

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129216/FO/2021

Date registered valid: 12 February 2021

Proposal: Installation of an additional section of the Manchester Civic Quarter Heat Network (MCQHN) comprising the installation of underground insulated heating pipes, electrical cabling, communications ducting beneath sections of the adopted highway of Peter Street and within Central Library.

Address: Central Library, St Peters Square And Land On Peter Street And St Peters Square , Manchester, M2 5PD

Ward(s): Deansgate Ward

Applicant: Vital Energi Century House, BB1 2LD

Agent (if any): Mr Thomas Lord Turley 1 New York Street, Manchester, M1 4HD

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

Recommendation: Approve

Date of recommendation: 25 March 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 February 2021

Standard consultations:

Printed: 15 February 2021 Expired: 8 March 2021

Neighbour notifications

Printed: 15 February 2021 Expired: 8 March 2021

Site notice

Posted: 17 February 2021 Expired: 10 March 2021

Press advert

Published: 3 March 2021 Expired: 24 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Star

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

Description of area

The Manchester Civic Quarter Heat Network (MCQHN) is part of the Greater Manchester Heat Network Programme, and has been designed to facilitate the efficient, cost-effective development of heat networks across the ten authorities of Greater Manchester, to support carbon and energy policy commitments both locally and nationally.

The Civic Quarter contains a number of key MCC-owned buildings, and the Council is committed to supplying them with low-carbon energy as well as demonstrating leadership to others in the city to do the same. In February 2011 MCC's Executive Committee agreed to support the concept of a city centre heat network and the delivery of the MCQHN as the first cluster in its development, subject to a viable business case and planning approval.

It is intended that the heat network would serve the Grade I Listed Manchester Art Gallery, Grade I Listed Town Hall, Grade II* Listed Town Hall Extension, Grade II* Listed Central Library, Grade II* Listed Midland Hotel, Grade II* Listed Manchester Central, the Bridgewater Hall, Heron House and Number One St Peter's Square. Manchester Central, Manchester Town Hall Extension, the Midland Hotel and the Bridgewater Hall would also have an electrical connection. The building would require minor alteration to the basement to connect them to the energy supply. Listed building consent has already been approved for these minor works to the all above listed buildings excluding the Town Hall.

Applications referenced 118869/VO/2018, 118870/LO/2018, 118871/LO/2018, 118872/LO/2018, 118873/LO/2018 and 118874/LO/2018 approved the construction and operation of a combined heat and power (CHP) Energy Centre together with externally located ancillary infrastructure including HV switch-room; gas-meter room; thermal stores; mezzanine gantry; access ladders and staircases, dry air coolers, supply / extraction fans and ductwork and security fencing and install a network of underground insulated heating pipes, electrical cabling, communications ducting beneath sections of the following adopted highways. The applications also approved connections to the above listed buildings. These applications were approved at Planning and Highways Committee on 8 March 2019

Approval was subsequently granted in August 2019 to further extend the Heat Network to also serve the Town Hall (124260/VO/2019).

Applications referenced 125978/VO/2020 and 125979/LO/2020 were approved in March 2020 and allowed the installation of infill panels to 3 no. arches at the Grade II* Listed Manchester Central in connection with Manchester Civic Quarter Heat Network.

Application referenced 126436/JO/2020 was approved on 14 June 2020 and allowed the variation of condition 2 (Approved Drawings) imposed upon planning approval reference 118869/JO/2018 to allow amendments to the approved design of the energy centre.

Applications referenced 126801/VO/2020 and 126802/LO/2020 were approved on 22 June 2020. These applications would allow internal and external alterations to the basement level of the Town Hall associated with connections to the Manchester Civic Quarter Heat Network.

Application referenced 127392/FO/2020 was approved on 1 October 2020 and allowed the extension of MCQHN affecting land on Lower Mosley Street & Bale Street due to issues with implementing the original route.

Applications to discharge conditions referenced CDN/19/0478 and CDN/19/0684 have also previously been approved and allowed the discharge of conditions 3 (CMP - Heat Network), 4 (Arboriculture Method), 6 (Pavement Reinstatement), 7 (CMP - Energy Centre), 10 (Surface Water Drainage), 15 (Large Vehicle Access), 19 (External Illumination), 20 (Penetrative Methods) and 21 (Fume Extraction) and the partial discharge of conditions 5 (Archaeology), 8 (Contaminated Land), 9 (Materials to be Approved), 11 (Metrolink Maintenance), 12 (fire strategy), 13 (EMC Control Plan), 14 (Earthing Electrode) and 18 (NSE6 - External Equipment).

The current proposals would affect the landscaping of St Peters Square and the highway of Peter Street, which surround the Grade II* Listed Manchester Central Library.

The site is within the St Peters Square Conservation Area and is adjacent the Grade II* Listed Town Hall Extension. Central Library has undergone extensive refurbishment in recent years and reopened as a public library on 22nd March 2014. The building is a public library building dating back to 1930-4.

The Central Public Library is a distinctive, circular building dating to the 1930s, designed in Classical style with a striking two storey portico. It is faced in Portland stone. At ground floor the stone walling is smooth tooled ashlar with a series of regularly spaced round-headed vertical windows with rustication beginning at the springing line, and projecting keystones. The portico rises to two storeys with four substantial Corinthian columns, framed by outer squared columns forming archways to the north and south, with a plain entablature above. At first floor, windows are set within deep reveals with square heads, emphasised by channelled rustication. Above, a continuous Tuscan colonnade accentuates the circular plan form of the library and provides elegance to its design. The roof is domed with a concealed glazed lantern light and is tiled in

slate. The colonnade and portico, which provide a sense of verticality to the massing of the building.

The surrounding area is known as the Civic Quarter and includes offices, hotels and financial and professional services along with restaurants, bars and cafes. St Peters Square is at the core of this area and is characterised by high quality public realm, high quality new development and exceptional highly graded listed buildings. The Grade I Listed Town Hall and City Art Gallery and the Grade II* Listed Town Hall Extension, Central Library, and Midland Hotel are adjacent to St Peter's Square.

St Peter's Square was recently redeveloped to create a modern and high-quality square. The design has fully integrated the Grade II* Listed Cenotaph, Grade II Listed St Peter's Cross and the Metrolink platforms and four tracks pass through the Square. New developments including One and Two St Peters Square have also transformed and enhanced the environment.

The square contains a range of features and structures including the Grade II* Listed Cenotaph, the Grade II Listed St Peters Cross, the two Grade II Listed Phone boxes, the Grade II Listed 'Adrift', the Emmeline Pankhurst Memorial Statue, the Metrolink Platforms, the raised flower garden and water feature, trees and benches.

Description of development

Planning Permission is sought to reroute the section of the previously approved heat network that would supply Central Library extending from the energy centre via trenches within the public highway. This section of the heat network would affect land of St Peters Square and Peter Street.

The works comprise the installation of 6No. single core HV cables from the new 6.6KV private HV network into the substation of the Central Library. The 6No. 185mm² single core cables (approximately 80mm diameter per 3 no. cables) forming a ring circuit and would follow a separate route to the heating pipework penetrating from the Peter Street into the Central Library basement plant room as originally proposed. The cables would break through into the service corridor at the basement plant room adjacent Peter Street, where it will traverse through the existing plant room to the HV substation also located in the basement. The cables would be installed at high level on cable ladder supported from the soffit/structure above. The cables would enter via the wall of Central Library and would involve penetrations within the walls within the basement of Central Library.

The integration of the existing systems would require the installation of a fibre optic ring circuit which would be installed adjacent the buried heating pipework within new buried 100mm cable ducts. This work already has listed building consent and planning permission.

The rerouting is required due to health and safety concerns with the original proposed route proposed through the buildings undercroft via the existing boiler plantroom where the district heating enters the building. This area was deemed to be unacceptable to install the HV cable and containment within, due to the low height in the enclosed space (1500mm from finished floor level to soffit). The undercroft was also unlit.

A Public Realm Reinstatement Strategy within the submitted Construction Management Plan explains where it will be necessary to lift surface materials within areas of public realm and proposals for reinstatement.

Consultations & Notification Responses

Highway Services - Confirmed that the measures proposed are acceptable.

Environmental Health - Advised that based on previous responses addressed under application referenced 126801 where it was confirmed there are no pumps or equipment associated with this part of the network (underground pipes) they don't have any comments to make.

Corporate Property - No comments received.

MCC Flood Risk Management - Advised the following:

As the proposed works only involve installing underground heat pipes, electrical cabling and communications ducting beneath the highways (and no alterations to the physical landscape above ground), the existing drainage within the highways should not be affected and will remain the same. Therefore, there should be no increase in flood risk within these areas and therefore there are no objections to the application.

Strategic Development Team - No comments received.

Ward Councillors - No comments received.

City Centre Regeneration - No comments received.

Greater Manchester Police - Confirmed that they have no comments

Historic England (North West) - Advised that on the basis of the information available to date, they do not wish to offer any comments and suggest that we seek the views of our specialist conservation and archaeological advisers, as relevant.

Environment Agency - Confirmed that they have no objections and recommended an informative with regard to 'Dewatering.'

Transport for Greater Manchester - Confirmed that Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site is reasonably close to an operational tramway. Therefore, the applicant should be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>.

Greater Manchester Archaeological Advisory Service - Confirmed that having checked their records, they are satisfied that the current application has no archaeological implications.

United Utilities Water PLC - No comments received.

National Amenity Societies - No comments received.

Greater Manchester Ecology Unit - Advised that there are unlikely to be any ecological issues associated with this development and therefore no further ecological information or measures are required.

Greater Manchester Pedestrians Society - No comments received.

Planning Casework Unit - No comments received

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

Issues

The main issues for consideration relate to the impact of the proposals are as follows. The main policies that relate to the proposal are Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus : City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development), EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure), EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies), EN7 (Energy Infrastructure opportunities), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN19 (Waste) and DM1 (Development Management) of the Core Strategy, saved policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaeology) and DC26 (Development and Noise) of the Unitary Development Plan and Sections 6 (Building a strong, competitive economy), 7 (Ensuring the Vitality of Town Centres), 8 (Promoting Healthy and Safe Communities), 9 (Promoting Sustainable Transport), 12 (Achieving Well Designed Places), 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), 15 (Conserving and Enhancing the Natural Environment) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

Visual Amenity -

The network of pipework associated with the energy centre would only have a temporary harmful impact on the character and appearance of the setting of the surrounding listed buildings during the construction phase following which the pipework would be located wholly underground and the surface treatment would be reinstated.

The works to Central Library are limited to areas of low significance in the lower ground floor of Central Library. These areas are back of house plant areas and are utilitarian in character and appearance. There are existing high-level services within the spaces and the addition of the new pipework and framing is consistent with the established approach to use these spaces for servicing requirements. The penetrations are limited and through walls that are again in back of house spaces or below ground where it enters the building. The penetrations at the point of entry would be fully sealed to prevent any potential damp/water ingress.

It is considered that the benefits of the temporary and permanent works proposed would outweigh the less substantial harm caused to the affected heritage assets (The St Peters Square Conservation Area and the surrounding listed buildings and the directly affected Central Library), 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 benefits of the proposals are very clear and include the benefits of costs of heating and powering the building and to the environment by using sustainable energy. The works would also help to ensure a future for Central Library.

The layout (route) of the heat network would not result in the loss of any trees. A reinstatement strategy has been prepared to ensure that where the public realm is disturbed it would be reinstated to existing standards.

In view of the above, it is considered that the proposals would enhance the setting of the above identified conservation areas and the nearby listed buildings and would be in accordance with policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and Sections 12 and 16 of the National Planning Policy Framework.

Relationship to Transport Infrastructure

The works would not affect surrounding traffic infrastructure.

Pedestrian and disabled access would be provided around work areas at all times. Pavements would not be affected; however the surface of St Peters Square would be.

The applicant acknowledges the need to implement measures to keep construction impacts to a minimum and have submitted construction management plan.

Continued maintenance once the network is in operation would not need to be controlled by this planning application.

Highway Services have confirmed that the measures proposed are acceptable.

In view of the above, it is considered that the proposals are considered to be in accordance with policies SP1, DM1, CC5, CC10, T1 and EN16 of the Core Strategy for the City of Manchester and Sections 6, 7 and 9 of the National Planning Policy Framework.

Sustainability

The reason for and the purpose of this development is to ensure the provision of sustainable energy to Central Library. The need to reduce the emission of carbon dioxide to the atmosphere is a long-standing international, national, sub-regional and local priority aim. The emission of carbon dioxide is scientifically acknowledged to be a major contributor to climate change and has known negative effects on the environment.

At national level the objective is to reduce emissions by 57% on 1990 levels by 2030. At the sub-regional level, the emerging Greater Manchester Spatial Framework sets a target reduction of by 60% by 2035 compared to 1990 levels. At local level, the Manchester Climate Change Action Plan sets the target of reducing emissions by 41% by 2020 and the Manchester Climate Change Strategy establishes the target of Manchester being a zero-carbon city by 2050.

The construction and operation of the Manchester Civic Quarter Energy Centre and Heat Network is specifically recognised as being critical to the City's carbon reduction objectives in a suite of strategy documents and plans as detailed above. The proposal would reduce the emission of carbon dioxide by 1,584 tonnes in the first year of operation and 12,362 tonnes during the first 15 years of operation. As a result of this supply to the Town Hall the reductions of carbon dioxide would be increased.

The approval of this application would allow the continuation of the works to provide this sustainable energy to Central Library.

Given the above, the proposed development is entirely consistent with Core Strategy Policies EN4, EN5, EN6 and EN7 and Sections 6, 7, 8, 9, 14 and 15 of the National Planning Policy Framework.

Noise and Vibration

The construction of the heat network has the potential to give rise to negative effects. However, these effects would be temporary and short term. Nonetheless mitigation measures have been identified in the Interim Construction Management Plan.

The City Council's Environmental Health service are happy with the information provided.

Given the above, the proposed development is entirely consistent with Core Strategy Policies EN4, EN5, EN6 and EN7 and Sections 6, 7, 8, 9, 14 and 15 of the National Planning Policy Framework.

Archaeological issues

Greater Manchester Archaeological Advisory Service have no objections to the application and have advised that the work has no archaeological implications

In view of the above and subject to compliance with conditions the proposals would be consistent with Policy DC20 contained in the UDP and policy CC9 of the Core Strategy and Section 16 of the National Planning Policy Framework.

Ecology and Biodiversity

The layout of the heat network has been carefully designed to ensure that no trees will be removed, and their root systems will not be affected.

A tree protection condition will be applied to the application.

In view of the above the proposals are considered to be consistent with policies SP1, DM1, EN9 and EN15 of the Core Strategy and Section 15 of the National Planning Policy Framework.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

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

Reason - Required to be imposed pursuant to Section 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 plans referenced 50467-VE-SW-00-DR-A-XX04 Rev P3 and 50467-VE-CL-00-SI-M-XX01 Rev P1 received by the City Council as local planning authority on 26 January 2021

The drawings referenced:

50467-VE-TE-ZZ-DR-E-6101 Rev P4
50467-VE-SW-BG-DR-DN-5624 Rev AB

received by the City Council as local planning authority on 26 January 2021

The Heritage Statement dated January 2021 prepared by Turley Heritage received by the City Council as local planning authority on 26 January 2021

The Design and Access Statement prepared by Vital Energi referenced 50467-VE-TE-XX-RP-Z-5601 Issue No: P5 received by the City Council as local planning authority on 26 January 2021

The Final Construction Management Plan prepared by Vital Energi referenced 50467-VE-MC-XX-RP-Z-SE01 Issue No:P1 received by the City Council as local planning authority on 26 January 2021

The email from Thomas Lord of Turley dated 2 March 2021 and both emails from Thomas Lord of Turley dated 10 March 2021

The letter from Thomas Lord of Turley dated 25 January 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, CC5, CC8, CC9, CC10, T1, EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 of the Core Strategy, saved policies DC19.1, DC20 and DC26 of the Unitary Development Plan.

3) The construction of the development hereby approved shall be carried out fully and only in accordance with The Final Construction Management Plan prepared by Vital Energi referenced 50467-VE-MC-XX-RP-Z-SE01 Issue No:P1 received by the City Council as local planning authority on 26 January 2021 and both emails from Thomas Lord of Turley dated 10 March 2020. These approved documents shall be adhered to throughout the construction period of the hereby approved extension to the heat network.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality; and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system, pursuant to policies SO1, SO5, SP1, DM1,

CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) The pavements affected by the approved works shall be reinstated fully and only in accordance with the Final Construction Management Plan prepared by Vital Energi Utilities Limited referenced 50467-VE-MC-XX-RP-Z-SE01 Issue No:P1 and the email from Thomas Lord of Turley dated 10 March 2021. The approved reinstatement works shall be implemented in full within two months, or as otherwise agreed in writing by the local planning authority, of the completion of the hereby approved section/phase of the construction of the heat network.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN1, T1, CC10, EN1, EN3, CC9, DM1 and SP1; of the Core Strategy and saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

5) In the event that any United Utilities (UU) apparatus are discovered during the course of the works, all works shall be immediately ceased and a method statement detailing the measures to protect the identified apparatus shall be submitted to the Local Planning Authority and approved in writing before any further works are conducted. The method statement shall include proposals for reinforcements of any crossing points to ensure UU assets are protected from heavy loads during and after construction. Details of the future day to day operation and maintenance of the scheme shall also be provided. The approved method statement shall be in line with UU document 'Standard Conditions for works adjacent to pipelines.

Reason: In the interest of public health and to ensure protection of the public water supply pursuant to policies DM1 and EN17 of the Core Strategy.

6) (a) No tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with approved plans and particulars submitted to and approved in writing by the City Council before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow

operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface.

If dewatering activities are required as part of installation works, these could potentially impact upon water supplies and/or nearby watercourses of environmental interests.

The activity of dewatering was previously exempt from requiring an abstraction licence however, since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities on site.

More information is available on gov.uk: <https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-impoundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

2) Please ensure weight restrictions and vehicle movement is restricted as per Events Protocol eventsteam@manchester.gov.uk.

3) The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/workingsafely>. This document provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Corporate Property
MCC Flood Risk Management
Strategic Development Team
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
National Amenity Societies
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Planning Casework Unit

Fourth Floor, 1 St Peter's Square, Manchester, M2 3DE
Eighth Floor, 1 St Peter's Square, Manchester, M2 3DE
Seventh Floor Suite 7.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 6.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 307, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ground Floor Left, Carlton House, 18 Albert Square, Manchester, M2 5PE
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
HOWGATE SABLE LLP, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD
Sixth Floor Suite 6.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Terence Paul, Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AE
Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
Suite 1B First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
83 Mosley Street, Manchester, M2 3LQ
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
YINGDE LAWYERS, Seventh Floor Suite 7.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Fifth Floor Suite 5.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor, 20 - 21 Albert Square, Manchester, M2 5PE
2 St Peter's Square, Manchester, M2 3AA
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Seventh Floor Suite 7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, 2 Mount Street, Manchester, M2 5WQ
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
58 Peter Street, Manchester, M2 3NQ
Fifth Floor Suite 5.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Amanda Cunliffe Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
FRISKA, 3 St Peter's Square, Manchester, M2 3AA
Midland Hotel, Peter Street, Manchester, M60 2DS
First Floor, 20 - 21 Albert Square, Manchester, M2 5PE
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Second Floor, 2 Mount Street, Manchester, M2 5WQ
Ground Floor, 2 Mount Street, Manchester, M2 5WQ
PIZZAEXPRESS, Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Eighth Floor Suite 8.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sixth Floor Suite 6.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5FA
Town Hall, Albert Square, Manchester, M2 5DB
Basement And Ground Floor, 20 - 21 Albert Square, Manchester, M2 5PE
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Twelfth Floor, 1 St Peter's Square, Manchester, M2 3DE
Greater Manchester Police Public Enquiry Counter, Town Hall Extension, Lloyd Street, Manchester, M60 2LA
Sixth And Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
First Floor, 6 Central Street, Manchester, M2 5NS
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Jennifer Dale, 6 Central Street, Manchester, M2 5WG
First Floor Vivienne Hallack, 6 Central Street, Manchester, M2 5WG
Third Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PR
Fourth Floor, 1 Central Street, Manchester, M2 5WR
Second Floor, 1 Central Street, Manchester, M2 5WR
2 Mount Street, Manchester, M2 5WQ
4 Mount Street, Manchester, M2 5WG
Sixth Floor Suite 6.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor, 1 Central Street, Manchester, M2 5WR

1 Central Street, Manchester, M2 5WR
 First Floor, 1 Central Street, Manchester, M2 5WR
 Ground Floor, 1 Central Street, Manchester, M2 5WR
 Third And Fourth Floors, 2 Mount Street, Manchester, M2 5WQ
 Rajdoot Tandoori Manchester Ltd, Basement, 18 Albert Square, Manchester, M2 5PE
 18 Albert Square, Manchester, M2 6LW
 Town Hall Extension, St Peter's Square, Manchester, M60 2LA
 Manchester Advertising Promotions Ltd, St Peter's Square, Manchester, M2 3DF
 POST OFFICE, Town Hall Extension, Mount Street, Manchester, M2 5DB
 PUBLIC CONVENIENCES, Town Hall Extension, Lloyd Street, Manchester, M60 2LA
 Ground Floor Right, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
 Second Floor, 20 - 21 Albert Square, Manchester, M2 5PE
 St Georges House, 56 Peter Street, Manchester, M2 3NQ
 Unit 2, Peter House, Oxford Street, Manchester, M1 5AN
 Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
 Red Star Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
 Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
 First Floor Child Concern, 6 Central Street, Manchester, M2 5WG
 Basement, 6 Mount Street, Manchester, M2 5NS
 6 Mount Street, Manchester, M2 5NS
 Ground Floor, 6 Mount Street, Manchester, M2 5NS
 Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
 Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
 Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
 First Floor, 6 Mount Street, Manchester, M2 5NS
 Suite 1A First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
 Second Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
 Peter House, Lower Mosley Street, Manchester, M2 3WQ
 Peter House, Oxford Street, Manchester, M1 5AN
 Second Floor, 1 St Peter's Square, Manchester, M2 3DE
 Thirteenth Floor, 1 St Peter's Square, Manchester, M2 3DE
 Fifth Floor, 1 St Peter's Square, Manchester, M2 3DE
 Ninth Floor, 1 St Peter's Square, Manchester, M2 3DE
 Sixth Floor, 1 St Peter's Square, Manchester, M2 3DE
 Eleventh Floor, 1 St Peter's Square, Manchester, M2 3DE
 Third Floor, 1 St Peter's Square, Manchester, M2 3DE
 Seventh Floor, 1 St Peter's Square, Manchester, M2 3DE
 Tenth Floor, 1 St Peter's Square, Manchester, M2 3AE
 First Floor, 1 St Peter's Square, Manchester, M2 3DE
 1 St Peter's Square, Manchester, M2 3DE
 Ground Floor, 1 St Peter's Square, Manchester, M2 3DE

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 - St Peters Square Conservation Area 1973
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: CITY1

