

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128790/FO/2020

Date registered valid: 5 March 2021

Proposal: The installation of 3 no. additional Vodafone antennas. 9 no. new Telefonica antennas and ancillary development thereto, including 15 no. Ericsson Radio Systems (ERSs), 6 no. Remote Radio Units (RRUs), 3 no. Breakout Boxes (BOBs) and 1 no. GPS module on the rooftop of International House.

Address: Communication Station On Roof Of International House , 82-86 Deansgate, Manchester, M2 7HG

Ward(s): Deansgate Ward

Applicant: CTIL, Vodafone Ltd & Telefonica UK Limited C/o Agent

Agent (if any): Miss Vicky Parsons Clarke Telecom Unit E Madison Place, Northampton Road, Manchester, M40 5AG

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 April 2021

Standard consultations:

Printed: 16 March 2021 Expired: 6 April 2021

Neighbour notifications

Printed: 16 March 2021 Expired: 6 April 2021

Site notice

Posted: 1 April 2021 Expired: 22 April 2021

Press advert

Published: 23 March 2021 Expired: 13 April 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The building subject of this application has frontages on Deansgate and Parsonage Gardens. The building is named International House and is a relatively modern five storey building, comprising of glass and concrete. The building is not listed but is located within the designated Parsonage Gardens Conservation Area (1985). It is also surrounded by a number of listed buildings and non-designated heritage assets including, the Grade II Listed Nos 98-116, Deansgate (House of Fraser), Grade II Listed Haywards Building, Grade II Listed Arkwright House, Grade II Listed National Buildings (Century Buildings) and Grade II* Listed Barton Arcade.

Deansgate is a major radial route through the City Centre.

The building is located within the central shopping and business area of the City Centre and surrounding uses include shops, offices, residential accommodation, bars, restaurants and entertainment venues.

Description of development

Planning permission is sought for the upgrade of the existing telecoms base station on the rooftop of International House. This would comprise the installation of 3 no. additional Vodafone antennas. 9 no. new Telefonica antennas and ancillary development, including 15 no. Ericsson

Radio Systems (ERSs), 6 no. Remote Radio Units (RRUs), 3 no. Breakout Boxes (BOBs) and 1 no. GPS module. All equipment would be located on the rooftop of the building.

Three of the proposed antennas would be located on existing support poles, beneath the existing antennas, on the north west corner of the rooftop and the north east and south west corners of the plant room. The other 9 proposed antennas would be located in sets of three on the north west and south east corners of the plant room, and the west side of the upper roof level.

Consultations & Notification Responses

Environmental Health - Recommended a condition to require the submission a scheme to reduce the noise created by the equipment, including the requirement for the validation of the proposals.

Ward Councillors - No comments received.

Historic England (North West) - Confirmed that they do not wish to offer any comments and suggest that the LPA seek the views of their specialist conservation and archaeological advisers, as relevant.

Transport for Greater Manchester - Confirmed that Metrolink have no comments to make in respect of this application.

Publicity - The application was publicised through a site notice, and an advert in the local press. Letters were also sent to surrounding occupiers. No responses were received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the surrounding conservation area and adjacent listed buildings, the need for the equipment and residential amenity, including the compliance with ICNIRP legislation. The main policies that relate to this proposal are , policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Section 10 (Supporting High Quality Communications), Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The need to provide adequate network coverage is recognised and the principle of locating telecommunications equipment on this building is acceptable as demonstrated by previous approvals for telecommunications equipment on the site.

The proposed site on this building's rooftop is far preferable to location on the surrounding historic buildings including those that are Grade II and Grade II* listed. The proposal is for the upgrade of the existing base station and would allow the collaboration of Vodafone and Telefonica, and as such it is not necessary to provide information of other sites considered. The site selection process was carried out on previous applications for such installations at this location.

The antennas, when viewed against the scale of the buildings would appear to be relatively small and their colour would be required to blend with the typical Manchester skyline. Their impact is

reduced by their location on a building that makes minimal positive contribution to the character and appearance of the conservation area.

It is imperative to consider the impact on the designated heritage assets nearest to the site.

The proposed equipment is located on a rooftop that is 27.5 metres above ground level. There is also an upper roof level which sits 27.84 metres above ground level. Given the height above ground level and the building mass of the host property, it is not considered that the proposed equipment would have prominence within the streetscene or within the Parsonage Gardens Conservation Area. It is acknowledged that the equipment would be out of the eye-line of most pedestrians, who would generally be looking straight ahead rather than up towards the roofline of the host building.

The proposed equipment would impact on the Conservation Area, particularly in wider views on Deansgate and from the boundary of the Conservation Area located at the crossroads junction of Deansgate, St Mary's Street and St Ann Street. However, due to the built-up nature of the area, the height of the building and the positioning of the proposed equipment on the rooftop, there are no views from public vantage points where all of the equipment would be visible at once.

The proposed antennas located on the north west and south east corners of the plant room would be most visible within the Conservation Area when travelling on the road along Deansgate, in long views of the site when looking upwards. The existing equipment in-situ is already an established feature on the rooftop meaning that the proposed telecommunications equipment is unlikely to alter the experience and appreciation of the conservation area from within its immediate surrounds, or from views through the Conservation Area from outside it. Views of the equipment would be glimpses of the antennas, that would be noticeable for a very brief period whilst travelling along Deansgate.

The proposed antennas would be located as close as possible to the existing and their proposed material and colour would be required by condition to be agreed with the City Council as local planning authority to minimise the impact.

For these reasons it is considered that the proposal would cause less than significant harm to the conservation area.

The Grade II Listed 98-116, Deansgate (House of Fraser) is located on the same side of the road as the application site. The architectural features of the upper floors do prevent views of some of the rooftop of International House when looking towards the building from the direction of House of Fraser. There would be some instances when the telecommunications equipment at the application site would affect the setting of the listed building, consisting of glimpsed views, between existing utilitarian street furniture and street trees. For these reasons, it is considered that the proposals would cause less than significant harm to the setting of this listed building.

The Grade II Listed Hayward Building is located to the north east of the application site, on the same side of the road. Its frontage sits slightly further forward than the other buildings in the terraced row, which limits the view of the equipment from directly in front of the building. There are however some instances of when the application site is viewed within the setting of the listed building from Deansgate. It is not considered that these would be generally viewed by pedestrians who would typically not be looking upwards to the roofline. It is proposed to locate one new antenna beneath the existing antenna, on the existing steelwork, which is visible in context with the listed building. The other proposed antennas would be located out of sight as they are set further back on the rooftop. Due to the limited potential views of the proposed equipment in context with the heritage asset, it is therefore considered that the proposed equipment would cause less than significant harm to this listed building.

The Grade II Listed Arkwright House is located to the south west of the application site, and fronts Parsonage Gardens. The application site has its view in context with the heritage asset from within Parsonage Gardens itself. The planning application proposes to install four antennas towards the rear of the host building, which would be visible from this view. One of the antennas would be located beneath the existing antenna, on the existing steelwork. Three further antennas would be located to the right of the existing antennas, on proposed steelwork. It is therefore considered that the proposed equipment would cause less than significant harm to this listed building.

The Grade II listed Century Buildings is located opposite the rear of the host building fronts onto Parsonage Gardens. Due to the location of the building, there is no visibility of the site within the setting of the heritage asset. Therefore, it is not considered that the proposal will have any impact upon the heritage asset and therefore will not cause harm.

The Grade II* Listed Barton Arcade is located to the north east of the application site, on the opposite side of Deansgate. The host building is viewed within the heritage asset and application site, but it is not considered that the proposed telecommunications equipment would be viewed in the setting of the heritage asset. It is considered that it would be viewed in the context of the host building, which is a modern building. Due to the size of the host building and the height of the equipment above ground level, that the proposed equipment would be located on an existing telecommunications site and that the host building would retain a similar appearance as existing the proposals are considered to cause less than significant harm to the listed building.

The scheme as a whole is considered to be acceptable in terms of the siting, design, location, scale and appearance. The equipment would be roof mounted on a taller building within the terrace minimising the impact on the building elevations and the surrounding street scene of the conservation area. The precedent for siting telecoms equipment on the rooftop is already established, and this location would be far preferable to siting equipment on the surrounding Listed Buildings and non-designated heritage assets.

It is also considered that the benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are as follows:

- The upgrade of the existing telecommunications site would improve capacity on the 2G, 3G and 4G networks for two Mobile Network Operators (Vodafone and Telefonica).
- It would introduce 5G coverage for both operators to this busy City Centre area of Manchester.
- It would maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the Vodafone and Telefonica network, which includes VOXI, Lebara Mobile and Talkmobile on the Vodafone network and GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile on the Telefonica network.
- Customers of all of the above networks would benefit from a more reliable network as a result of the proposal and would have access to the 5G network.
- 5G has the potential to transform the way we live and improve economic productivity. The implementation of 5G on this site would have the capacity for millions more devices to be connected at the same time, enabling businesses and communities to operate more efficiently compared to 4G.
- 5G would allow cities and communities to manage traffic flow, monitor air quality and control energy usage through real-time management of high volumes of data.

Given the above, the works are considered to be in accordance with Sections 10 and 16 of the National Planning Policy Framework (2018), policies EN3 (Heritage), CC9 (Design and Heritage),

EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection), DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Residential Amenity

The siting, design and appearance of the equipment is not considered to be detrimental to visual amenity of nearby residents as discussed above. The applicant has also provided evidence of International Commission on Non-Ionizing Radiation Protection (ICNIRP) certification in relation to health and safety for surrounding residents.

A condition would be attached to regulate potential noise outbreak from the equipment.

Given the above, the works are considered to be in accordance with Section 10 of the National Planning Policy Framework (2018), policy DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions have been attached to the decision to ensure an acceptable development.

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:

The location plan referenced 100 Rev B received by the City Council as local planning authority on 5 March 2021

The drawings referenced:

201 Rev A
301 Rev A
303 Rev A
305 Rev A
307 Rev A

Received by the City Council as local planning authority on 5 March 2021

The following documents

Site Specific Supplementary Information Statement prepared by Vicky Parsons of Clarke Telecom Ltd.

Declaration of Conformity with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines signed by Simon Stephens of Clarke Telecom Ltd.

The Cornerstone Consultation Plan

The Cornerstone Community Information Sheet

The document entitled Health and Mobile Phone Base Stations prepared by Cornerstone

The document entitled The Public Benefit of Mobile Connectivity

The document entitled 5G, EMF Exposure and Safety prepared by GSMA

The document entitled Levelling Up prepared by Vodafone

Received by the City Council as local planning authority on 3 December 2020

The Heritage Statement prepared by Clarke Telecom Ltd. received by the City Council as local planning authority on 5 March 2021

The letter from Vicky Parsons of Clarke Telecom dated 26 November 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies EN3, CC9, SP1 and DM1 of the Manchester Core Strategy, saved policies DC17.1, DC18.1 and DC19.1 and Section 10 of the National Planning Policy Framework.

3) a) Externally mounted ancillary plant, equipment and servicing including any radio masts/antennas and any equipment associated with the communication station listed in the application 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. Prior to the installation of the equipment hereby approved the scheme 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 site.

b) Prior to first operation of the equipment hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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.

Reason - To safeguard the amenities of the occupiers of nearby 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.

4) Notwithstanding the details submitted with the application, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority prior to any of the equipment hereby approved being installed on site:

- a) Samples and specifications of the colour treatment that shall be used to colour the equipment to match the colour of the fabric that the equipment will be mounted on, for all face mounted equipment.
- b) Samples and specifications of the colour treatment that shall be used to colour all equipment that protrudes above the roofline of the building.
- c) A maintenance schedule for this painting, that shall be complied with for the life of the equipment.

The equipment shall be installed and treated only in accordance with the above.

Reason - In the interests of visual amenity, because the proposed works affect the setting of a number of designated heritage assets so careful attention to building work is required to minimise the impact of the works on the character and appearance of these heritage assets and because the building is located in a prominent position on a major radial route in accordance with saved policies 18.1 and 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Historic England (North West)
Transport For Greater Manchester

1 - 2 North Parade, Manchester, M3 2NH
1 St Ann Street, Manchester, M2 7LG
Second Floor, 5 Parsonage, Manchester, M3 2HS
Basement, Church House, 90 Deansgate, Manchester, M3 2GP
First Floor And Second Floor, Church House, 90 Deansgate, Manchester, M3 2GP
64 Barton Arcade, Manchester, M3 2BJ
Third Floor, 5 Parsonage, Manchester, M3 2HS
Fourth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Second Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Fifth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
55 Barton Arcade, Manchester, M3 2BJ
1 Barton Arcade, Manchester, M3 2BB
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
51 Deansgate, Manchester, M3 2AY
75 Deansgate, Manchester, M3 2BW
61 Deansgate, Manchester, M3 2BW
63 Deansgate, Manchester, M3 2BW
73 Deansgate, Manchester, M3 2BW
66 Barton Arcade, Manchester, M3 2BJ
34 - 35 Barton Arcade, Manchester, M3 2BH
36 Barton Arcade, Manchester, M3 2BH
56 Barton Arcade, Manchester, M3 2BJ
57 Barton Arcade, Manchester, M3 2BJ
58 Barton Arcade, Manchester, M3 2BJ
51 - 53 Barton Arcade, Manchester, M3 2BJ
67 Barton Arcade, Manchester, M3 2BJ
82 Deansgate, Manchester, M3 2ER
Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Basement And Ground Floor, 88 Deansgate, Manchester, M3 2ER
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
International House, 82 - 84 Deansgate, Manchester, M3 4HF
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH
Second Floor, 1 - 2 North Parade, Manchester, M3 2NH
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH
92 Deansgate, Manchester, M3 2QG
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
88 Deansgate, Manchester, M3 2ER
77 Deansgate, Manchester, M3 2BW
55 Deansgate, Manchester, M3 2BN
Lunya, 57 Deansgate, Manchester, M3 2AY
53 Deansgate, Manchester, M3 2BB
First Floor, 1 - 2 North Parade, Manchester, M3 2NH
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN

Second Floor, 77 Deansgate, Manchester, M3 2BW
32 Barton Arcade, Manchester, M3 2BH
2A St Mary's Street, Manchester, M3 2LB
Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ
90 Barton Arcade, Manchester, M3 2BJ
65 Barton Arcade, Manchester, M3 2BJ
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH
45 Barton Arcade, Manchester, M3 2BH
26 Barton Arcade, Manchester, M3 2BB
41 Barton Arcade, Manchester, M3 2BJ
54 Barton Arcade, Manchester, M3 2BH
61 Barton Arcade, Manchester, M3 2BJ
Basement And Lower Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW
Third Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
16 St Mary's Street, Manchester, M3 2LB
96 Deansgate, Manchester, M3 2QG
71 Deansgate, Manchester, M3 2BW
Fourth Floor, Barton Arcade, Manchester, M3 2BJ
38 Barton Arcade, Manchester, M3 2BH
49 - 50 Barton Arcade, Manchester, M3 2BH
HELPTHEMOVE LIMITED, Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86
Deansgate, Manchester, M3 2ER
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH
Fourth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
48 Barton Arcade, Manchester, M3 2BH
DOOLEY ASSOCIATES LTD, Fourth Floor, 1 St Ann Street, Manchester, M2 7LG
Third Floor, 1 St Ann Street, Manchester, M2 7LG
49 Deansgate, Manchester, M3 2AY
2 Barton Arcade, Manchester, M3 2BB
CLARKE BELL LTD, First Floor Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
19A Barton Arcade, Manchester, M3 2BB
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
68 Barton Arcade, Manchester, M3 2BJ
80 Deansgate, Manchester, M3 2ER
62 Barton Arcade, Manchester, M3 2BJ
44 Barton Arcade, Manchester, M3 2BJ
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN
First Floor, 76 Deansgate, Manchester, M3 2FW
International House, 82 - 86 Deansgate, Manchester, M3 2ER
65 Deansgate, Manchester, M3 2BW
80 Barton Arcade, Manchester, M3 2BJ
40 Barton Arcade, Manchester, M3 2BH
33 Barton Arcade, Manchester, M3 2BH
Basement, Barton Arcade, Manchester, M3 2BJ
69 - 70 Barton Arcade, Manchester, M3 2BJ
13D Barton Arcade, Manchester, M3 2BB
25 Barton Arcade, Manchester, M3 2BB
59 Barton Arcade, Manchester, M3 2BJ
76 Deansgate, Manchester, M3 2FW
Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
Sixth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB

Basement And Ground Floor, 2 - 10 St Mary's Street, Manchester, M3 2LB
Basement, Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Ground Floor, 76 Deansgate, Manchester, M3 2FW
2 - 10 St Mary's Street, Manchester, M3 2LB
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH
62 - 66 Deansgate, Manchester, M3 2EN
Church House, 90 Deansgate, Manchester, M3 2GJ
14 St Mary's Street, Manchester, M3 2LB
12 - 12A St Mary's Street, Manchester, M3 2LB
45 - 47 Barton Arcade, Manchester, M3 2BH
Second Floor, 1 St Ann Street, Manchester, M2 7LG
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
12 Barton Arcade, Manchester, M3 2BB
19 - 20 Barton Arcade, Manchester, M3 2BB
Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB
22 Barton Arcade, Manchester, M3 2BB
37 Barton Arcade, Manchester, M3 2BH
47A Barton Arcade, Manchester, M3 2BJ
39 Barton Arcade, Manchester, M3 2BH
27 Barton Arcade, Manchester, M3 2BB
43 Barton Arcade, Manchester, M3 2BJ
Basement Right, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
CHAMBERS HAIR DESIGN LIMITED, Basement Left, Parsonage Chambers, 3 Parsonage,
Manchester, M3 2HW
Ground Floor, 88 Deansgate, Manchester, M3 2ER
Store Rear Of 88, Deansgate, Manchester, M3 2ZZ
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH
First Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
86 Deansgate, Manchester, M3 2ER
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
46 Barton Arcade, Manchester, M3 2BH
14 Barton Arcade, Manchester, M3 2BB
EAT., Ground Floor, 1 St Ann Street, Manchester, M2 7LG
Third Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH
Caretakers Flat Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GP
5 Parsonage, Manchester, M3 2HS
First Floor, 1 St Ann Street, Manchester, M2 7LG
84B Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor, 5 Parsonage, Manchester, M3 2HS
78 Deansgate, Manchester, M3 2FW
11 Barton Arcade, Manchester, M3 2BB
18 Barton Arcade, Manchester, M3 2BB

Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Second Floor, 92 Deansgate, Manchester, M3 2QG
67 Deansgate, Manchester, M3 2BW
60 Barton Arcade, Manchester, M3 2BJ
Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
79 - 81 Deansgate, Manchester, M3 2BW
3 Barton Arcade, Manchester, M3 2BB

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 - Parsonage Gardens Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CITY1