

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130446/FO/2021
Date registered valid: 17 May 2021
Proposal: Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.
Address: Ramada Renaissance Hotel, Blackfriars Street, Manchester, M3 2EQ
Ward(s): Deansgate Ward
Applicant: Deansgate SOF Alliance LeaseCo Limited C/o Agent, ,
Agent (if any): Mr Ed Harvey Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Case officer: Angela Leckie
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Recommendation: Approve
Date of recommendation: 26-08 21

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 May 2021

Standard consultations:

Printed: 26 May 2021 Expired: 16 June 2021

Neighbour notifications

Printed: 26 May 2021 Expired: 16 June 2021

Site notice

Posted: 26 May 2021 Expired: 16 June 2021

Press advert

Published: 1 June 2021 Expired: 22 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site lies within the Renaissance hotel complex which comprises the former hotel, Premier House office block, and NCP car park. That wider site is bounded by Blackfriars, Deansgate, the River Irwell and Victoria Bridge Street. The site is to the north of the area known as the Medieval Quarter which includes the Grade I Listed Manchester Cathedral. It is adjacent to the Cathedral, St Ann's Square and Parsonage Gardens Conservation Areas as well as the Flat Iron Conservation Area within Salford. Premier House is a four-storey vacant office building with over 100 metres of inactive frontage to Deansgate.

The site lies within the 2018 Ramada Complex SRF Area and specific area which is the subject of this application is located in the south eastern portion of the SRF Area. The wider site has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The Ramada Complex was recently acquired by the Applicant as part of a joint venture between them and Starwood Capital Group, with a view to part repurposing and part redeveloping the wider site. Premier House itself is currently vacant and in a dilapidated state internally.

The emerging wider proposals comprise part refurbishment, part redevelopment of the existing buildings to provide high quality new hotel, office and residential uses, with new public realm. Consent was granted earlier this year (application ref no 129468/FO/2021) for the Replacement of windows to the hotel building and subsequently Prior Approval for the partial demolition of the Premier House Office Block (application ref no 130049/DEM/2021). These works were proposed as part of initial enabling works as part of the wider plans for the complex which will see the hotel building retained, overhauled and upgraded, to facilitate the creation of a safe and watertight enclosure. The works are also necessary to allow further investigations and some initial internal enabling works to progress within the hotel building ahead of the more detailed proposals coming forward for the redevelopment of the wider site.

Description of area

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses.

Description of development

This application seeks consent for external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, areas of planting, modifications to the building facades, public art installations and other works. Approval would facilitate the delivery of the high quality hotel element of the wider site as detailed above.

The intent of the hotel proposals is not to provide a simple fit out to the existing building, it seeks to fully modernise and transform the hotel internally and externally into something that meets the needs of modern guests and hotel operators.

It is noted that whilst modifications to the internal layouts do not require planning consent, they represent a significant financial investment of around £25m to provide a new 4*+ destination hotel for Manchester. There are currently 203 bedrooms within the hotel. Internal modifications (requiring no planning consent) are proposed to reposition the hotel offering to provide a range of room sizes and types that better cater to a wider market. All rooms will be fully refurbished to meet the new hotel's operators 4* brand standards. Internal alterations will mean that there will be 216 bedrooms in total in the redeveloped Treehouse Hotel, including 9 premium rooms on the 11th floor that will fully exploit the views East and West across Manchester and Salford and will offer incredible vistas of the city and the best facilities within the hotel.

As an overview, in addition to fully re envisaged interiors, the proposals put forward by this planning application include a transformed external appearance that seeks to enliven the streetscape.

In more detail, the proposed works would include the following:

- A new entrance lobby that opens up refurbished bar and dining facilities with additional glazing to become visible from the street, a treehouse feature passing over and through the glazing, living wall at foot of stair tower and new soffits and fascias;
- A rationalised mezzanine level with modernised and enhanced conference suites, function rooms and fitness suite with external planting, reglazing and painting with kitchen garden above;
- Screening of car park ramps with vertical timber and bands of climbing plants;
- River Irwell elevation- Painting of concrete wall sections and central stair core and addition of planting;
- Reglazing existing stair from mezzanine to conference and lower car park;
- All bedrooms to the 13th (top) floor are removed to provide a new open plan skyline restaurant to the longer north wing. This will provide breakfast, lunch and dinner service to guests and open market clientele. The hotel's branding will be carried through the decor, ambiance and menu, and will be an over-arching feature of the space. The Southern wing of the 13th floor will be opened up to create 180° views from a new Sky-Bar. This will become a destination venue for the Manchester nightlife as well as hotel guests, where drinks, snacks and company will be enjoyed against the skyline backdrop of the vibrant city;
- The small area of the roof between the lift towers and the existing concrete plant enclosure will be cleared of services to create a new enclosed rooftop bar, with an open terrace to the Eastern aspect overlooking Deansgate which will feature a series of 'Treehouse' structures;
- Extensive rooftop planting would aim to soften the façade;
- Creation of Artwork to Blackfriars elevation;
- Addition of lighting; and

- Rooftop plant enclosure to be overhauled with colour and planting to form part of the Treehouse aesthetic.

Existing highways arrangements remain unaltered by these proposals with all existing provisions retained. The existing canopy roof to the entrance is used to define the line of the new proposals so as not to encroach on existing airspace requirements for vehicle access and drop off.

Consultations & Notification Responses

Publicity – The occupiers of adjacent buildings were notified about the application and it was advertised in the local press as a public interest development and as affecting the setting of a listed building and a conservation area. A site notice was also displayed next to the site.

No representations have been received about this development but one letter was received which raised concerns about the removal of trees from the riverside.

The Head of Neighbourhood Services (Highway Services) - No objections and note that issues in relation to wider cycle parking provision and Travel Plans will come forward as part of future applications.

Head of Regulatory and Enforcement Services - (Street Management and Enforcement) Has no objections but has recommended condition in relation to Construction Management, the acoustic insulation of plant and equipment, acoustic insulation and hours of operation of the bar / restaurant and external areas. They have also stated that there should not be any amplified music played externally.

Flood Risk Management Team - Have no objections.

GM Fire and Rescue Service – No comments received

Manchester Water Safety Partnership - Have recommended that a condition is attached to any consent granted which requires the submission of a Water Safety Management Plan.

Issues

Relevant National Policy

The National Planning Policy Framework (NPPF) - The NPPF sets out the Government's planning policies for England and how these are expected to apply. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 provides: "Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise."

The proposed development is considered to be consistent with the following sections of the NPPF:

Section 1 - Building a strong and competitive economy - The proposal would deliver a new 4* hotel experience and introduce a new high quality hotel brand to the City generating employment in terms of the hotel use and supply side as well as supporting jobs through guests utilising local facilities. The site is in a highly sustainable location with easy access by foot to the services and facilities and it provides excellent access to all means of public transport.

Section 2 Ensuring the Vitality of Town Centres - The proposal would contribute to repurposing a key City Centre regeneration site that is currently underused and has been previously developed.

Section 4 Promoting Sustainable Transport - The site can be easily accessed by sustainable transport methods, being close to Victoria Stations , the bus station at Shudehill and metrolink .The site is also easily accessed by walking and cycling.

Section 7 Requiring Good Design - The proposed scheme has been the subject of significant design consideration and evolution. The refurbished building would be of a high quality and would complement the high standard of design generally in the area. The development would be integrated into the natural and built environment and its scale and form is considered to be acceptable within its context.

Section 8 Promoting healthy communities - The creation of activity on street frontages would help to integrate the site into the locality and increase levels of natural surveillance.

Section 10 Meeting the challenge of climate change, flooding and coastal change - The application site is in a highly sustainable location. The application includes an Environmental Standards Statement and Energy Statement, and the proposal would achieve a 'very good' BREEAM accreditation.

Local Development Framework

The principal document within the framework is The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") which was adopted on 11July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester's future development.

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC3, CC2, CC5, CC7, CC8,CC9, CC10, T1, T2, EN1, EN2, EN3, EN4, EN6, EN8 and DM1 for the reasons set out below.

Saved UDP Policies

Whilst the Core Strategy has now been adopted, some UDP policies have been saved. The proposal is considered to be consistent with the following saved UDP policies DC18.1, DC19.1, DC20 and DC26 for the reasons set out below.

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.
The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of its policies:

SO1. Spatial Principles - provides a framework within which the sustainable development of the City can contribute to halting climate change. This development would be in a highly accessible location and reduce the need to travel by private car.

SO2. Economy - supports further significant improvement of the City's economic performance and seeks to spread the benefits of growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities. The scheme would provide new jobs during construction and would provide housing near to employment opportunities.

S05. Transport - seeks to improve physical connectivity, through sustainable transport networks, to enhance function and competitiveness and provide access to jobs, education, services, retail, leisure and recreation. This development would be in a highly accessible location, close to all modes of public transport and would reduce the need to travel by private car and make the most effective use of public transport facilities.

S06. Environment - the development would be consistent with the aim of seeking to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources in order to:

- mitigate and adapt to climate change;
- support biodiversity and wildlife;
- improve air, water and land quality; and
- improve recreational opportunities;
- and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Relevant Local Policies

Adopted Core Strategy - The proposal is consistent with the Adopted Core Strategy for the City of Manchester, specifically the following policies:

SO1. Spatial Principles - This development would be in a highly accessible location and reduce the need to travel by private car.

SO2. Economy - The scheme would provide new jobs during construction along with permanent employment and facilities in a highly accessible location.

S05. Transport - This development would be in a highly accessible location and reduce the need to travel by private car and make the most effective use of existing public transport facilities.

S06. Environment - the development would be consistent with the aim of seeking to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources in order to:

- mitigate and adapt to climate change;
- support biodiversity and wildlife;
- improve air, water and land quality;
- improve recreational opportunities; and
- The development would ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development within the Regional Centre.

The proposals would provide good access to sustainable transport provision and therefore maximise the potential of the City's transport infrastructure. It would make a positive contribution

to neighbourhoods of choice by enhancing the built and natural environment, creating a well designed place that would enhance and create character, re-use previously developed land and reduce the need to travel.

Policy EC1 - Land for Employment and Economic Development - The proposal would support the City's economic performance and refurbish a building within a key location for employment growth on a highly accessible site. This would help to spread the benefits of growth across the City and help to reduce economic, environmental and social disparities, creating inclusive sustainable communities. The application site is well connected to the City's existing transport infrastructure and as such the development would be well placed to maximise the promotion of walking, cycling and public transport use. The City Centre is a key location for employment growth and the proposal would create jobs during the construction and when in operation and this would contribute to economic growth. The design would make good use of the site in terms of enhancement of the sense of place within the wider area and would consider the needs of users and employees on the site in terms of a range of transport modes and the reduction of opportunities for crime.

Policy EC3 The Regional Centre - This is an appropriate location for office development and is close to sustainable transport modes.

Policy CC5 - Transport - The proposal would contribute to improving air quality as it is accessible by a variety of modes of sustainable transport.

Policy CC7 Mixed Use Development - The proposal would create more engaging street level activity.

Policy T1 Sustainable Transport - The proposal would encourage a modal shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment.

Policy T2 Accessible Areas of Opportunity and Need - The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design, and would result in development which would enhance the character of the area and the overall image of Manchester. The design responds positively at street level. The positive aspects of the design are discussed in more detail below.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies - being over 1,000 sqm, the development would be expected to comply with the target framework for CO2 reductions from low or zero carbon energy supplies. The application is supported by an Energy Statement, which sets out how the proposal would meet the requirements of this policy. A combination of VRF heat pumps and passive design measures results in the development achieving a 15% reduction in CO2 emissions over Part2A 2010, thus complying with the above policy.

Policy EN 8 -Adaptation to Climate Change - The application is supported by an Energy Statement which identifies measures that would ensure that the development would reach a Breeam target rating of Very Good.

Policy DM 1 - Development Management - sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- Design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Other relevant National Policy

Section 16 (2) of Listed Building Act provides that “in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 of the Listed Building Act 1990_ provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 199 states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 201 states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203 states that: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposals would on balance result in a high quality development which would make a positive contribution to the regeneration of the wider Renaissance SRF Area. Special regard to the desirability of preserving or enhancing the character or appearance of that area is demonstrated through with the design considered to be complementary to the character of the adjacent listed buildings and conservation area.

The positive aspects of the design of the proposals, the compliance of the proposals with the above sections of the NPPF is fully evaluated and addressed in the report below.

Ramada Complex SRF (2018) - This identifies the site as a significant scale strategic regeneration opportunity with the potential to support Manchester's growth and quality of life through the delivery of over 60,000 sq. m of mixed use development, occupying a footprint of 2,700 sq. m plus 8,160 sq. m of new public open space and public realm for the City with the 1.4 Hectare Site. It is envisaged that 58% of its area will be public realm.

Part of the vision for the SRF area is to deliver a distinctive new City Centre destination focused around a 'best in class' landscaped public space, which positively interfaces with Deansgate and the River Irwell, connecting the site into the surrounding City Centre context, alongside high quality buildings that accommodate high quality and distinctive uses, to create a genuine sense of place. The proposals would provide a benchmark in terms of quality and ready made linkages and form part of the wider vision for improving pedestrian permeability and accessibility and linking together Manchester's Central Retail District and other regeneration areas such as Spinningfields, Greengate and Great Ducie Street.

The Schemes Contribution to Regeneration - Regeneration is an important consideration in terms of evaluating the merits of this application. Manchester City Centre is the primary economic driver in the City Region and as such is crucial to its longer term economic success.

The wider Renaissance Complex has been largely vacant for some time and is the last undeveloped site of a 1999 City Centre Renewal Masterplan, prepared by MCC following the IRA bombing of this area of Manchester City Centre in 1996. The Site has had a number of previous design options prepared over the years, which failed to be delivered despite significant support from the City Council but despite two decades of substantial investment in the surrounding area through the public and private sectors, the site remains undeveloped. This is considered to be demonstrative of the complexities and costs associated with the complete demolition and redevelopment of the site. The City Council acknowledges within the SRF that the site 'visually and physically represents a significant blight on this part of the City Centre and has the potential to be a landmark development with best-in-class hotel, office and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate.

Within the above context, the refurbished hotel forms a critical and fundamental part of the wider masterplan proposals and is intrinsically linked to its overall delivery. The high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. The Hotel Building no longer caters for the high standards required for a modern day Hotel operator. The building requires significant investment to attract new future guests and to prevent the building from falling into disrepair. The proposed scheme will achieve this.

Manchester's cultural, tourism and leisure sector has grown significantly, a feature of a service-based high growth economy. The growth in the visitor economy has been underpinned by, and been a catalyst for, an increase in the supply of city centre hotels over the last decade. There will be a need for further hotel accommodation to support the city's growth ambitions.

A broad range of hotel rooms is required in locations that are easily accessible to tourism and business leisure destinations. The diversification of the current offer would improve and enhance its attractiveness. The applicant is keen to expand their brand into the UK regions. Manchester' would be their second in the UK. This hotel refurbishment would enhance perceptions of the city and help to drive footfall and further investment in the city centre.

The current condition of the site creates a poor appearance. This creates a quality back drop for one of the City's key thoroughfares. The development would enhance the street scene. The high quality refurbishment would deliver significant regeneration benefits by activating key street-frontages and help to establish a sense of place. It would contribute to the economy and complement nearby hotel, residential and commercial uses. It would create employment during construction and permanent employment from the proposed end use and supply lines.

Design Issues and impact on the Character and Fabric of the Listed Building and character of the Conservation Area.

Currently the building is of mass of brutalist concrete construction, which has become dirty and rundown, turning its back on both the river and Blackfriars Street and due its overall architectural form and condition it currently has a dated appearance. This is compounded by the condition of the wider site which is not if the design standard that would be expected to be present on a key City Centre junction or a site of this size. The view when approaching from Blackfriars Street is a prominent one that needs to be addressed to engage the building to its surroundings. The entrance from Blackfriars Street the building has no glazing and shuts itself off from the streetscape. The inactive nature of the facade is uninviting and does not engage potential visitors. Despite the assets of the adjacent River Irwell and the two listed historic

bridges adjacent to it, the River Irwell elevation of the building has a utilitarian appearance akin to a service yard or an area not intended to be seen by the public. The existing mezzanine conference suite with its mirrored glass again closes itself off from the outside world.

The proposals would reactivate the façades, to present a better aesthetic from the surrounding areas. To offset the unapproachable feel of the brutalist design driven by the operators' requirements for a visibly sustainable form, a pallet of both natural and recycled materials has therefore been selected. Principally, these are living planting, timber and aluminium glazing systems. These materials would be further supplemented with artwork in the form of the public art mural and sculptural fauna forms to provide bolder colour and 3 dimensional relief to the flat building facades. The proposals and in particular the planting would give relief to the monotone finish of the concrete which would enriching and soften the facades.

The presentation of the mezzanine level conference facilities as a relief to the tower beyond is considered critical in this respect. The intent is to define the mezzanine level as a separate form and to remove the utilitarian back of house feel. The conference use would be more visible to create a dialogue of activity between the building and its surroundings. Larger format glazing would lighten the feel of this façade and the replacement of the current mirrored glass with clear would maximise views of activity.

To the top of the tower the tree house forms of the rooftop bar will add a visible relief to the horizontal lines of the existing building and would be clearly articulated against the skyline. The introduction of colour and different materials would add interest at the head of the building.

At mezzanine level the existing rooftop plant would be transformed into an architectural feature that crowns the block and helps to re-engage the street. The addition of colour, signage and extensive planting to this element and the lower concrete bands, would soften the hard utilitarian feel. Changing the colour of the horizontal concrete bands to the mezzanine and car park fascia would better define these functions as independent of the bedroom block beyond.

Reverting the glazing to the mezzanine and staircase to clear glass would allow visibility into the building and make it interact with the street and the River Irwell for hotel guests, visitors, and passers-by. The glazing format would be increased in size to modernise its feel. The existing car park ramps descending to the lower levels would be screened with vertical timber boarding and bands of vertical climbing plants inset to screen the current ugly ramps, and through continuity of planting, help reconnect the block back to the Riverside level.

The proposed works will be clearly visible from the northern boundary of the Parsonage Gardens Conservation Area, from the Parsonage, Deansgate and Blackfriars Street. There would be a similar relationship with the St Ann's Conservation Area, visible from the western boundary on Deansgate and in views from St Mary's Gate and from the Flat Iron Conservation Area to the west. At street level the ground floor of the building would be activated, improving engagement with the street and the edge of these conservation areas. Although likely to become more eye-catching in views from both conservation areas, the site occupies an area on the edge of these designations already influenced by a wide range of buildings of differing style, appearance, age, height and scale. The proposed works would not be visible from Parsonage Gardens itself or the more consistent areas of townscape enclosing the Gardens and Bridge Street, nor would the works be visible from St Ann's Square. It would not detract from appreciation or legibility of the historic core of Salford or the character or appearance of the conservation area.

Overall, it is not considered that the proposals would distract or draw the eye to the extent that the character and appearance or significance of these conservation areas would be less appreciable or diminished.

The Application Site is currently visible and detracts from open views from the western area of the Cathedral Conservation Area. The proposed works would improve the western elevation of the existing complex and its relationship with the River through a combination of new finishes and planting. It is considered that the enhancements to the existing hotel through the application of artwork, detailing and planting would improve the appearance of the complex and will not distract or compromise appreciation of the medieval core or its key buildings and spaces.

Due to the height of the existing building, the proposed alterations to the hotel will also be visible from a large number of listed buildings within the surrounding area, including from Manchester Cathedral and from further northwards on Victoria Street, in the vicinity of the western buildings of the Chethams School complex.

The existing complex adjoins both Blackfriars and Victoria Bridge. It has a close relationship with these structures and is highly visible from them. It is also clearly visible from the northern buildings of the Blackfriars Street group but becomes more screened at the north western extent of the street at the junction of Blackfriars Street and Chapel Street and in the vicinity of 4 Booth Street, 62 Chapel Street, Dial House, the Warehouse at Booth Street and the Church of the Sacred Trinity and Salford War Memorial. From these assets, only the upper stages of the proposed works to the building are likely to be visible.

In views from the identified listed buildings and non-designated heritage assets detailed above it is considered that the appearance of the existing building would be enhanced through a combination the improvement and simplification of the horizontal window bands, articulation of the roof and planting.

The improvements to the building would be particularly pronounced in the vicinity of Blackfriars Bridge, Victoria Bridge and Blackfriars Street where the enhancements to the lower stages of the building and the hotel entrance to the south would be appreciable and improve engagement with the street and the River Irwell.

Although the upper stages of the building would become more decorative and eye-catching, the overall form of the building and structure of the elevations will be unchanged. Given the presence of the existing complex, its current vacant and deteriorated state, the highly mixed context it occupies and the nature and extent of the proposed works, it is not considered that the enhancements would distract to the extent that the significance of listed buildings, including Manchester Cathedral, would be harmed.

It is considered that any harm to the affected heritage assets would be less than substantial and outweighed by the public benefits in line with paragraph 202 of the NPPF. In addition to the heritage benefits outlined above these would include the economic, social and environmental benefits set out in the Report above.

Overall the design approach taken is considered to be one which would successfully adapt the existing structure removing much of its least engaging features and softening its hard and stark architectural form. This would deliver a high quality contemporary repurposing of both the hotel itself and its exterior facades. The proposed external alterations would transform the appearance of the building which will give it a distinct identity, which would start the process of placemaking that the wider plans for the complex are intending to deliver as the next phases move forward. The improvements are of a high design quality and will improve the setting of the adjacent Grade I listed Cathedral and the setting of the St Ann's Square Conservation Area.

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the small instances of low physical harm resulting from the proposed works to the building are acceptable and that the impact on the special character and fabric of the building would be less than substantial, and is balanced by the legislative requirement to secure a viable future use for the heritage asset.

As any harm is considered to be 'less than substantial', paragraph 202 and 203 of the NPPF require that the impact of the development on the listed building and character of the adjacent conservation areas should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme which in this case are heritage benefits.

In the context of the NPPF and S66 and S72 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the setting of the adjacent conservation areas and adjacent listed buildings, and the public benefits and where there is harm, this would be less than substantial. It is considered for the reasons outlined above that the overall approach to the proposed works would, have an acceptable impact on the character and historic fabric of the affected heritage assets.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 199, 202 and 203 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

Sustainability

The site is highly accessibility via public transport including Metrolink, Metroshuttle, mainline rail and bus and the on-going public transport improvements within the City Centre would further enhance accessibility.

The refurbishment is targeting a BREEAM 'Very Good' rating,

fabric energy efficiency and water efficiency. An Energy Statement outlines a strategy that utilises the principle of energy hierarchy.

Key sustainability issues covered by these proposals include;

- The proposed retention of the existing structure in lieu of demolition and new build.
- Consideration of the wider environmental impact of demolition to reduce landfill.
- Use of reclaimed and recycled products in the proposed construction.
- Replacement of old and inefficient systems with full new MEP proposals to provide greatly
- improved energy efficiency in use.
- To increase biodiversity and provide greenspace in an urban context.
- Reduced waste generation for buildings operational use.
- The proposals target the key principles of Reduce, Reuse and Recycle:
- Reduce; energy and material in use and in production.
- Reuse materials and building fabric where possible.
- Recycle obsolete building components where they have passed their useful life. Promote the use of recycled products in the changes where they are proposed.

- More than 40% less energy consumption by lighting.
- EPG Rating changes from an E to a C.
- Replacement heating and cooling equipment provides 30% reduction in energy consumption in use.
- Avoids the environmental impact of landfill associated with demolition

By re-using and enhancing the existing hotel building there are also significant sustainability and carbon saving benefits that will help to meet the aspirations of MCC's ongoing Climate Change Action Plan.

Key sustainability headlines include: • 39% saving in embodied carbon vs a demolition and new build (the equivalent of 462+ new residential homes); Building performance upgrades will realise an anticipated 40% reduction of carbon emissions in use; 50% less heat loss through glazing; and 30% reduction in cooling load through replacement glazing.

Disabled Access

The existing hotel and its physical form are pre-existing, however in line with its commitment to access for all, the operator proposes internal modifications to better meet the needs for less able guests. Whilst these do not form part of this planning application, the following illustrative summary of the internal accessibility improvements helps to understand how the commitment to access for all will be delivered alongside the external alterations subject to this application:

- The creation of a new fully accessible entrance lobby from Blackfriars Street complete with automated doors.
- A full refurbishment of the existing accessible bedrooms and the creation of an additional fully accessible guest room.
- Refurbishment of the elevator cars running from ground floor through to 13th floor to provide accessible controls and cars in accordance with approved document M
- Creation of new accessible WCs on the mezzanine, 13th and rooftop levels
- A new lift from the 13th floor bar and dining area through to the rooftop terrace

Objectors comments

The trees are not covered by a TPO or in a conservation area and as such no consent is required from the City Council as Local Planning Authority for their removal. In any event their removal was not associated with this application.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application. All remaining issues can be dealt with by condition.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Site location plan 150MP 00 1000;

(b) Dwgs B3 02 2200A, B3 02 2202A, B3 02 2203, B3 02 2213, B3 02 2215, B3 02 2216B, B3 02 2217A, B3 04 2210C, B3 04 2211C, B3 04 2212B, B3 04 2213C, B3 04 2214, B3 04 2215A, B3 08 2200A, B3 08 2201, B3 10 2200 and B3 10 2201;

(c) Note 129468/FO/2021 Planning Application Comments, Flood Risk Management dated 12th July 2021;

(d) Planting Note from Avison Young dated 08-07-21;

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, T1, T2, EN1,, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

3) The development hereby approved shall be carried out in accordance with the Targets within Section 1.3 of the Energy Statement by McKee Associates.

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

4) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

5) The development hereby approved shall operate in accordance with Renaissance Hotel Redevelopment, Manchester - Neighbourhood Management Strategy stamped as received on 17-05-21.

Reason - To secure the satisfactory operation of the hotel in particular the external areas to include controlling noise in order to protect existing and future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

6) The 13th and 14th floor bar and restaurant areas shall not be open to the public outside the following hours:-

Monday to Sunday 08:00 to 03:00 - 13th floor bar and restaurant (no external elements)

Monday to Sunday 08:00 to 23:00 - 14th floor external rooftop terrace

Monday to Sunday 08:00 to 02:00 - 14th floor internal rooftop bar

The external areas shall not allow for the use of amplified sound or any music in these external areas at any time.

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.

7) Before the construction of the roof top bar and terrace and fit out of the 13th floor restaurant commence a scheme for acoustically insulating the premises to ensure that there is no unacceptable level of noise break out to adjacent residential accommodation shall be submitted to and approved 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.

The approved noise insulation scheme shall be completed before the approved uses commence.

Prior to the use of these parts of the hotel commencing a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall 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 acceptable criteria have been 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 agreed noise criteria. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

8) Notwithstanding the details outlined in 2 above, before the use of the refurbished hotel commences final details of the proposed planting as shown in DwgsB3 02 2202 Rev A, 2203, 2216 Rev B, 2217 Rev A, 2210 Rev C, 2211 Rev C, 2212 Rev B and 2213 Rev C: shall be submitted and approved in writing by the City Council as Local Planning Authority

this should include details of the planting strategy within each area, how this would achieve a successful and ongoing viability of the chosen species in relation to considerations of microclimate, seasonal interest and maintenance requirements

A management and maintenance strategy for the planting

Details of how the building lighting would be designed to minimise the impact on nocturnal mammals such as roosting bats;

For the avoidance of doubt, the approved planting scheme shall be in situ prior to first occupation of the refurbished hotel

Reason - To ensure delivery of a satisfactory development in line with the approved scheme, 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) and to ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

9) The development hereby approved shall be carried out in accordance with the measures within GMP (Design for Security) e-mail dated Thu 17/06/2021

The refurbished hotel hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of that the above measures have been implemented in full.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

10) No development shall take place (including any demolition works), until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians)
- o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

11) 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 Sunday/Bank Holiday.

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.

12) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to occupation of the refurbished hotel a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment for , to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be 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. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

14) Final details of the method of extraction of any fumes, vapours and odours from the hotel / restaurant kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It 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 residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

15) Before any artwork(s) or structures are applied to the Blackfriars elevation of the building final details of the content and form of these shall be submitted to and approved in writing by the City Council as Local Planning Authority in consultation with the Policy, Partnerships and Research section of the Council. This condition will need to be complied with for each new artwork to be displayed

Reason - To ensure that the artworks do not contain any inappropriate content which would be contrary to the aims and objectives of Policy SP1 of the Core Strategy

16) a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development 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 policies EN16, SP1 and DM1 of the Core Strategy.

17) Prior to use of the external roof terrace commencing, a management strategy for the operation of the area, to include details of how the maximum capacity of 18 will be managed , how the noise from patrons will be managed and how the area will be cleared and closed by 23.00 and which precludes the playing of any amplified music shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

Informatives

1) The site is within Flood Zones 2 and 3 and is ca. 10m from the River Irwell. We recommend that the refurbishment embeds flood resilience and resistance into its design.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
GM Fire Rescue Service
Greater Manchester Ecology Unit
Manchester Water Safety Partnership

Hugo Boss, 11 New Cathedral Street, Manchester, M1 1AD
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
26 - 28 Deansgate, Manchester, M3 1RH
SPAR, 10 St Mary's Gate, Manchester, M1 1PX
Premier House, 22 Deansgate, Manchester, M3 1PH
Top Flat, 6 Cateaton Street, Manchester, M3 1SQ
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD
OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX
Unit 4, 1 Deansgate, Manchester, M3 1AZ
Flat 104, 1 Deansgate, Manchester, M3 1AZ
Apartment 906, 1 Deansgate, Manchester, M3 1AZ
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Apartment 807, 1 Deansgate, Manchester, M3 1AZ
Apartment 109, 1 Deansgate, Manchester, M3 1AZ
Flat 904, 1 Deansgate, Manchester, M3 1AZ
Flat 306, 1 Deansgate, Manchester, M3 1AZ
Flat 207, 1 Deansgate, Manchester, M3 1AZ
Flat 702, 1 Deansgate, Manchester, M3 1AZ
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
Astley House, 23 Deansgate, Manchester, M3 4AH
Acresfield, 10 Exchange Street, Manchester, M2 7HA
Unit 3, 1 Deansgate, Manchester, M3 1AZ
Unit 5, 1 Deansgate, Manchester, M3 1AZ
Flat 1202, 1 Deansgate, Manchester, M3 1AZ
Flat 1104, 1 Deansgate, Manchester, M3 1AZ
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Cathedral Visitors Centre, 10 Cateaton Street, Manchester, M3 1SQ
Dom's Tavola Calda, 40 - 42 Deansgate, Manchester, M3 1RH
30 Deansgate, Manchester, M3 1RH
Paperchase, 12 - 14 St Mary's Gate, Manchester, M1 1PX
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
34 - 36 Deansgate, Manchester, M3 1RH
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH
First Floor And Second Floor, Premier House, 22 Deansgate, Manchester, M3 1PH
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 801, 1 Deansgate, Manchester, M3 1AZ
Flat 1103, 1 Deansgate, Manchester, M3 1AZ
Flat 804, 1 Deansgate, Manchester, M3 1AZ

Flat 502, 1 Deansgate, Manchester, M3 1AZ
Flat 803, 1 Deansgate, Manchester, M3 1AZ
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
43 Deansgate, Manchester, M3 2AY
41 Deansgate, Manchester, M3 2AY
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Speakers House, 39 Deansgate, Manchester, M3 2BA
Flat 2, 42 - 46 Victoria Street, Manchester, M3 1ST
Flat 3, 42 - 46 Victoria Street, Manchester, M3 1ST
Flat 1, 42 - 46 Victoria Street, Manchester, M3 1ST
Hanging Ditch Wine Merchants, Unit 1, 42 - 46 Victoria Street, Manchester, M3 1ST
42 - 46 Victoria Street, Manchester, M3 1ST
4 - 8 Cateaton Street, Manchester, M3 1SQ
UGG, 3 New Cathedral Street, Manchester, M1 1AD
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
15 New Cathedral Street, Manchester, M1 1AD
Unit 4, New Cathedral Street, Manchester, M1 1AD
Unit 6, New Cathedral Street, Manchester, M1 1AD
Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW
Unit 8, New Cathedral Street, Manchester, M1 1AD
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
3 St Mary's Gate, Manchester, M1 1BZ
1 St Mary's Gate, Manchester, M1 1BZ
Manchester Cathedral, Victoria Street, Manchester, M3 1SX
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
5 St Mary's Gate, Manchester, M1 1PX
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU
Flat 601, 1 Deansgate, Manchester, M3 1AZ
Flat 402, 1 Deansgate, Manchester, M3 1AZ
Flat 401, 1 Deansgate, Manchester, M3 1AZ
Flat 508, 1 Deansgate, Manchester, M3 1AZ
Flat 905, 1 Deansgate, Manchester, M3 1AZ
Flat 1201, 1 Deansgate, Manchester, M3 1AZ
Flat 501, 1 Deansgate, Manchester, M3 1AZ
Flat 102, 1 Deansgate, Manchester, M3 1AZ
Flat 705, 1 Deansgate, Manchester, M3 1AZ
Flat 408, 1 Deansgate, Manchester, M3 1AZ
Flat 507, 1 Deansgate, Manchester, M3 1AZ
Flat 210, 1 Deansgate, Manchester, M3 1AZ
Flat 106, 1 Deansgate, Manchester, M3 1AZ

Flat 404, 1 Deansgate, Manchester, M3 1AZ
Flat 707, 1 Deansgate, Manchester, M3 1AZ
Flat 503, 1 Deansgate, Manchester, M3 1AZ
Flat 101, 1 Deansgate, Manchester, M3 1AZ
Flat 506, 1 Deansgate, Manchester, M3 1AZ
Flat 203, 1 Deansgate, Manchester, M3 1AZ
Flat 208, 1 Deansgate, Manchester, M3 1AZ
Flat 808, 1 Deansgate, Manchester, M3 1AZ
Flat 204, 1 Deansgate, Manchester, M3 1AZ
Flat 308, 1 Deansgate, Manchester, M3 1AZ
Flat 304, 1 Deansgate, Manchester, M3 1AZ
Flat 704, 1 Deansgate, Manchester, M3 1AZ
Flat 701, 1 Deansgate, Manchester, M3 1AZ
Flat 602, 1 Deansgate, Manchester, M3 1AZ
Minshulls House, 14 Cateaton Street, Manchester, M3 1SQ
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 407, 1 Deansgate, Manchester, M3 1AZ
Flat 1101, 1 Deansgate, Manchester, M3 1AZ
Flat 202, 1 Deansgate, Manchester, M3 1AZ
Flat 105, 1 Deansgate, Manchester, M3 1AZ
Flat 605, 1 Deansgate, Manchester, M3 1AZ
Flat 302, 1 Deansgate, Manchester, M3 1AZ
Flat 305, 1 Deansgate, Manchester, M3 1AZ
Flat 703, 1 Deansgate, Manchester, M3 1AZ
Flat 301, 1 Deansgate, Manchester, M3 1AZ
Flat 903, 1 Deansgate, Manchester, M3 1AZ
Flat 606, 1 Deansgate, Manchester, M3 1AZ
Flat 406, 1 Deansgate, Manchester, M3 1AZ
Flat 607, 1 Deansgate, Manchester, M3 1AZ
Flat 1001, 1 Deansgate, Manchester, M3 1AZ
Flat 108, 1 Deansgate, Manchester, M3 1AZ
Flat 708, 1 Deansgate, Manchester, M3 1AZ
Flat 504, 1 Deansgate, Manchester, M3 1AZ
Flat 405, 1 Deansgate, Manchester, M3 1AZ
Flat 110, 1 Deansgate, Manchester, M3 1AZ
Flat 205, 1 Deansgate, Manchester, M3 1AZ
Flat 307, 1 Deansgate, Manchester, M3 1AZ
Flat 901, 1 Deansgate, Manchester, M3 1AZ
Flat 209, 1 Deansgate, Manchester, M3 1AZ
Flat 303, 1 Deansgate, Manchester, M3 1AZ
Flat 603, 1 Deansgate, Manchester, M3 1AZ
Flat 805, 1 Deansgate, Manchester, M3 1AZ
Flat 505, 1 Deansgate, Manchester, M3 1AZ
Flat 201, 1 Deansgate, Manchester, M3 1AZ
Flat 107, 1 Deansgate, Manchester, M3 1AZ
Flat 604, 1 Deansgate, Manchester, M3 1AZ
Flat 806, 1 Deansgate, Manchester, M3 1AZ
Flat 206, 1 Deansgate, Manchester, M3 1AZ
Flat 1002, 1 Deansgate, Manchester, M3 1AZ
Mitre Hotel, 1 - 3 Cathedral Gates, Manchester, M3 1SW
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Flat 103, 1 Deansgate, Manchester, M3 1AZ
Flat 403, 1 Deansgate, Manchester, M3 1AZ
Flat 706, 1 Deansgate, Manchester, M3 1AZ

Flat 1003, 1 Deansgate, Manchester, M3 1AZ
32 Deansgate, Manchester, M3 1RH
24 Deansgate, Manchester, M3 1RH
38 Deansgate, Manchester, M3 1RH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CITY1