

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145212/LO/2026
Date registered valid:	26 March 2026
Proposal:	Listed Building Consent for internal fitout works and external alterations including insertion of louvres.
Address:	77 Mosley Street, Manchester, M2 3HR
Ward(s):	Deansgate Ward
Applicant:	Mr Max Shadforth Hybrid Planning & Development Limited
Agent (if any):	
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13/05/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 02 April 2026

Standard consultations:

Printed: 31 March 2026 Expired: 23 April 2026

Neighbour notifications

Printed: 31 March 2026 Expired: 23 April 2026

Site notice

Posted: 09 April 2026 Expired: 30 April 2026

Press advert

Published: 7 April 2026 Expired: 28 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a ground floor unit (Unit B) within the Grade II listed 77 & 77A Mosely Street – 14 & 16 Princess Street.

The building is five-storeys and has a sub-ground/ basement level at 77-79 Mosley Street. It is likely to have been speculatively constructed around 1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century. It is built of red brick and decorated with moulded sandstone window surrounds, sill courses with a balustrade parapet at roof level in front of a pitched slate roof.

Externally the building is loosely Italianate in style, with both principal elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principal elevations alternate as the building rises to third floor level.

The ground floor of No. 77 forms the curved corner of the building, and originally would have been a speculative shop unit with decorative cast iron columns and shop front. The shop, which included the adjoining No. 77a, was since the 1880's occupied by Macbeth Brothers Tailors. When originally built, the two ground floor shops were only accessed from street level, these were later joined into the office entrance (No 79 Mosley St) and the former warehouse floor (No 16 Princess St).

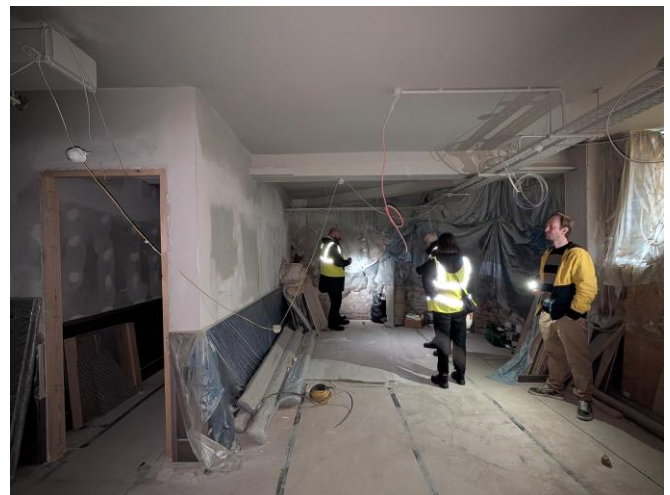
In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War. The new internal arrangement saw a door opening between No. 77 and No. 77a being blocked, and the Macbeth Brothers Tailors concentrating their business in the adjoining No.77a and the basement rooms beneath both shops, for which they used as fitting and tailoring rooms. The

redesign and reconfiguration of the new building society premises saw the original Victorian shop front replaced by high-quality polished green granite square columns and downstands, designed in the Art Deco Style. As part of this work, the basement windows were blocked. Within this retail unit, a good example of a high quality 1950s interior decoration scheme is retained.

As such, the area of highest significance is its external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used. Its architectural merit, decoration, group value and its setting within a densely packed area of similarly dated buildings, enhances the buildings significance and provides a high streetscape value. Its historical, evidential, and aesthetic values are primarily related to it being a well preserved and a good example of a speculative, combined Victorian warehouse, commercial and office development, in an area of Manchester which formed the late Victorian commercial heart of the city.

Internally within the unit, significant areas relate to the survival of the original, largely open-plan warehouse and office floors, which for the main part retain their original plan form, as well as the restored corniced ceilings. The basement area features structural remnants of historic lightwells, though ultimately having a lesser historic significance.





(Site photos – for the avoidance of doubt, the above shows the unit with a number of unauthorised works that do not reflect the amended scheme as assessed below)

Listed building: Grade II

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The site is within the George Street Conservation Area and adjacent to the Albert Square Conservation Area.

Background

The property has been vacant since circa 2008, when it was occupied on the upper floor with offices, at ground floor with customer fronting facilities for a consultancy, a bank, and a restaurant.

Applications 139183/FO/2024 and 139184/LO/2024 were approved 18/09/2024 for the change of use of ground floor and basement to Class E and external alterations associated with refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, plant deck to the roof and repair of the existing shop frontage to Mosley St. Unit B, the subject of this application, was formed through these applications.

Application CDN/25/0674 later discharged Condition 22 (b) for details of reinstatement works to original shopfronts. Within this application, details of the conditions of the historic shopfront to Mosley Street was submitted, highlighting areas of disrepair. A drawing was signed off for the Mosley Street historic shopfront to no longer feature a new entrance. This elevation forms the basis of the existing permission.

Application 144973/JO/2026 sought to vary Condition 2 (Specified Plans) pursuant to the original permission 139183/FO/2024 to allow for elevational alterations to form a new accessible entrance to a basement unit along Princess Street.

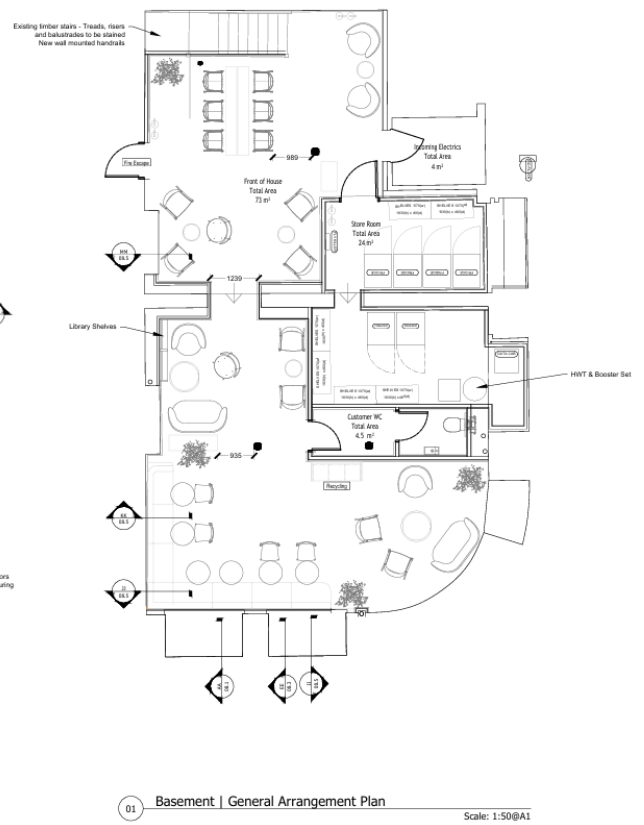
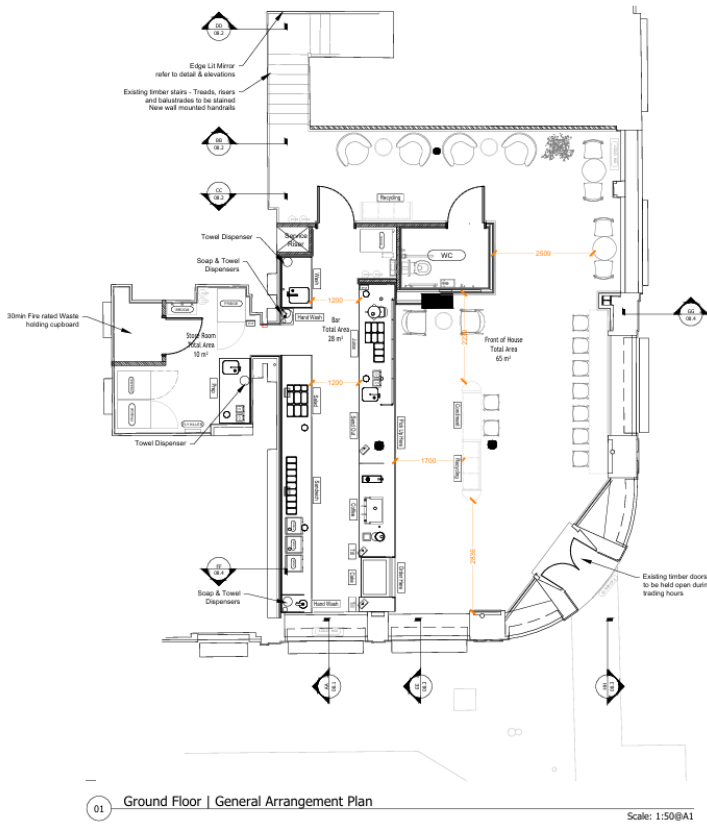
Application CDN/26/0204 for the discharge of Condition 21 (Signage Strategy), seeking to establish a signage strategy for the building, was discharged 01/05/2026.

Application 144738/LO/2026 sought 2no. internal logo signs for a new commercial fitout and was approved 06/05/2026.

There are a number of unauthorised works at the site carried out without Listed Building Consent pursuant to the fitout of the commercial unit. These include installation of partitions, erection of plant and ducting, as well as the removal of the former louvres to the curved corner of the unit. The applicant ceased further works during the course of this application. As such, the works on site do not fully represent the works as proposed within this application, which have been subject to discussion and amendment.

Description of Development

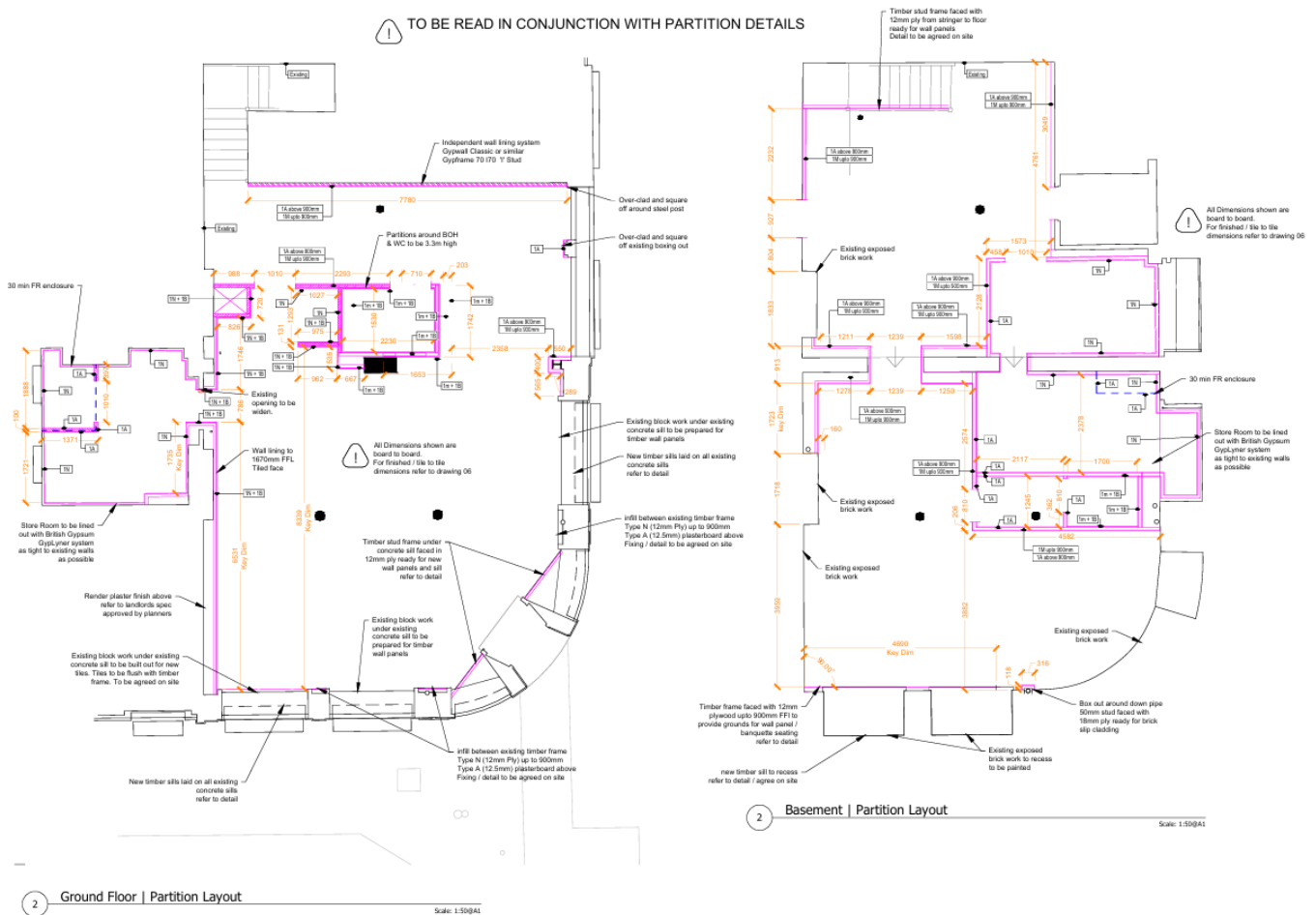
Listed Building Consent is sought part-retrospectively for internal fitout works to the ground floor and basement of the unit, as well as external alterations including insertion of louvres.



Fitout

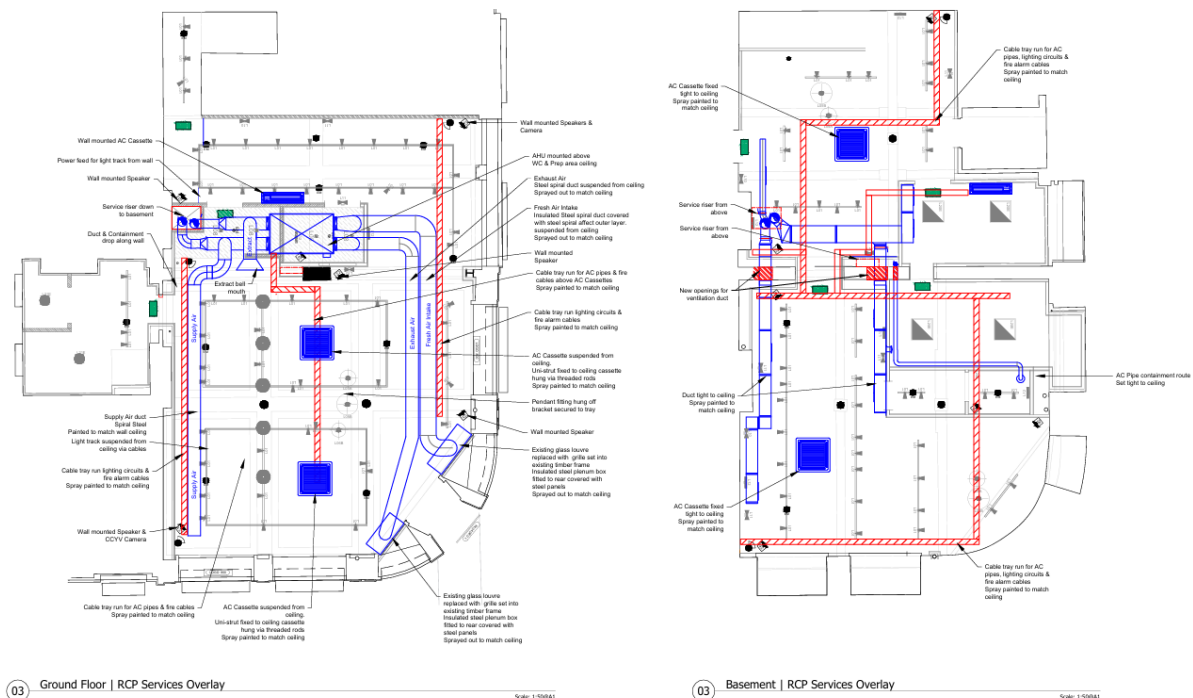
There would be new joinery to form a bar area. The scheme includes new partitions to line the rear of the bar area, as well as for back of house facilities and WCs.

1 TO BE READ IN CONJUNCTION WITH PARTITION DETAILS



Floor finishes would consist of Marazzi Mystone Limestone tiling to front of house spaces, Altro Classic vinyl flooring to the bar and back of house spaces, and a 1700 x 1600mm entrance matting. Wall finishes would consist of low-level timber panelling at both levels, Marazzi Lume wall tiling, and paint.

Plant, M&E and Ducting



An options analysis has also been submitted to demonstrate that the proposed ducting and servicing routes are the least harmful option, ruling out an option through the historic shopfront for the increased harm to the building's more significant architectural features. It also rules out an option through the storeroom into the lightwell as it would not leave sufficient headroom clearance. It has also explored various layouts for running the ducting through louvres to the front of the unit.

At basement level, the ducts would be tight to ceilings, sited at the basement elevations and newly formed elevations created by proposed partitions. AC Cassettes would also be tight to the ceilings. Cable trays would partially run through back of house spaces.

External Alterations

Princess Street Elevation

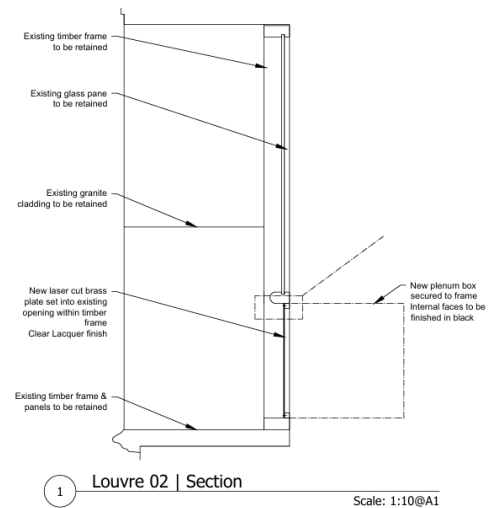
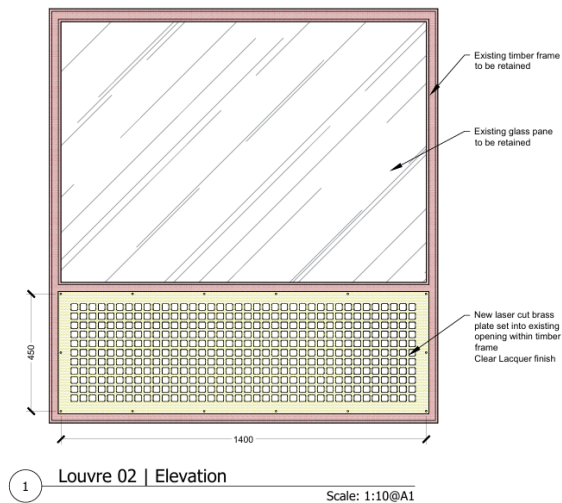
Scale: 1/2"=1'-0"

Mosley Street Elevation

Scale: 1/2"=1'-0"

HISTORIC SIGNAGE

Options have also been submitted throughout the application process for the design and material. The result of this optioneering process is the proposed laser-cut brass plate to be set into the existing timber frames where louvres were formerly sited.



This application is being considered in conjunction with 145211/FO/2026 for installation of louvres associated with the internal fitout.

Consultations & Notification Responses

Notification/Advertisement:

Occupiers of neighbouring buildings were notified of the proposal via notification letters, the application was advertised as affecting a listed building and the setting of a conservation area, and was also publicised in the Manchester Evening News. No representations have been received as a result of this publicity.

Historic England:

No objection.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

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

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
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Listed Buildings and Conservation Areas Act 1990

- Section 16 (Decision on Application)

Shopfront and Signage Design Guide

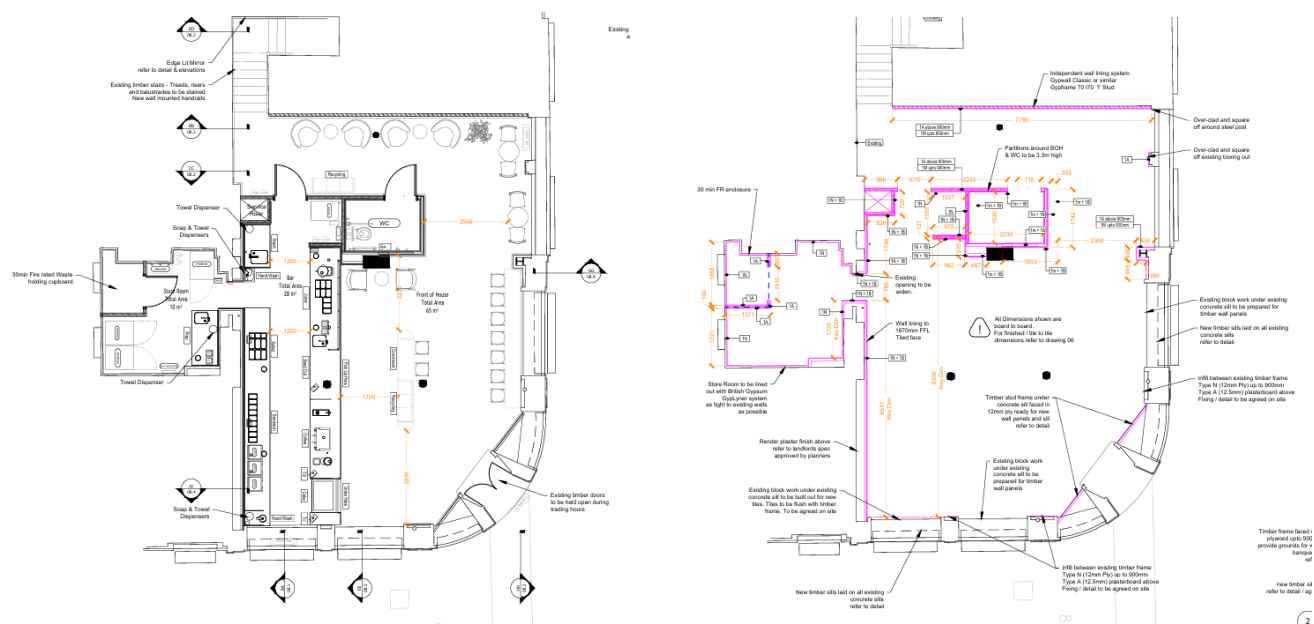
- 6.2.6 (Ventilation)

Issues

Impact upon the Heritage Asset

Ground Floor Fitout

Joinery to create a bar counter would have a negligible impact on the spatial character of the unit and avoid spanning over windows. New partitioning to create controlled access to the bar and provide accessible WCs would however have an impact.



(Left: proposed fitout; Right: proposed partitions)

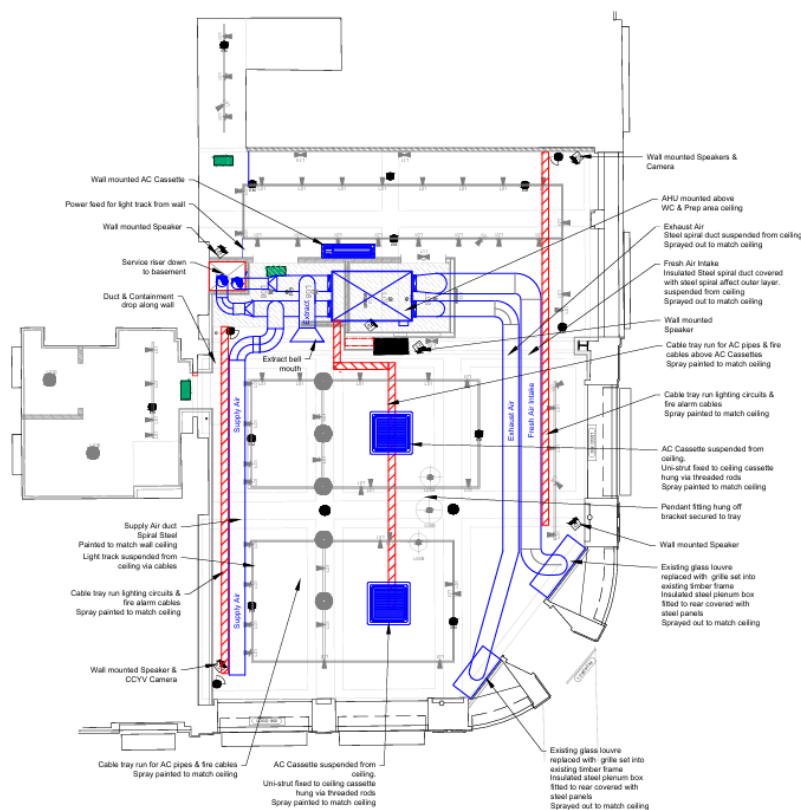
However, partitioning would avoid the significant historic fabric of the corniced ceiling, and some long-range views would be preserved down the length of the unit. These interventions, as well as the back bar wall linings, would be reversible. On balance, this would incur a low level of less than substantial harm.

In order to mitigate against further harm, compliance conditions are recommended in the event of an approval to ensure the works are carried out with the partition fixing method statement and protection of historic fabric method statement.

Wall, ceiling and floor finishes would have a negligible impact on the unit's material quality and architectural features. It is noted that these elements would also be reversible. In the event of an approval, it is recommended that a condition is attached to the decision requiring samples of all finishes.

Ground Floor Ceiling Works

The proposed M&E plant, ductwork and servicing would be extensive across the unit, impacting appreciation of the generous ceiling heights and significant historical fabric of the corniced ceilings through clutter. This would incur a high level of less than substantial harm.



(Proposed M&E, plant, servicing and associated equipment to the ground floor ceiling)



(Unauthorised M&E, plant, servicing and associated equipment indicates level of harm)

While harmful, the options analysis submitted has explored alternative ducting and servicing routes. A route through the historic shopfront with less extensive ductwork has been ruled out for the increased harm to the building's more significant architectural features. A similarly less extensive route through the storeroom into the lightwell has been ruled out due to technical constraints, and would moreover not leave sufficient headroom clearance. The proposal therefore represents a feasible option for delivering ventilation that avoids greater harm to the external appearance of the historic shopfront.

Notwithstanding the above, throughout the course of the application the applicant has submitted several amendments to further rationalise the ducting and cable routes and mitigate the level of harm to a further degree.

All equipment would be suspended from the ceiling to provide space to the corniced ceiling. The AHU would be sited above the newly formed WC. The associated equipment has been split into three concentrated rows, leaving larger portions of the cornicing visible. Condenser units have been centralised within the ceiling, and the associated cable tray runs above for a more coherent appearance.

The existing unauthorised perforated cable tray design which has an industrial appearance would be replaced with a single plat design, as per correspondence dated 13/05/2026. The outermost cable trays have been positioned behind ductwork where possible to minimise the impression of clutter.

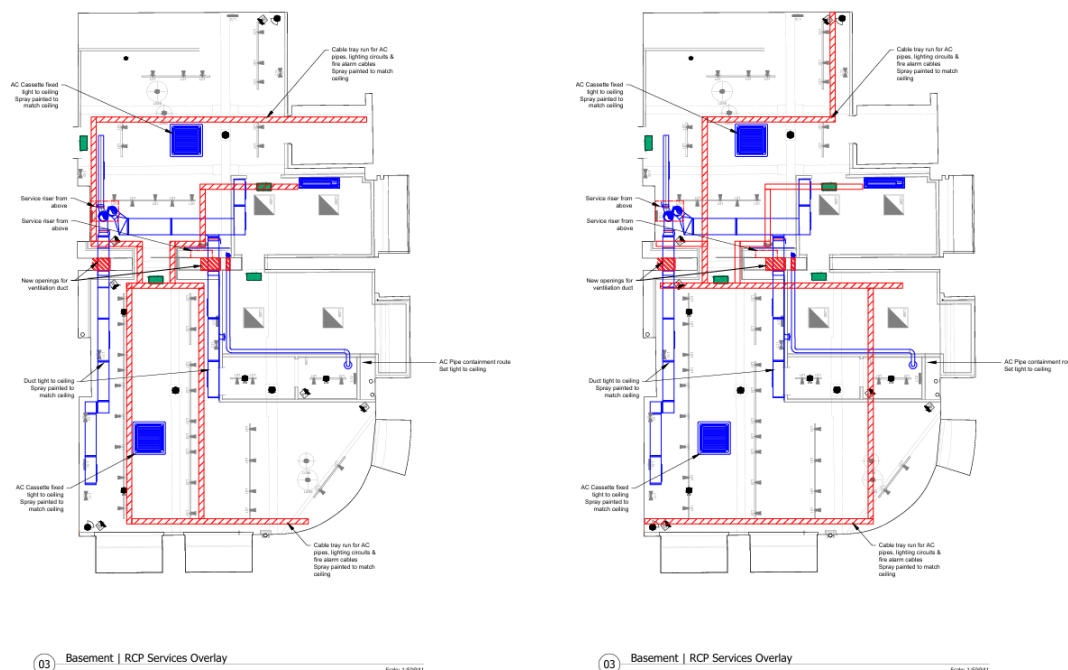
All ductwork is to be encased and would not leave any insulation visibly lagging. The larger exhaust air and fresh air intake ductwork has also been centralised with respect to the ceiling detail above and offset from the glazing. All equipment would be sprayed out to match the background ceiling colour.

In consideration of the above, the proposal would have an acceptable impact on the character of the listed building's interior. In the event of an approval, it is recommended that a condition is attached to the decision requiring details and samples of all finishes to ducting, cable trays and associated plenum boxes. A compliance condition is also recommended to ensure the M&E plant and servicing is installed in accordance with the submitted method statement.

External Louvres

The compliance conditions noted above regarding partition fixings and protection of historic fabric would mitigate against any further harm.

As with the ground floor, plant, M&E and servicing would be extensive and detract from the appearance of the space. The basement however does not contain the same degree of significant historic fabric or tall ceilings, and there would be a lesser degree of less than substantial harm incurred. These features would be sprayed out to match the ceiling, mitigating the visual harm to some degree by blending the services into the background ceiling. Amended plans received 08/05/2026 have rerouted cable trays, utilising back of house areas to a greater extent to lessen the impression of clutter in publicly accessible spaces.



(Left: former RCP; Right: proposed RCP following amendment)

Wall, ceiling and floor finishes would have a negligible impact on the unit's material quality and architectural features. It is noted that these elements would also be reversible. In the event of an approval, it is recommended that a condition is attached to the decision requiring samples of all finishes.

Assessment of Harm

As outlined above, there would be a high level of less than substantial harm as a result of the plant equipment and servicing to the ground floor ceiling. Less than substantial harms would be incurred as a result of new internal partitioning and external louvres. Harms have been mitigated through optioneering processes selecting the least harmful ducting routes and final materials. Further harms would be mitigated through conditions requiring final details and samples of the ductwork and associated installations, as well as compliance conditions to ensure the scheme is carried out in accordance with submitted method statements.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would facilitate bringing the vacant unit into a viable commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1.

As such, the less than substantial harms resulting from the works are at a level where the public benefits of facilitating the occupancy of a viable use outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990. The proposal is moreover considered to be in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2;

Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC14 and DC19; sections 12 and 16 of the NPPF; and the Council's Shopfront and Design Guide as they relate to the preservation and enhancement of heritage assets.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

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

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

1) LBC Time

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) Approved Plans and Documents

The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority on...

18/02/2026:

- Location Plan

26/03/2026:

- The 'Heritage Statement 77 Mosley Street Manchester, M2 3FX' document prepared by Palmer Heritage Ltd dated March 2026

23/04/2026:

- The M&E Justification document prepared by designtime
- The Options Analysis document prepared by hybrid PLANNING & DEVELOPMENT, referenced HPD/DSP/MS/25/170 and dated 23 April 2026.

30/04/2026:

- METHOD STATEMENT – INSTALLATION OF DUCTWORK AND M&E CONTAINMENT FIXED TO HISTORIC CEILING AND BASEMENT dated 28/04/2026
- METHOD STATEMENT – TIN STUD PARTITION INSTALLATION ADJACENT TO HISTORIC FABRIC (BASEMENT LEVEL) dated 28/04/2026
- METHOD STATEMENT – PROTECTION OF HISTORIC FABRIC (BASEMENT & LIGHTWELL) dated 28/04/2026

05/05/2026:

- 7042-03.3 REVISION K

08/05/2026:

- 7042-01 REVISION J
- 7042-02.1 REVISION E
- 7042-02.2 REVISION E
- 7042-03.1 REVISION E
- 7042-03.2 REVISION G
- 7042-04 REVISION F
- 7042-05 REVISION D
- 7042-06.1 REVISION G
- 7042-07 REVISION D
- 7042-08.1 REVISION J
- 7042-08.2 REVISION J

- 7042-08.3 REVISION J
- 7042-08.4 REVISION J
- 7042-08.5 REVISION H
- 7042-08.7 REVISION J
- 7042-12 REVISION J
- Joe & The Juice 77 Mosley Street Manchester Finishes Schedule

12/05/2026:

- 'External Louvres' ref: 7042-15 REVISION C

13/05/2026:

- Correspondence re: single plat cable tray design

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, EC1, EC3, CC1, CC9, EN3 and DM1 of the Core Strategy; saved policy DC19 of the Unitary Development Plan for the City of Manchester; and Section 16 of the Listed Buildings and Conservation Areas Act 1990.

3 Ductwork, Servicing and M&E Fixing Methods

The installation of the Ductwork, Servicing and M&E hereby approved shall be carried out in accordance with details of the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

- METHOD STATEMENT – INSTALLATION OF DUCTWORK AND M&E CONTAINMENT FIXED TO HISTORIC CEILING AND BASEMENT dated 28/04/2026 and received 30/04/2025 by the City Council as Local Planning Authority

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4 Partition Fixing Methods

The installation of the internal partitions hereby approved shall be carried out in accordance with details of the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

- METHOD STATEMENT – TIN STUD PARTITION INSTALLATION ADJACENT TO HISTORIC FABRIC (BASEMENT LEVEL) dated 28/04/2026 and received 30/04/2025 by the City Council as Local Planning Authority

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5 Protection of Historic Fabric Methods

The fitout hereby approved shall be carried out in accordance with details of the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

- METHOD STATEMENT – PROTECTION OF HISTORIC FABRIC (BASEMENT & LIGHTWELL) dated 28/04/2026 and received 30/04/2025 by the City Council as Local Planning Authority

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6 Finishes

Notwithstanding the details as set out in condition 2 above, prior to the commencement of any internal decoration, full and final details of internal finishes shall be submitted and approved by the City Council as Local Planning Authority.

For the purpose of this condition, 'internal decoration' means:

- The installation of any wall and floor tiling;
- Application of any paints;
- Timber panelling.

For the avoidance of doubt, these details shall include:

- Details and samples of any wall and floor tiling materials to be used in the internal fitout.
- Details and samples of any paints and treatments in the internal fitout.
- Details and samples of timber panelling.

The approved details shall be implemented as part of the development.

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 PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

7 Plant, M&E, Ductwork, Cabletrays and Servicing

Notwithstanding the details as set out in conditions 2 and 3 above, prior to installation of any ductwork, servicing and M&E, full and final details shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Details of materials and finishes for ductwork.
- Details of materials and finishes for plenum boxes.
- Details of materials and finishes for cable trays.

The approved details shall be implemented as part of the development.

For the avoidance of doubt, any cable trays hereby approved are to be of a single plat design in accordance with the approved correspondence re: single plat cable tray design received by the Council as Local Planning Authority 13/05/2026.

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 PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

77A Mosley Street, Manchester, M2 3HR
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Advertising Right BT Inlink Outside 74, Mosley Street, Manchester, M2 3LW
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Basement Room C, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Basement Room D, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Unit 9, Abbey House, Mosley Street, Manchester, M2 3LW
Ground Floor Unit 6, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Mezzanine Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Basement Room A, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Second Floor, 12 Princess Street, Manchester, M1 7AG
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
79 Mosley Street, Manchester, M2 3LQ
12 Princess Street, Manchester, M1 7AN
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 32 Booth Street, Manchester, M2 4AB
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor Inscape, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Third Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
First Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Abbey House, Mosley Street, Manchester, M2 3LW
GREGGS, Ground Floor Unit 7, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Basement Room B, Abbey House, 74 Mosley Street, Manchester, M2 3WL
Ground Floor Unit 5, Abbey House, 74 Mosley Street, Manchester, M2 3FX
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
Second Floor, Abbey House, 74 Mosley Street, Manchester, M2 3LW

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 - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL