MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144101/LO/2025
Date registered valid:	29 September 2025
Proposal:	Listed Building Consent for re-roofing works and conservation repairs to the 1909 Pump House roofs.
Address:	Peoples History Museum, Left Bank, Manchester, M3 3ER
Ward(s):	Deansgate Ward
Applicant:	People's History Museum
Agent (if any):	Mr Shubhankar Anwekar Donald Insall Associates Ltd
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	20 November 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 28 August 2025 & 7 October 2025

Standard consultations:
Printed: 3 October 2025 Expired: 24 October 2025

Neighbour notifications
Printed: 3 October 2025 Expired: 24 October 2025

Site notice
Posted: 7 October 2025 Expired: 28 October 2025

Press advert
Published: 7 October 2025 Expired: 28 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: N/A

Tree Preservation Order: N/A

The People's History Museum is a Grade II-listed building on the north west side of Left Bank. It is bounded to the north west by the River Irwell and its riverside walkway, and to the north east by Bridge Street West. Manchester Civil Justice Centre lies to the south east of the site.

Description of Development

The proposal seeks listed building consent for re-roofing and conservation repairs to the Grade II listed museum building, specifically to the 1909 Pump House roofs. The works include:

- Stripping and re-roofing the historic pitched roofs, including repair and replacement of all structural timber, conservation of the existing Welsh blue slate and renewal of all leadwork;
- Renewal of asphalt flat roofs where possible and bitumen paint-based patch repairs where MEP equipment prevents a full renewal of the covering, including to the existing redundant water tanking infrastructure which now forms the roofscape to the spaces below;
- High level masonry repairs to string courses, weather courses and parapets;
- Masonry repairs to the chimney and accumulator tower (as prudent to implement whilst scaffold access available); and
- Renewed rainwater strategy and roof access.

Related Applications

There are no relevant applications relating to this proposal.

Consultations & Notification Responses

Publicity – The application was advertised in the local press, a site notice was displayed and notification letters were sent to surrounding properties. No representations have been received.

Policy

The application has been considered against the following policies:

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

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 CC9 - Design and Heritage
- Policy EN3 – Heritage.

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

- Policy DC19 - Listed Buildings.

National Planning Policy Framework (NPPF)

- Chapter 16 - Conserving and enhancing the historic environment.

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act)

Section 16(2) of the 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

Principle of Development

The re-roofing and other repair works are considered to be urgent, necessary to prevent further ingress of water and conservation-led and are therefore considered to be acceptable in principle.

Impact Upon Heritage Assets

The NPPF requires that proposals for change give great weight to the conservation of heritage assets (paragraph 212), that harm to the significance of heritage assets requires “clear and convincing justification” (para 213) and that such harm should be outweighed by public benefits. Harm is to be categorised as substantial (para 214) or less than substantial (para 215).

Assessment of Significance

The People’s History Museum is of significance as one of the remaining intact and best preserved examples of a public hydraulic power station in the world and in its present day use as a cultural institution.

Commissioned by the Corporation of the City of Manchester, it was built between 1907 and 1909. It was decommissioned in 1972. It then became a college before being converted to the museum in 1994.

It was designed in the Edwardian Baroque style by the first City Architect, Henry Price, in red brick with sandstone dressings. The roof was formed in slate with a glazed minor roof (lantern) section over the engine house. The former accumulator tower on the west side is decorated in a similar fashion to the southern façade; adjacent is the remains of a truncated chimney. The east side is mainly of plain brick because the building was once attached to other buildings on

this side. There are two sets of tanks positioned on the flat roofs that project beyond the glazed gable end on the riverside of the building.

At its height, the system boasted c.35 miles of 6" mains supplying over 600 customers with water at pressure guaranteed at 1,000 pounds per square inch (psi). Its main customers were the cotton packing warehouses of the town for driving their presses and hoists, but other customers included the railways, hotels and the Manchester Corporation used their own power for jobs that included winding the Town Hall clock. It was a vital source of power for the city. Hydraulic power was critical to the development of industry in the 19th century and the remnants of a very extensive power supply system are scarce. This rarity adds greatly to the Pump House's importance.

The building's form and architectural quality reflects both its use and the level of pride that the Manchester Corporation and the architect had in executing the work. Although some elements of the roof have been subject to later adaptation (including the capped off chimney, extended workshop and tanks), the glazed lantern and its flanking pitched roofs are of highest significance for the intricacy of design, the prominence of the roof in the overall composition of the building and for their contribution to the internal character of the engine house itself. The glazing itself is however largely modern replacements and where original glazing remains to the vertical elements this is damaged and cracked.

Secondary to the engine house, the pitched roofs to the coal store and accumulator tower are of medium significance, although again in poor condition and presenting a risk to the wider building fabric. The capped off chimney and flat roofs to the workshop and link building are of no significance, whilst the water tanks have been adapted to house MEP, albeit the retained cast iron walls are of significance.

Impact of works

The proposed works seek to remedy identified issues whilst futureproofing the building's long-term protection through repair works, thermal upgrade and increasing the building's resilience to changing weather patterns, following industry best-practice. The proposed approach is like-for-like repair and replacement, with the opportunity taken to replace detracting elements such as modern rainwater goods, with replacements to match remaining historic examples. Insulation would be added between the rafters as part of the re-roofing works and enhanced methods of ventilation, insulation and means of handling increased rainfall would be discreetly accommodated without impact on the appearance of the building.

It is proposed to install double glazing to the engine house lantern to enhance its thermal performance. The works would retain the existing timber framework and metal casements with a new sub-frame externally applied to the metal casement frames. The external application of the sub-frame would ensure that they can still act as pivot windows as originally intended and the original Victorian opening mechanism would be restored. The aesthetics of the glazed lantern would be maintained as far as possible by closely matching glass type and, owing to the volume of the engine house there would be no impact on its appearance or appreciation internally. Furthermore, the glazing to be replaced is largely modern, with any original/ historic glazing too damaged and cracked to be retained. It is considered, therefore, that any harm brought about by the addition of the sub-frame and renewed glazing would be 'less than substantial'.

All the elements of work would be conditioned to require full details, method statements and samples of materials, to ensure that they are in keeping with the architectural and historic significance of the building.

Public Benefits

The proposed works would result in improved thermal performance of the building, as well as maintaining the fabric of the building through repointing, masonry repairs and the prevention of water ingress, all increasing its capacity to sustain itself in the long term.

Whilst the addition of the sub-frame to the glazed lantern and insertion of double glazing may be considered to cause 'less than substantial' harm, this is mitigated to a degree given the limited amount of original/historic glazing remaining and the approach to utilise the opportunity that its need for urgent repair brings to improve the sustainability and usability of the key engine house space. This would contribute directly to the overriding and critical benefit of the proposed scheme, which is to secure the long-term conservation of the former Pump House and its fabric, and the financial and environmental sustainability of the People's History Museum as a cultural institution.

Conclusion

Whilst there is potential for a low level of less than substantial harm to be caused by the proposed works, the public benefits outlined above are considered to outweigh this, in accordance with paragraph 215 of the NPPF.

The proposals would secure the long-term conservation of the former Pump House and its fabric and the financial and environmental sustainability of the People's History Museum as a cultural institution.

Therefore, the proposals are considered to be in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, CC10, EN1, EN3, DM1 and SP1, Saved Unitary Development Plan for Manchester polices DC18 and DC19, section 16 of the NPPF, and Planning (Listed Buildings and Conservation Areas) Act 1990.

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 in a positive and pro-active manner in dealing with the listed building consent application. No problems arose in relation to the processing of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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:

Location Plan received by the Local Planning Authority on 29 September 2025
2000 REV 1 Roof Plan as Proposed
2200 REV 1 South Elevation as Proposed
2201 REV 1 North Elevation as Proposed
2202 REV 1 East Elevation as Proposed
2203 REV 1 West Elevation as Proposed
3000 REV 1 Window Details as Proposed
3300 REV 1 Key Details for Costing
3301 REV 1 Roof Buildup Details
3302 REV 1 Key Details 2
3303 REV 1 Asphalt Details

Heritage, Design and Access Statement Version 1 by Donald Insall Associates
Rainwater Goods Schedule MAN.PHM.03 by Donald Insall Associates
Bat Survey dated September 2025 by Dunelm Ecology
Airtrak abutment ventilator by Nicholson Roof Products.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Before any works necessary to implement the approval commence, full details of any associated scaffold/support structure for the listed building shall be submitted to and approved in writing by the City Council as local planning authority. Details to be submitted shall include:

- a detailed heritage specification of the works;
- a detailed methodology for the works;
- drawings showing locations of the scaffold;
- means of fixing to the building, including locations of fixings;

- details of how the building fabric would be protected from potential damage as a result of the erection of the scaffold; and
- details of making good to the building fabric following removal of the scaffold.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the high-level railings, full and final details of the works proposed, including a detailed heritage specification and methodology for the repair and/or reinstatement of the railings, shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority.

The works to the railings shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the glazed lanterns, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled section drawings;
- a detailed methodology for the works;
- examples of this type of work;
- a detailed survey of the timber;
- details of finishes and colours;
- a sample of any replacement glass; and
- samples of any replacement timbers.

The works to the glazed lanterns shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) No works to the water tanks shall be carried out until details including samples of the proposed new roof system have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved details/samples.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the man-safe systems and access ladders, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings; and
- a detailed methodology for the works.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the gable including the installation of a secret gutter, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings; and
- a detailed methodology for the works.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details set out in condition 2 above, prior to the commencement of any internal works required in association with the roof repairs hereby approved, the following details shall be submitted in writing to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the internal works;
- comprehensive details of the proposed internal works, including detailed scaled drawings;
- a detailed methodology for the internal works; and
- samples (where appropriate) and details of colours and finishes of any internal works.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this

building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) The abutment ventilator shall be concealed beneath the lead flashing and shall be an Airtrak abutment ventilator by Nicholson Roof Products.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) No works to apply asphalt coating shall be carried out until a sample of the asphalt coating has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in accordance with the approved sample.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the details set out in condition 2 above, prior to the commencement of any timber repair works not including those covered by Condition 5, the following details, to understand the exact extent of the timber repair works, shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed survey of the timber;
- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled section drawings;
- a detailed methodology for the works;
- details of finishes and colours; and
- samples of any replacement timbers.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details set out in condition 2 above, prior to the commencement of any re-pointing or repair works to any brickwork/masonry, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works;
- comprehensive details of the proposed works, including detailed scaled drawings;
- a detailed methodology for the works;
- a detailed survey of the brickwork/masonry;
- samples of proposed mortar; and
- samples of any replacement bricks or masonry.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to the slate roofs, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works
- comprehensive details of the proposed works, including detailed scaled section drawings
- a detailed methodology for the works; and
- samples of any new/replacement materials.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details set out in condition 2 above, prior to the commencement of any works to repair or renew rainwater goods and leadwork, the following details shall be submitted to and approved in writing by the City Council as the Local Planning Authority:

- a detailed heritage specification of the works
- comprehensive details of the proposed works, including scaled drawings showing typical details;
- a detailed methodology for the works; and
- fixings.

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Bats/Protected Species

The applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats or other protected species. If a bat or other protected species is found all work should cease immediately and a suitably licensed bat or other relevant worker employed to assess how best to safeguard the bat(s)/protected species. Natural England should also be informed.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

1 Bridge Street West, Manchester, M3 3FX
Apartment 1027, 6 Left Bank, Manchester, M3 3AF
Apartment 1326, 6 Left Bank, Manchester, M3 3AF
Unit B3-B4, Left Bank, Manchester, M3 3AN
Apartment 727, 6 Left Bank, Manchester, M3 3AE
Apartment 1028, 6 Left Bank, Manchester, M3 3AF
Apartment 241, 2 Left Bank, Manchester, M3 3AD
Apartment 540, 2 Left Bank, Manchester, M3 3AD
Apartment 1032, 6 Left Bank, Manchester, M3 3AF
Apartment 729, 6 Left Bank, Manchester, M3 3AE
Apartment 1130, 6 Left Bank, Manchester, M3 3AF
Apartment 1031, 6 Left Bank, Manchester, M3 3AF
Apartment 430, 6 Left Bank, Manchester, M3 3AE
Apartment 925, 6 Left Bank, Manchester, M3 3AF
Apartment 1033, 6 Left Bank, Manchester, M3 3AF
Apartment 634, 6 Left Bank, Manchester, M3 3AE
Apartment 534, 6 Left Bank, Manchester, M3 3AE
Apartment 1127, 6 Left Bank, Manchester, M3 3AF
Apartment 936, 6 Left Bank, Manchester, M3 3AF
Apartment 232, 6 Left Bank, Manchester, M3 3AE
Apartment 337, 6 Left Bank, Manchester, M3 3AE
Apartment 1331, 6 Left Bank, Manchester, M3 3AF
Apartment 536, 6 Left Bank, Manchester, M3 3AE
Apartment 829, 6 Left Bank, Manchester, M3 3AE
Apartment 237, 6 Left Bank, Manchester, M3 3AE
Apartment 529, 6 Left Bank, Manchester, M3 3AE
Apartment 439, 2 Left Bank, Manchester, M3 3AD
Apartment 636, 2 Left Bank, Manchester, M3 3AD
Apartment 340, 2 Left Bank, Manchester, M3 3AD
Apartment 436, 6 Left Bank, Manchester, M3 3AE
Apartment 329, 6 Left Bank, Manchester, M3 3AE
Apartment 437, 6 Left Bank, Manchester, M3 3AE
Apartment 428, 6 Left Bank, Manchester, M3 3AE
Apartment 628, 6 Left Bank, Manchester, M3 3AE
Apartment 1029, 6 Left Bank, Manchester, M3 3AF
Apartment 1229, 6 Left Bank, Manchester, M3 3AF
Manchester Civil Justice Centre, Crown Square, Manchester, M60 9DJ
Apartment 731, 6 Left Bank, Manchester, M3 3AE
Apartment 1133, 6 Left Bank, Manchester, M3 3AF
Apartment 531, 6 Left Bank, Manchester, M3 3AE
Apartment 326, 6 Left Bank, Manchester, M3 3AE
Apartment 831, 6 Left Bank, Manchester, M3 3AE
Apartment 527, 6 Left Bank, Manchester, M3 3AE
Apartment 339, 2 Left Bank, Manchester, M3 3AD
Apartment 341, 2 Left Bank, Manchester, M3 3AD
Apartment 538, 2 Left Bank, Manchester, M3 3AD
Apartment 235, 2 Left Bank, Manchester, M3 3AD
Apartment 230, 6 Left Bank, Manchester, M3 3AE
Apartment 526, 6 Left Bank, Manchester, M3 3AE
Apartment 333, 6 Left Bank, Manchester, M3 3AE

Apartment 1503, 6 Left Bank, Manchester, M3 3AF
Apartment 633, 6 Left Bank, Manchester, M3 3AE
Apartment 331, 6 Left Bank, Manchester, M3 3AE
Apartment 1328, 6 Left Bank, Manchester, M3 3AF
Apartment 937, 6 Left Bank, Manchester, M3 3AF
Apartment 1132, 6 Left Bank, Manchester, M3 3AF
Apartment 222, 6 Left Bank, Manchester, M3 3AE
Apartment 1037, 6 Left Bank, Manchester, M3 3AF
Apartment 1332, 6 Left Bank, Manchester, M3 3AF
Apartment 1126, 6 Left Bank, Manchester, M3 3AF
Apartment 1231, 6 Left Bank, Manchester, M3 3AF
Apartment 1327, 6 Left Bank, Manchester, M3 3AF
Apartment 338, 2 Left Bank, Manchester, M3 3AD
Apartment 535, 2 Left Bank, Manchester, M3 3AD
Apartment 440, 2 Left Bank, Manchester, M3 3AD
Apartment 736, 6 Left Bank, Manchester, M3 3AE
Apartment 832, 6 Left Bank, Manchester, M3 3AE
Apartment 1405, 6 Left Bank, Manchester, M3 3AF
Apartment 1030, 6 Left Bank, Manchester, M3 3AF
Apartment 233, 6 Left Bank, Manchester, M3 3AE
Apartment 1232, 6 Left Bank, Manchester, M3 3AF
Apartment 431, 6 Left Bank, Manchester, M3 3AE
Apartment 836, 6 Left Bank, Manchester, M3 3AE
Apartment 330, 6 Left Bank, Manchester, M3 3AE
Apartment 1125, 6 Left Bank, Manchester, M3 3AF
Apartment 932, 6 Left Bank, Manchester, M3 3AF
Apartment 828, 6 Left Bank, Manchester, M3 3AE
Apartment 533, 6 Left Bank, Manchester, M3 3AE
Apartment 630, 6 Left Bank, Manchester, M3 3AE
Apartment 438, 2 Left Bank, Manchester, M3 3AD
Apartment 441, 2 Left Bank, Manchester, M3 3AD
Apartment 539, 2 Left Bank, Manchester, M3 3AD
Apartment 238, 2 Left Bank, Manchester, M3 3AD
Apartment 635, 2 Left Bank, Manchester, M3 3AD
Apartment 227, 6 Left Bank, Manchester, M3 3AE
Apartment 725, 6 Left Bank, Manchester, M3 3AE
Apartment 629, 6 Left Bank, Manchester, M3 3AE
Apartment 827, 6 Left Bank, Manchester, M3 3AE
Apartment 236, 6 Left Bank, Manchester, M3 3AE
Apartment 726, 6 Left Bank, Manchester, M3 3AE
Apartment 1128, 6 Left Bank, Manchester, M3 3AF
Apartment 1131, 6 Left Bank, Manchester, M3 3AF
Apartment 228, 6 Left Bank, Manchester, M3 3AE
Advertising Right Adjacent Unit B3 - B4, Left Bank, Manchester, M3 3AN
Apartment 1129, 6 Left Bank, Manchester, M3 3AF
Apartment 931, 6 Left Bank, Manchester, M3 3AF
Apartment 1329, 6 Left Bank, Manchester, M3 3AF
Apartment 933, 6 Left Bank, Manchester, M3 3AF
Apartment 525, 6 Left Bank, Manchester, M3 3AE
Apartment 434, 6 Left Bank, Manchester, M3 3AE
Apartment 427, 6 Left Bank, Manchester, M3 3AE
Apartment 837, 6 Left Bank, Manchester, M3 3AE
Apartment 730, 6 Left Bank, Manchester, M3 3AE
Apartment 530, 6 Left Bank, Manchester, M3 3AE

Apartment 335, 6 Left Bank, Manchester, M3 3AD
Apartment 930, 6 Left Bank, Manchester, M3 3AF
Apartment 1504, 6 Left Bank, Manchester, M3 3AF
Apartment 1036, 6 Left Bank, Manchester, M3 3AF
Apartment 929, 6 Left Bank, Manchester, M3 3AF
Apartment 528, 6 Left Bank, Manchester, M3 3AE
Apartment 733, 6 Left Bank, Manchester, M3 3AE
Apartment 1330, 6 Left Bank, Manchester, M3 3AF
Apartment 732, 6 Left Bank, Manchester, M3 3AE
Apartment 332, 6 Left Bank, Manchester, M3 3AE
Apartment 1227, 6 Left Bank, Manchester, M3 3AF
Apartment 1233, 6 Left Bank, Manchester, M3 3AF
Apartment 927, 6 Left Bank, Manchester, M3 3AF
Apartment 334, 6 Left Bank, Manchester, M3 3AE
Apartment 537, 2 Left Bank, Manchester, M3 3AD
Apartment 435, 2 Left Bank, Manchester, M3 3AD
Apartment 325, 6 Left Bank, Manchester, M3 3AE
Apartment 231, 6 Left Bank, Manchester, M3 3AE
Apartment 627, 6 Left Bank, Manchester, M3 3AE
Apartment 336, 6 Left Bank, Manchester, M3 3AE
Apartment 532, 6 Left Bank, Manchester, M3 3AE
Apartment 328, 6 Left Bank, Manchester, M3 3AE
Apartment 839, 6 Left Bank, Manchester, M3 3AE
Apartment 830, 6 Left Bank, Manchester, M3 3AE
Apartment 433, 6 Left Bank, Manchester, M3 3AE
Apartment 432, 6 Left Bank, Manchester, M3 3AE
Apartment 631, 6 Left Bank, Manchester, M3 3AE
Apartment 632, 6 Left Bank, Manchester, M3 3AE
Apartment 239, 2 Left Bank, Manchester, M3 3AD
Apartment 240, 2 Left Bank, Manchester, M3 3AD
Apartment 833, 6 Left Bank, Manchester, M3 3AE
Apartment 229, 6 Left Bank, Manchester, M3 3AE
Apartment 429, 6 Left Bank, Manchester, M3 3AE
Apartment 728, 6 Left Bank, Manchester, M3 3AE
Apartment 327, 6 Left Bank, Manchester, M3 3AE
Apartment 1228, 6 Left Bank, Manchester, M3 3AF
Apartment 928, 6 Left Bank, Manchester, M3 3AF
Apartment 234, 6 Left Bank, Manchester, M3 3AE
Apartment 1404, 6 Left Bank, Manchester, M3 3AF
Apartment 1230, 6 Left Bank, Manchester, M3 3AF
Apartment 1325, 6 Left Bank, Manchester, M3 3AF
Apartment 926, 6 Left Bank, Manchester, M3 3AF
Apartment 737, 6 Left Bank, Manchester, M3 3AE

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 Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -
Area Team Boundary - Name: CENTRAL