

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129249/JO/2021

Date registered valid: 29 January 2021

Proposal: Application to vary condition 2 (Approved Drawings and Documents) imposed upon planning approval reference 116164/FO/2017 under section 73 of the Town And Country Planning Act 1990 for additional louvres and increased visibility of louvres, removal of punched and recessed panels within window openings, a 100mm increase to the height of the plant screen, continuation of the pitched roof on the Atkinson Street elevation and rearrangement of internal floor layouts to provide an additional guestroom on the first floor.

Address: 2-4 Invicta House , Atkinson Street, Manchester, M3 3HH

Ward(s): Deansgate Ward

Applicant: Khanna Enterprise Manchester (property) Ltd C/o Agent

Agent (if any): Mr Joseph Smith Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 September 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Other

Date of site visit: 4 March 2021

Standard consultations:

Printed: 11 February 2021 Expired: 4 March 2021

Neighbour notifications

Printed: 11 February 2021 Expired: 4 March 2021

Site notice

Posted: 4 March 2021 Expired: 25 March 2021

Press advert

Published: 16 February 2021 Expired: 9 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of site/building

The application site is located at 2-4 Atkinson Street and is 0.47 hectares in size and previously included Invicta House, which was a three storey office building with a private car park. The site is bounded by Atkinson Street, Scott Place and Tivoli Street

Surrounding listed buildings include the four storey Grade II listed County Courthouse (184-186 Deansgate) to the east and the 13 storey Sunlight House, a Grade II listed building to the south and the Grade I Listed John Rylands Library, the Grade II Listed Albert Hall and Grade II Listed Opera House. The site is within the Deansgate Conservation Area. There are no listed buildings on the site.

Invicta House was three storeys in height with a basement and occupied the southern and eastern boundaries of the application site with a car park occupying the remainder of the site. The site has now been partially cleared and construction is underway in accordance with applications referenced 116164/FO/2017 and 123084/FO/2019. The Atkinson Street elevation and the secondary return to Scott Place of Invicta House have been retained and are included in the proposals. The retained façade to Atkinson Street, dates from the early 1900's. It is composed of red brick with banded painted stone. The architectural style has some Gothic details to the door surround but is best described as eclectic, pointed and with a Dutch/North European architectural character. The fenestration had been completely altered throughout the building, with a number of former openings reduced in size or blocked up.

The site fronts Atkinson Street and abuts the Grade II listed former County Court building. It terminates the view along Little Quay Street which is enclosed by the back of Royal London House and Sunlight House, both Grade II listed.

The site is part of Spinningfields, which is a premium financial and professional services destination set within world class architecture and public realm. It is a mixed use destination with civic, residential, leisure and retail uses complementing the commercial offer, all in a high quality, planned, managed and safe environment.

Planning History

Planning Permission (ref: 111302/FO/2016/C1) was granted in November 2016 for the redevelopment of Invicta House for office development (Use Class B1) with ground floor ancillary use (Use Classes A1/A2/A3/A4). This included partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class B1) to the rear.

Planning Permission (ref: 116164/FO/2017) was granted in August 2017 for the redevelopment of Invicta House for office development (Use Class B1) with ground floor ancillary use (Use Classes A1/A2/A3/A4). This included partial demolition of existing building with retention and refurbishment of main facade and erection of eight storey building (Use Class B1) to the rear.

Planning Permission (ref: 122726/NMC/2019) was granted in March 2018 for non-material change to planning permission ref: 116164/FO/2017, including amendments to internal layout , removal of external staircase and other minor revisions.

Planning Permission (ref: 121427/NMC/2018) was granted in June 2019 for non-material change to the wording of Condition 3 (Samples of External Materials) of planning permission Ref: 116164/FO/2017

Planning Permission (ref: 123084/FO/2019) was granted in August 2017 for the removal of the Scott Place gable wall and subsequent rebuild with existing material in relation to previously approved planning application (ref. 116164/FO/2017) for a hotel development.

Applications referenced CDN/18/0387, CDN/18/0671 and CDN/19/0778 have also been submitted to discharge the pre-commencement conditions of approved planning application (ref. 116164/FO/2017)

Planning Permission (ref: 126945/FO/2020) was granted on 15th September 2020 and allowed redevelopment for a hotel use (Use Class C1), with ground floor ancillary facilities, comprising retention and refurbishment of main facade of Invicta House, erection of a ten-storey building to the rear, and other associated works.

Description of Development

Planning permission is now sought to vary Condition 2 (Approved Drawings and Documents) of app. 116164/FO/2017 to make the following changes to the approved scheme:

- The replacement of the spandrel to the top panel of the existing windows with louvres on all elevations;
- The continuation of pitched roof on the Atkinson Street elevation;
- The removal of the horizontal design lines that appeared on the punched and recessed panels within the window openings on all elevations;
- Louvres on the top floor glazing;

- An increase of 100mm to the height of the plant screen would increase by 100mm;
- Louvres on the 'across floors' vertical screens around the building (excluding retained fabric);
- Louvres on the inside elevation of the proposed pitched roof.

An application for a non-material amendment has also been submitted for the site to change to the description of application referenced 116164/FO/2017 (under Section 96a of the Town and Country Planning Act 1990) to remove reference to the number of guestrooms. This is to allow the number of bedrooms to be increased from 145 to 146. The applicant has advised that the internal rearrangements sought and opportunity for the additional guestroom would go some way in improving the overall design and layout and long term sustainability of the hotel.

The above described planning permission ref: 126945/FO/2020 allowed an additional 19 rooms within the same hotel proposal on site, however the Applicant has advised that they are unable to deliver the larger scheme due to funding uncertainties associated with the Covid-19 pandemic.

Consultations & Notification Responses

Highway Services - Confirmed that they have no comments.

Environmental Health - No comments received

Corporate Property - No comments received

MCC Flood Risk Management - Recommended the following informative:

The applicant should ensure their amendments do not affect their ability to satisfy drainage Conditions 18, 19 and 20.

Oliver West (Sustainable Travel) - Confirmed that they have no comments.

Strategic Development Team - No comments received

City Centre Renegeration - No comments received

Work & Skills Team - No comments received

Greater Manchester Police - Confirmed that they have no comments.

Historic England (North West) - No comments received

United Utilities Water PLC - No comments received

Canal & River Trust - Advised that this application falls outside the notified area for its application scale and there is no requirement to consult them in their capacity as a Statutory Consultee.

GM Fire Rescue Service - No comments received

Greater Manchester Ecology Unit - Confirmed that they have no comments.

Manchester Water Safety Partnership - No comments received

Environment Agency - Have no objection in principal to variations proposed and confirmed that their previous conditional requirements detailed as part of our initial response to 116164/FO/2017 remain relevant.

Greater Manchester Archaeological Advisory Service - Confirmed that they have no comments.

Publicity - The application was advertised in the local press as affecting the setting of a listed building and as affecting a conservation area. A notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Policy

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), EC1 (Land for Employment and Economic Development), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC6 (City Centre High Density Development), CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management) and saved UDP policies DC10.1 to 10.4 (Food and Drink), DC14.1, DC14.2 and DC14.3 (Shopfronts and Related Signs), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaeology) and DC26 (Development and Noise) and Sections 5,6,7,8,9,12,14,15 and 16 of the National Planning Policy Framework (NPPF),

Issues

Design Issues and impact on the Character of the Adjacent Conservation Area and the setting of nearby Listed Buildings -

The addition of louvres to all elevations affecting new fabric only - This is regrettable as it adds clutter to the elevations, in particular the clear glazed top floor. However these alterations are necessary to provide the required ventilation, there is no other proposal that is less detrimental and a majority of the louvres wouldn't be visible from street level and some wouldn't be viewed from other buildings either. No louvres would be installed in the areas of retained fabric.

The continuation of pitched roof on the Atkinson Street elevation is an acceptable and fairly minor amendment.

The removal of the horizontal design lines that appeared on the punched and recessed panels within the window openings on all elevations - This change would not be noticeable and is acceptable.

The extension to the size of the rooftop plant room -The height of the plant screen would increase by 100mm due to the finalisation of the detailed design of the services. The plant space would increase in height, but not width or length. It is not considered that this slight increase would be noticeable in views from both short distance and long distance.

The above works are considered to be acceptable in their impact on the retained non-designated heritage asset and the surrounding heritage assets given the justification provided.

It is considered that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. This is because the works would allow continued development, would allow technical changes required to operate the hotel to be included and would mean that the retained fabric of the non-designated heritage asset would be maintained and reused.

Given this, the proposals continue to accord with Sections 12 and 16 of the National Planning Policy Framework, policies EN3, CC9, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester and there would be no reason to prevent the amendment of condition 2 in relation to the above.

Inclusive Access -

The proposals would remain fully accessible to all.

Given this, the proposals continue to accord with Policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC14.2 of the Unitary Development Plan for the City of Manchester.

Residential Amenity -

The proposed amendments would not have a detrimental impact on residential amenity.

All conditions specified by the City Council's Environmental Health service would continue to be applied to the application as conditions or informatives as appropriate.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Other Conditions -

Other conditions have been amended to reflect information submitted in discharge of conditions on the previous applications and to reflect further information submitted.

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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included ongoing discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

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

The site location plan referenced 781 PL(00)001 Rev A received by the City Council as local planning authority on 29 January 2021

The following drawings:

781 PL(00)011 Rev G

received by the City Council as Local Planning authority on 15 June 2021

BP-6602-D100 Rev C1
BP-6602-D101 Rev C1
BP-6602-D102 Rev C1
BP-6602-D103 Rev C1
BP-6602-D104 Rev C1
BP-6602-D105 Rev C1
BP-6602-D106 Rev C1
BP-6602-D107 Rev C1
BP-6602-D108 Rev C1
BP-6602-D109 Rev C1
BP-6602-D110 Rev A1
BP-6602-D111 Rev A1
BP-6602-D112 Rev A1
BP-6602-D113 Rev A1
BP-6602-D114 Rev A1
BP-6602-D115 Rev A1
BP-6602-D116 Rev A1
BP-6602-D117 Rev A1
BP-6602-D118 Rev A1
BP-6602-E100 Rev C1
BP-6602-E101 Rev C1
BP-6602-E102 Rev C1
BP-6602-E104 Rev A1
BP-6602-E105 Rev A1
BP-6602-E106 Rev A1

BP-6602-E107 Rev A1
BP-6602-E108 Rev A1
BP-6602-E109 Rev A1
BP-6602-E110 Rev A1
BP-6602-E111 Rev A1
BP-6602-E112 Rev C1
BP-6602-E113 Rev C1
BP-6602-E114 Rev C1
BP-6602-E115 Rev C1
BP-6602-E116 Rev C1
BP-6602-E117 Rev C1
BP-6602-E118 Rev C1
BP-6602-E119 Rev C1
BP-6602-E120 Rev C1
BP-6602-E121 Rev C1
BP-6602-E122 Rev C1
BP-6602-E123 Rev C1
BP-6602-E500 Rev C3
BP-6602-E501 Rev C3
BP-6602-E502 Rev C3
BP-6602-E503 Rev C3
BP-6602-E504 Rev C2
BP-6602-E505 Rev C1
BP-6602-E506 Rev C2
BP-6602-E507 Rev C2
BP-6602-E508 Rev C2

received by the City Council as Local Planning authority on 14 June 2021

78 1PL(00)016 Rev F

received by the City Council as Local Planning authority on 8 June 2021

781 PL(00)080 Rev C
781 PL(00)040 Rev I
7374 A700(20)229 Rev A

received by the City Council as Local Planning authority on 3 June 2021

BFL-6602-SK-04 Rev C2
BP-6602-D549 Rev C2
BP-6602-E511 Rev C1
BP-6602-E512 Rev C1
BP-6602-E513 Rev C1

received by the City Council as local planning authority on 23 March 2021

BP-6602-D119 Rev C1 received by the City Council as local planning authority on 19 March 2021

781 PL(00)081 Rev B received by the City Council as local planning authority on 7 March 2021

781 PL(00)010 Rev B
781 PL(00)012 Rev G

781 PL(00)013 Rev E
781 PL(00)018 Rev D
781 PL(00)019 Rev D
781 PL(00)020 Rev H
781 PL(00)041 Rev H
781 PL(00)042 Rev G
781 PL(00)043 Rev H

received by the City Council as local planning authority on 29 January 2021

The following drawings:

781PL(00)005 Rev A
781PL(00)006 Rev A
781PL(00)030 Rev A
781PL(00)031 Rev A
781PL(00)050 Rev A
781PL(00)051 Rev A
781PL(00)052 Rev A
781PL(00)053 Rev A
781PL(00)055 Rev A

The following documents:

The On Site Inspection - Quality Checklist - Intrim/Completed Works prepared by Britplas
The Quality Control Table Document number ITP Issue 01 prepared by Britplas

Received by the City Council as local planning authority on 11 March 2021

The following documents:

The Sustainable Drainage Statement prepared by Integra Consulting Engineers Ltd.
The Planning Statement prepared by NJL Consulting
The Environmental Noise Survey prepared by Sandy Brown Associates LLP.
The Transport Statement and Travel Plan prepared by Mode Transport Planning
The Heritage Impact Assessment prepared by Stephen Levrant Heritage Architecture
The Sustainability Statement prepared by Element Sustainability
The BREEAM Pre-Assessment and Sustainability Statement prepared by Element Sustainability
The Geo-Environmental Report prepared by Integra Consulting Engineers
The Bat and Nesting Bird Survey prepared by Martin Prescott Environmental Services
The Utilities Statement Planning Report prepared by Watermans
The Waste Management Strategy prepared by NJL Consulting
The completed waste management proforma
The Crime Impact Assessment prepared by Greater Manchester Police Design for Security
The Daylight and Sunlight Assessment prepared by Gray Scanlan Hill
The Air Quality Assessment prepared by Watermans
The Environmental Standards Statement prepared by Element Sustainability
The Flood Risk Assessment and Drainage Strategy prepared by Watermans

Received by the City Council as local planning authority on 29 January 2021

The following documents:

The Skills and Employment Methodology prepared by Gilbert Ash and dated 15 October 2019
The Construction & Environmental Management Plan prepared by Gilbert Ash dated 9 August 2019
The Foundation Works Risk Assessment prepared by Waterman Infrastructure & Environment Limited dated May 2018
The Written Scheme of Investigation (WSI)
The Flood Risk Assessment & Drainage Strategy prepared by Waterman Infrastructure & Environment Limited dated May 2017

Received by the City Council as local planning authority on 11 May 2021

The following documents:

The Electrolux SkyLine PremiumS Electric Combi Oven 10GN1/1 product specification sheet
The Design and Access Statement prepared by ICA Architects

Received by the City Council as local planning authority on 3 June 2021

The External Envelope Material List - Rev A prepared by ICA Architects and dated 5 May 2021
received by the City Council as local planning authority on 7 May 2021

The photograph annotated with the size and location of joints in the cladding received by the City Council as local planning authority on 23 March 2021

The Television Reception Survey prepared by SCS Technologies and the Wind Assessment prepared by RWDI.

The letter from Neil Lucas of Avison Young dated 01 June 2021

The emails from Joseph Smith of Avison Young dated 23 March 2021, 03 June 2021 (09:41) and 14 June 2021 (12:39)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

2) a) The materials to be used on all external elevations shall be as confirmed in the External Envelope Material List - Rev A prepared by ICA and dated 5 May 2021.

b) The On Site Inspection - Quality Checklist - Intrim/Completed Works prepared by Britplas and The Quality Control Table Document number ITP Issue 01 prepared by Britplas and the email from Joseph Smith of Avison Young dated 1 April 2021 shall be fully complied with in the manufacture, storage and installation of the above approved materials. A Clerk of Works shall also be in attendance for day to day inspections.

c) The development shall be carried out in accordance with the above (a and b) approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) Before the development is occupied, a building lighting scheme demonstrating how the development would be lit during the period between dusk and dawn shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of visual amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy DM1 of the Core Strategy.

4) The proposed development shall be designed and constructed in accordance with the recommendations contained within the Crime Impact Statement Version A dated 27 April 2017 prepared by GMP and referenced 2015/0784/CIS/02. Within three months of the development hereby approved being occupied, written confirmation of a Secured by Design accreditation must be submitted to the local planning authority.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

5) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

6) No part of the development shall be occupied unless and until details of:

- a) A servicing strategy (deliveries, collections and ad-hoc maintenance) to detail final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/unloading
- b) An events management strategy, should the hotel undertake conferencing and events.
- c) A drop off and pick up strategy for hotel guests

Have been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use.

Reason - In interests of highway safety and residential amenity in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies T1, T2, SP1 and DM1 of the Core Strategy.

7) A. The Skills and Employment Methodology prepared by Gilbert Ash and dated 15th October 2019 shall be complied with for the duration of the construction works.

B. One month prior to the construction works ceasing, details of the results of the Local Labour Proposal shall be submitted to Manchester City Council.

C. When an End User has been identified and prior to the start of the end-use of the development, a Local Labour or Recruitment Plan shall be submitted and approved in writing by the City Council which outlines the immediate and future staffing of the approved end-use.

D. Details of the results from the End User Local Labour Proposal or Recruitment Plan shall be submitted to Manchester City Council within three months of occupation.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

8) The Construction of the development hereby approved shall be carried out fully and only in accordance with the Construction & Environmental Management Plan prepared by Gilbert Ash Rev B1 received by the City Council as Local Planning authority on 11 May 2021, which shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

9) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday,
10:00 to 18:00 Sundays and Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy.

10) The permission hereby granted shall allow the warming of food only, to be warmed by the Electrolux SkyLine PremiumS Electric Combi Oven 10GN1/1 or equivalent oven specification.

Full details of the method of extraction of any fumes, vapours and odours from the premises, including the appearance of the equipment and any noise generated by the equipment, shall be submitted to and approved in writing by the City Council as local planning authority should there be the cooking of hot food in an alternative way in any part of the premises. The details of the approved scheme shall then be implemented prior to any hot food being cooked at the premises and shall remain in situ whilst the use is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems', which describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy 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 in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy.

11) Prior to the installation of any externally mounted ancillary equipment (including within the plant enclosure) the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) A scheme for acoustically insulating and mechanically ventilating (a) the hotel accommodation against noise from adjacent roads and (b) any noise transfer from other areas of the hotel use to the hotel rooms, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

In relation to the use hereby approved, these premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority before the use hereby approved commence. The scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels. Any scheme approved in discharge of this condition shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

13) Before the first occupation of the hotel, the scheme for the storage (including segregated waste recycling) and disposal of refuse as detailed within the Waste Management Strategy prepared by NJL Consulting and the completed Waste Management Proforma shall be implemented and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

14) a) Before the first occupation of the hotel, an acoustic assessment and details of proposed opening hours for any restaurant / bar area should be submitted to and approved by the local

planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details should be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Manchester Core Strategy.

15) a. The development hereby approved shall not be occupied unless and until surface water management has been implemented in accordance with the Flood Risk Assessment & Drainage Strategy prepared by Waterman Infrastructure & Environment Limited dated May 2017 received by the City Council as Local Planning authority on 11 May 2021.

b. The development hereby approved shall not be occupied unless and until the following information has been submitted to and approved in writing by the City Council as local planning authority:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policies DM1 and EN17 of the Core Strategy.

16) Before first occupation of any part of the development, an updated Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

17) No part of the development shall be occupied until the space and facilities for the secure parking of a minimum of 15 bicycles have been provided as shown on the drawing referenced 781 PL(00)011 Rev G. The approved spaces and facilities shall then be retained, managed and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

18) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, this should include:

- a) granite paving on Scott Place;
- b) wind mitigation measures at the proposed hotel entrance from Scott Place
- c) the Atkinson Street footway and carriageway in front of Invicta House;
- d) proposed stairway connecting Scott Place and Tivoli Street;
- e) landscaping and carriageway between Scott Place and Sydney Street; and
- f) further information about the operation of Tivoli Street to be developed through a Prohibition of Driving Order on Tivoli Street.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

19) The investigation and recording of the site by a competent person or persons/organisation and dissemination and archive deposition of the findings shall be carried out fully and only in accordance with the Written Scheme of Investigation (WSI) received by the City Council as local planning authority on 11 May 2021.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of the heritage interest impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

20) Notwithstanding the details shown on the approved drawings, prior to the first use of the building, details of the tree planting and landscaping provision on Scott Place shall be submitted for approval in writing by the City Council, as local planning authority. The approved details shall then be implemented prior to the first occupation/use and thereafter retained and maintained in situ for as long as the development remains in use. A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance shall also be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation/use and shall be maintained for the duration of the use.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy

21) The detailed mitigation measures to safeguard local air quality as detailed within the Air Quality Assessment prepared by Waterman Infrastructure & Environment Limited shall be implemented as part of the development and shall remain in situ whilst the use or development hereby approved is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1.

22) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG and local policies EN8 and EN14

23) The access measures for disabled people to gain access into and throughout the premises as shown on the drawings referenced 781 PL(00)011 Rev E, 781 PL(00)012 Rev G, 781 PL(00)013 Rev E, 781 PL(00)016 Rev D, 781 PL(00)018 Rev D and 781 PL(00)019 Rev D and described in the Design and Access Statement prepared by ICA Architects shall be fully implemented before the uses hereby approved commence and shall be maintained for the duration of the uses hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

24) Full details of all external seating, including the locations, layouts, furniture details, operational details, security measures and disabled access measures shall be submitted to and approved in writing by the City Council before any external seating is installed and operated on site. The external seating shall be installed and operated only in accordance with the approved details.

The use of amplified music and/or sounds is not permitted in the external areas of the site at any time.

Reason - In order to protect the amenity of local occupiers and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

25) The windows at ground level, fronting onto Tivoli Street, Scotts Place and Atkinson Street shall be retained as clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way with the exception of the manifestation shown on the drawing referenced 7374 A700(20)229 Rev A or as required to achieve building regulations approval only.

Reason - The clear glazed windows are an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting streetscene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

26) No part of the development shall be occupied unless and until details of a management strategy for the use of a mobile hoist has been submitted to and approved in writing by the City Council as Local Planning Authority. Any approved Strategy shall be implemented in full at all times when the development hereby approved is in use.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

27) The development hereby approved shall seek to achieve the highest possible post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating as set out in the submitted Pre-Assessment Report ref: 2021.183 dated August 2021 prepared by Element Sustainability.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

Informatives

1) Whilst the development has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work shall cease immediately and a suitably licensed bat worker shall be employed to assess how best to safeguard the bat(s). Natural England shall also be informed.

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work shall cease immediately and a suitably experienced ecologist employed to assess how best to safeguard.

3) Please note that Construction/demolition works must be confined to the following hours:

Monday - Friday*: 7.30am - 6pm

Saturday*: 8.30am - 2pm

Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement with the City Council's Environmental Health Service via Environment on Call (0161 234 5004). Noise to be kept to a minimum in the first hour. Any out of hours working must have prior agreement from the City Council's Environmental Health Service.

4) The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

5) Only final fire exit doors are permitted to impact/encroach adopted highway/footways.

6) Any items on/adjacent to adopted highway should be agreed with MCC Structures team (V.nwegbu@manchester.gov.uk).

7) The permission hereby granted does not discharge the need for the proposals to comply with current and future local and national Government advice relating to COVID-19 or similar situations, including all measures such as social distancing requirements.

8) A tables and chairs licence is also required to be obtained for the use of the highway for the approved purpose. Please contact Contact Manchester on 0161 234 5004.

9) Any works to the highway are required to be discussed with MCC's Capital Programmes and Property Team (Contact Manchester - 0161 234 5004) and may be required to be undertaken through S278 agreement. The following link can be used:
http://www.manchester.gov.uk/directory_record/270134/permission_to_do_work_on_the_highways_section_278_agreements/category/355/highways_and_pavements

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Corporate Property
MCC Flood Risk Management
Oliver West (Sustainable Travel)
Strategic Development Team
City Centre Renegeration
Urban Design & Conservation
Work & Skills Team
Greater Manchester Police
Historic England (North West)
United Utilities Water PLC
Canal & River Trust
GM Fire Rescue Service
Greater Manchester Ecology Unit
Manchester Water Safety Partnership
Environment Agency
Greater Manchester Archaeological Advisory Service

Car Space, 1 Byrom Place, Manchester, M3 3HG
242 Deansgate, Manchester, M3 4BQ
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
12 Lloyd Street, Manchester, M2 5ND
Manchester 235, 2 Watson Street, Manchester, M3 4LP
First Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Third Floor, 3 Hardman Street, Manchester, M3 3AW
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
DWF, 1 Scott Place, Manchester, M3 3AA
Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
14 Lloyd Street, Manchester, M2 5ND
1 Byrom Place, Manchester, M3 3HG
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
A M C THEATRES OF UK LTD, Unit 2, 235 Deansgate, Manchester, M3 4EN
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
25 - 29 Lloyd Street, Manchester, M2 5LF
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
19 Jacksons Row, Manchester, M2 5WD
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
11 - 13 Bootle Street, Manchester, M2 5GU
22 Queen Street, Manchester, M2 5HX
Ground Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
243 Deansgate, Manchester, M3 4EN
2 Bootle Street, Manchester, M2 5GU
245 Deansgate, Manchester, M3 4EN

247 Deansgate, Manchester, M3 4EN
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
Right, 133 Deansgate, Manchester, M3 3RW
Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Left, 133 Deansgate, Manchester, M3 3RW
25 Peter Street, Manchester, M2 5GD
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
4 Lloyd Street, Manchester, M2 5AB
188 - 192 Deansgate, Manchester, M3 3ND
1 Little Quay Street, Manchester, M3 3JU
CMS, 1 Spinningfields Square, Manchester, M3 3LY
15 Quay Street, Manchester, M3 3HN
241 Deansgate, Manchester, M3 4EN
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
London House, 193 Deansgate, Manchester, M3 3NE
The Ivy Spinningfields, 5 Hardman Square, Manchester, M3 3EB
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Third Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Second Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fourth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fifth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Ground Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
First Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Second And Third Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Second Floor, Elliot House, 151 Deansgate, Manchester, M3 3WD
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Sakana, 23 Peter Street, Manchester, M2 5QJ
Ground Floor, 19B Quay Street, Manchester, M3 3HN
TOWRY SERVICES LIMITED, Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fourth Floor, 3 Hardman Street, Manchester, M3 3HF
Seventh Floor, 3 Hardman Street, Manchester, M3 3HF
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Eleventh Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
The Loft, 13 Quay Street, Manchester, M3 3HN
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
209 Deansgate, Manchester, M3 3NW
Basement, 23 Peter Street, Manchester, M2 5QJ
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, 19B Quay Street, Manchester, M3 3HN
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

Sixth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
231 - 233 Deansgate, Manchester, M3 4EN
Store Rear Of 192, Deansgate, Manchester, M3 3ND
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Ninth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Ninth Floor, 3 Hardman Street, Manchester, M3 3HF
Twelfth Floor, 3 Hardman Street, Manchester, M3 3AU
Sixth Floor, 3 Hardman Street, Manchester, M3 3AT
237 - 239 Deansgate, Manchester, M3 4EN
Second Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
Third Floor, 201 Deansgate, Manchester, M3 3NW
Sainsbury's Ground Floor, Overseas House, Quay Street, Manchester, M3 3HN
2 Hardman Street, Manchester, M3 3HF
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
3 Peter Street, Manchester, M2 5QR
201 Deansgate, Manchester, M3 3DN
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Third Floor, 1 Hardman Square, Manchester, M3 3EB
Tenth Floor, 1 Hardman Square, Manchester, M3 3EB
Eleventh Floor, 1 Hardman Square, Manchester, M3 3EB
Ground Floor, 1 Hardman Square, Manchester, M3 3EB
Unit 4A, Spinningfields Square, Manchester, M3 3AP
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor Left Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
Eighth Floor, 3 Hardman Street, Manchester, M3 3HF
Third Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Ground Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
Tenth Floor, 3 Hardman Street, Manchester, M3 3HF
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
19B Quay Street, Manchester, M3 3HN
Sunlight House, Quay Street, Manchester, M3 3JZ
5 - 7 Byrom Street, Manchester, M3 4PF
205 Deansgate, Manchester, M3 3NW
Eighth Floor, 1 Hardman Square, Manchester, M3 3EB
Twelfth Floor, 1 Hardman Square, Manchester, M3 3EB
Ninth Floor, 1 Hardman Square, Manchester, M3 3EB
Office 2 Second Floor, 19B Quay Street, Manchester, M3 3HN

First Floor, 201 Deansgate, Manchester, M3 3NW
Car Spaces, Vantage Point, Hardman Street, Manchester, M3 3HF
Sub Basement, 201 Deansgate, Manchester, M3 3NW
Ground Floor, 201 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Shop Next To 244, Deansgate, Manchester, M3 3HN
First Floor, Deans Court, Crown Square, Manchester, M15 5FU
Fourth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Tenth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Third Floor, 15 Quay Street, Manchester, M3 3HN
MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN
Purity, 36 Peter Street, Manchester, M2 5GP
Second Floor, 3 Hardman Street, Manchester, M3 3AW
First Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
133 Deansgate, Manchester, M3 3RW
St Johns House, 2 Queen Street, Manchester, M2 5JB
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
198 Deansgate, Manchester, M3 3NE
1 Hardman Square, Manchester, M3 3EB
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
227 Deansgate, Manchester, M3 4EN
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Sixth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Basement, St Johns House, 2 Queen Street, Manchester, M2 5JB
Fifth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Queens Court, 24 Queen Street, Manchester, M2 5HX
229 Deansgate, Manchester, M3 4EN
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
5 Jacksons Row, Manchester, M2 5WD
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
Second Floor, 1 Hardman Square, Manchester, M3 3EB
Seventeenth Floor, 1 Hardman Square, Manchester, M3 3EB
Unit 3A, Spinningfields Square, Manchester, M3 2BA
Office 3 Second Floor, 19B Quay Street, Manchester, M3 3HN
Office 1 Second Floor, 19B Quay Street, Manchester, M3 3HN
Eleventh Floor, 3 Hardman Street, Manchester, M3 3AU

First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Albert's Schloss, 27 Peter Street, Manchester, M2 5QR
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Deans Court, Crown Square, Manchester, M15 5FU
MACRO 4 LTD, Second Floor Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
First Floor, 15 Quay Street, Manchester, M3 3HN
Basement, Centurion House, 129 Deansgate, Manchester, M3 3WR
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
Opera House, Quay Street, Manchester, M3 3HP
Elliot House, 151 Deansgate, Manchester, M3 3WD
17 Quay Street, Manchester, M3 3HN
194 Deansgate, Manchester, M3 3ND
Fourth Floor, Queens Court, 24 Queen Street, Manchester, M1 5HX
Third Floor, 235 Deansgate, Manchester, M3 4EN
1302 Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Second Floor, 201 Deansgate, Manchester, M3 3NW
235 Deansgate, Manchester, M3 4EN
223 Deansgate, Manchester, M3 4BQ
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Deansgate North, 235 Deansgate, Manchester, M3 4EN
South Central, 11 Peter Street, Manchester, M2 5QR
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Royal London House, 196 Deansgate, Manchester, M3 3WF
164 Deansgate, Manchester, M60 6DS
200 - 204 Deansgate, Manchester, M3 3NN
Ground Floor, 3 Hardman Street, Manchester, M3 3AX
Fourth Floor, 1 Hardman Square, Manchester, M3 3EB
Fourteenth Floor, 1 Hardman Square, Manchester, M3 3EB
First Floor, 1 Hardman Square, Manchester, M3 3EB
Lime Blue (O) Part Second Floor, 19B Quay Street, Manchester, M3 3HN
FLIPBOOK LTD, First Floor, 19B Quay Street, Manchester, M3 3HN
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Basement, 201 Deansgate, Manchester, M3 3NW
111 Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Eight Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
First Floor Left Rear, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Sixth Floor Lcl Law Ltd, St Johns House, 2 Queen Street, Manchester, M2 5JB
Fifth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN

First Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
Ground Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CITY1