

Planning

Growth & Development

Delegated officer report for planning application

Application no. 125300/FO/2019

Date registered valid: 29 October 2019

Proposal: External alterations including to Faulkner Street entrance, provision of artwork mural on blank New York Street elevation, manifestations to glazing, lighting and associated works

Address: Faulkner House , Faulkner Street, Manchester, M1 4DY

Ward(s): Deansgate Ward

Applicant: Mr Robert Stirling Bruntwood C/o Agent

Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ

Case officer: Carolyn
Tel: 0161 234 Parry
Email: carolyn.parry@manchester.gov.uk 4022

Recommendation: Approve

Date of recommendation: 23 February 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 8 November 2019 Expired: 29 November 2019

Neighbour notifications

Printed: 8 November 2019 Expired: 29 November 2019

Site notice

Posted: Expired:

Press advert

Published: 19 November 2019 Expired: 10 December 2019

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The Site - This application relates to a building known as Faulkner House that is located on Faulkner Street in the China Town area of the City Centre. The building is bound on the other 3 sides by New York Street, Pine Street and Chain Street. The building is of brick and concrete construction and appears to date from the 1960s. At the upper levels the Faulkner Street and Pine Street elevations comprise of a concrete rib frame construction with openable windows and mosaic spandrel panels. The New York Street and Chain Street elevations are blank gables with cladding at the upper levels. The ground floor of the building comprises contemporary full-height glazing with frontages to Faulkner Street, New York Street and part of Pine Street. Ground floor uses which occupy these spaces include 'Giovannis Deli Lounge' and the 'Department of Coffee and Social Affairs', in addition to the office reception for Faulkner House and a further office suite. The main entrance to the building is located centrally on the Faulkner Street elevation and comprises a small raised platform under an open canopy. The ground floor of the Chain Street elevation and part of the Pine Street elevation comprise of blank brick walls incorporating ventilation louvres and gated access to the building's service area. The site is not located within a conservation area but there is a Grade II listed building adjacent on New York Street. The area surrounding the application site is predominantly commercial in nature with offices, shops, restaurants, bars and hotels all present in the immediate locality. The George Street conservation area is nearby.

In 2020, planning permission was granted at the building under application 124771 for external alterations including replacement windows on the upper floors, installation of new mechanical plant on the roof with screening, together with new ductwork and associated works.

The Proposal - Planning permission is sought for external alterations to the Faulkner Street entrance, provision of an artwork mural on the blank New York Street elevation, manifestations to glazing, new lighting and associated works. The works are part of the wider refurbishment of Faulkner House including internal improvements to the reception and communal areas. The applicant has said that the works would help the office accommodation to meet the needs of occupiers and compete with other offices spaces in the City Centre. The works to the Faulkner Street entrance would provide a visual statement and also clarify the building's main entrance point for office occupiers. The New York Street mural would make the building more recognisable and bring colour and life to the streetscene. The works have been influenced by a South East Asian design which is a reference to the site's proximity to China Town. The proposals also include subtle illumination of the entrance and mural. The mural would be permanent and would be applied directly on the tiled facade with an external grade paint.

Externally the ground floor of Faulkner House has undergone refurbishment in recent years including the installation of floor to ceiling frameless glazing and works to the entrance area. Despite these works there continues to be an ongoing requirement to ensure that the building meets the requirements of office occupiers and a high quality external appearance is maintained. There is an aspiration to give the building a more distinctive identity and ensure that the external appearance of the building reflects and highlights the internal refurbishment works to the reception and communal areas.

Consultations & Notification Responses

Publicity - The application was advertised in the local press and on site as one affecting a listed building. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received.

Highway Services - The proposal is for external alterations including to Faulkner Street entrance, provision of artwork mural on blank New York Street elevation, manifestations to glazing, lighting and associated works at Faulkner House, Faulkner Street, Manchester, M1 4DY.

The site is bounded by the adopted highways of Faulkner Street to the south, Chain Street to the west, Pine Street to the north and New York Street to the east.

The site is surrounded by traffic restrictions including no waiting at anytime on all sides, no waiting at anytime on New York Street only. There is a one-way system in place on New York Street from its junction with Mosley Street to its junction with Portland Street, and also on Faulkner Street from its junction with New York Street to its junction with Charlotte Street.

HIGHWAY RESPONSE: -

Confirmation is requested that the new canopy is not being extended outwards to provide the assurance that it will not overhang the highway. If not then the canopy covers an area of private forecourt and therefore does not require a footway oversail license.

It is noted that LED lighting will be provided within the canopy, confirmation of luminance levels are required. MCC recommend a luminance maximum of 600cd/m².

Pedestrian access to the building will be via the reconfigured main entrance located on Faulkner Street. For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

The current disabled access management plan will remain as existing, given the limited capacity space to accommodate a ramp off the adopted highway.

Highways have no concerns regarding the proposed artwork mural on New York Street in principle. Further clarification is required concerning projection and illumination levels.

Information is also requested to detail the installation of the artwork (i.e. temporary footway closures) and ongoing maintenance of the mural.

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

Environmental Health - Stated that conditions relating to a construction management plan, construction hours and external lighting should be applied to any approval.

Greater Manchester Police - The new glazing in external doors, ground floor proposed alterations should include at least one pane of laminated glass rated as P4A under EN 356.

Issues

Visual amenity - The proposed elevational alterations in the form of the entrance works and the mural are considered to be acceptable as it is felt that the works would not adversely affect the appearance of the building or visual amenity within the area. The proposed entrance works have been modified since the application was first submitted following negotiations so it is considered that the works now proposed are the best solution for the building.

Heritage impacts - Faulkner House is situated in proximity to a number of listed buildings. The nearest listed buildings are:

- 'Telephone Buildings' (Grade II listed) located at 5 New York Street on the opposite side of Pine Street
- 'Britannia Hotel' (Grade II* listed) on Portland Street
- 'The Portico Library and the Bank Public House' (Grade II* listed) on Mosley Street
- 'Lindencourt House' (Grade II listed) on Faulkner Street
- 'Fraser House' (Grade II listed) on the junction of Portland Street and Charlotte Street

The area around Faulkner House is highly developed with buildings typically situated at the back of pavement. The area generally has a grid iron street pattern which typically means that there are longer distant views along streets with development positioned either side. This characteristic means that the potential for Faulkner House to have intervisibility with listed buildings is limited.

The proposed works to the entrance would be visible along Faulkner Street so would be viewed in the same context as Lindencourt House, however as the proposed entrance works are considered to represent an improvement to the building over and above the existing entrance, the works would not adversely affect the setting of this listed building.

In terms of the proposed artwork mural, this has the potential to affect views from New York Street including looking east and west along the road. From these viewpoints the proposed artwork mural has the potential to affect the setting of 'Telephone Buildings' and the 'Britannia Hotel'. The existing New York Street elevation of Faulkner House is blank and does not make an active contribution to the streetscene. The proposed artwork mural would add interest to the elevation and help to animate the building. Whilst the design of the mural would make the building more prominent in the streetscene it is not considered that it would have a fundamental impact on the setting of the listed buildings or cause any harm.

Faulkner House is situated approximately 50m to the north of the boundary of the George Street Conservation Area. The proposed scheme will not extend the building or alter its built form, and as the works would improve the visual appearance of the building, it is considered that the proposal would not have an adverse impact on the character and appearance of the George Street Conservation Area or on views into and out of it.

Access - Faulkner House was designed without level access from the street into the reception area and has operated in this manner through its lifetime, with a management plan being employed by Bruntwood which involves the use of a removable ramp. The proposal seeks to change this by making the main entrance on Faulkner Street fully accessible via the introduction of a new compliant access ramp to the entrance which is welcomed.

Security - The proposal involves the installation of new entrance doors to the Faulkner Street entrance. The new doors would be security rated (PAS certified to, BS PAS 24, STS202 or LPS 1175 SR2) and illumination would be provided around the entrance. Greater Manchester Police stated that the new glazing in the external doors and any other ground floor alterations should include at least one pane of laminated glass rated as P4A under EN 356. The applicant has stated that they will comply with this request.

Manchester Core Strategy - The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

For the above reasons, the proposal is considered to be acceptable and consistent with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Negotiations - Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval.

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:

Drawings

AXI - 005 Stage 3, Rev 00
AXI - 164, Stage 3, Rev 00

both received by the Local Planning Authority on 29 October 2019

AXI - 160, Stage 3 Rev 02
AXI - 165, Stage 3 Rev 04
AXI - 166, Stage 3 Rev 02
AXI - 167, Stage 3 Rev 02

all received by the Local Planning Authority on 3 February 2021

5499 3 AD.00.20.2 Rev A, received by the Local Planning Authority on 6 January 2021

The Entrance Canopy Fascia Proposal document by Widdsigns, dated 10 November 2020

The material palette information sheet, received by the Local Planning Authority on 6 January 2021

The Construction & Environmental Management Plan, dated 10/05/2020, received by the Local Planning Authority on 3 February 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) External lighting, including that for the proposed mural, shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Any sign illuminance shall not exceed 1000 cd/sq.m.

The LED lighting within the new entrance canopy shall have a maximum luminance level of 600 cd/sq.m.

b) Upon completion of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the above requirements. The report shall undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity shall be detailed along with any measures required and a timescale for implementation to ensure compliance with the criteria.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4) In terms of security, the glazing that would be located in the new external doors and the approved ground floor alterations shall include at least one pane of laminated glass rated as P4A under EN 356.

Reason - In the interests of providing a safe and secure development, pursuant to policy DM1 of the Core Strategy.

5) Construction of the development shall be carried out in accordance with the Construction & Environmental Management Plan, dated 10/05/2020, received by the Local Planning Authority on 3 February 2021, and on the basis that no noisy works are to be undertaken between the hours of 06.00 and 07.30. It is permitted for people to arrive on site during these times though and set up/carry out quiet works.

Reason - In the interests of amenity, pursuant to policy DM1 of the Core Strategy.

Informatives

1) Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Basement, Bank House, 1 - 37 Faulkner Street, Manchester, M1 4EE
Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4AE
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
5 New York Street, Manchester, M1 4JB
10 New York Street, Manchester, M1 4JD
GRAHAM COFFEY & CO LLP, First Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Fourth Floor To Thirteenth Floor, Bank House, Faulkner Street, Manchester, M1 4EE
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Third Floor Suite 3B, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Twelfth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, Bank House, 1 - 37 Faulkner Street, Manchester, M1 4EE
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Third Floor Room 2, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
1 - 37 Faulkner Street, Manchester, M1 4ET
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Third Floor Rooms 3 And 5 And 9, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Twentieth Floor And Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Department Of Enviroment, City Tower, Piccadilly Plaza, Manchester, M60 7JR

35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AJ
PROFESSIONAL MORTGAGE SERVICES UK LLP, Part Ground Floor Left, 5 New York Street, Manchester, M1 4JB
P T S CONSULTING (UK) LTD, Part Ground Floor, 5 New York Street, Manchester, M1 4JB
Fourth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Third Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
38 Piccadilly Plaza, Manchester, M1 4AJ
Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Eighth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
First Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Faulkner House, Faulkner Street, Manchester, M1 4DY
HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
37 Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
7 New York Street, Manchester, M1 4JB
Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Third And Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
First Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Second Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Ground Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
First Floor Suite 1B And Second Floor Suite 2B, Bank Chambers, Faulkner Street, Manchester, M1 4EF
First Floor To Third Floor Suites 1A And 2A And 3A, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Third Floor Suite 3A, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Basement, Bank Chambers, Faulkner Street, Manchester, M1 4EF
First Floor, Bank House, Faulkner Street, Manchester, M1 4EE
Second Floor, Bank House, Faulkner Street, Manchester, M1 4EE

Bank House, Faulkner Street, Manchester, M1 4EE
 Third Floor, Bank House, Faulkner Street, Manchester, M1 4EF
 Dawsons, 30 Portland Street, Manchester, M1 4GS
 Sixth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Seventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fifth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Sixteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Eleventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Ninth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fifteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Second Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Fourteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 Tenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
 First Floor, 5 New York Street, Manchester, M1 4JB
 Ground Floor, 5 New York Street, Manchester, M1 4JB
 EXACTA PLC, Second Floor, 5 New York Street, Manchester, M1 4JB
 BRUNTWOOD ESTATES ALPHA, Third Floor, 5 New York Street, Manchester, M1 4JB
 Fourth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Second Floor Right, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Ground Floor Right, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Third Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Ground Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Second Floor Left, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Fifth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Unit B1, Piccadilly Plaza, Manchester, M1 4AJ
 AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Unit E, 35 - 36 Piccadilly Plaza, Manchester, M1 4AJ

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
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Less) -
 Susceptible to Surf Water Flood (Middle) -
 Area Team Boundary - Name: CITY2