carried out in matching materials. The details will be agreed through condition with onsite mortar repair to be inspected by the LPA.

There are minor repairs and adjustments to the existing lightning conductor. These include retaping and clipping and this will not require any new fixings into the stonework.

The applicant has confirmed no scaffolding is required to carry out the works. An informative has been added stating consent would be required if any scaffolding is to be installed and attached to the listed building.

The proposals would have a neutral impact on heritage significance with a minor positive impact. These works are supported as they enhance the appearance of the listed building and will ensure the longevity and waterproofing of the flat roof areas.

Heritage Assessment

Given no harm has been identified because of the proposal, the scheme does not need to be considered against any public benefits in line with paragraph 215 of the NPPF.

The proposal seeks to refurbish and enhance the appearance of the building which would make a positive contribution to the listed building and the character of Parsonage Gardens in accordance with paragraphs 208 and 210 of the NPPF, Core Strategy Policies CC9, EN1 and EN3 and saved UDP Policies DC18 and DC19.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

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

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

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

- Proposed Section AA: 2020366-12 Rev A
- Proposed Section BB: 2020366-13 Rev A
- Proposed Roof Plan: 2020366-06 Rev A
- Proposed North Elevation: 2020366-07 Rev A
- Proposed East Elevation: 2020366-08 Rev A
- Proposed South Elevation: 2020366-09 Rev A
- Proposed West Elevation: 2020366-10 Rev 10
- Appendix 4: S_2225056_Arkwright House_Watts_Pro BW Plus, prepared by Proteus Waterproofing
- Appendix 3: Photographic Schedule of Condition Job ref 2020366 Version A

All received by the City Council, as Local Planning Authority, on 4 July 2025.

- Heritage Statement Job reference 202366 Version B
- Appendix 2: Schedule of Works Job ref 2020366 Version B

All received by the City Council, as Local Planning Authority on 27 August 2025

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

- 3) Notwithstanding the approved details in condition 2, prior to any repairs to the stonework, parapets and brickwork, samples of the mixed lime mortar for the repairs shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informative

In the event any scaffolding is installed that fixings/ would be attached to the listed building consent would be required. Within the submission it would need to provide details of how the building fabric would be protected from potential damage because of the erection of the scaffolding and details of making good to the building fabric.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
37 King Street West, Manchester, M3 2PW
First Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Third Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Fifth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Seventh Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
41 King Street West, Manchester, M3 2PW
47 King Street West, Manchester, M3 2PW
Third Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Fifth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
CLAIMS CONSULTING SOLUTIONS LTD, Fourth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
43 King Street West, Manchester, M3 2PW
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Fourth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
 Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
 Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
 ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
 San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
 Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
 Sixth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
 Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
 Fifth Floor Suite D, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
 LOPIAN GROSS BARNETT AND CO, Sixth Floor And Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG
 Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 14 St Mary's Street, Manchester, M3 2LB
 Second Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
 Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
 Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
 Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
16 St Mary's Street, Manchester, M3 2LB
39 King Street West, Manchester, M3 2PW
Sixth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Eighth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
45 King Street West, Manchester, M3 2PW
First Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
12 - 12A St Mary's Street, Manchester, M3 2LB
Ground Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
KUIT STEINART LEVY LLP, 3 St Mary's Parsonage, Manchester, M3 2RD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
35 King Street West, Manchester, M3 2PW
Basement, Arkwright House, Parsonage Gardens, Manchester, M3 2LF

Second Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

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 - Parsonage Gardens Conservation Area 1985
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