

Planning

Growth & Development

Delegated officer report for planning application

Application no.	127189/FO/2020
Date registered valid:	28 July 2020
Proposal:	Flexible change of use from existing sui generis (casino) use to a flexible use comprising Use Class A1 (Shops); A2 (Financial and Professional Services); and A3 (Restaurants and Cafes) pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015), including associated internal subdivision, installation of new shopfronts and associated works.
Address:	Former Admiral Amusements And TJ Hot Foods , 39-41 Piccadilly Plaza, Parker Street, Manchester, M1 4AH
Ward(s):	Deansgate Ward
Applicant:	City Tower Unit Trust C/o Agent
Agent (if any):	Ms Alice May CBRE One St Peters Square, Manchester, M2 3DE
Case officer:	Christopher Smith Tel: 0161 234 4529 Email: christopher.smith@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23 September 2020

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 5 August 2020

Standard consultations:

Printed: 5 August 2020 Expired: 26 August 2020

Neighbour notifications

Printed: 5 August 2020 Expired: 26 August 2020

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is located within Piccadilly Plaza, a large 1960s multi-use building in the very heart of Manchester City Centre that includes the Mercure Hotel and City Tower among others. The existing wider complex and area contains a variety of uses including, Cafes, Restaurants, Retail, Commercial Offices, Betting Shops and a small amount of residential uses.

The site is not directly adjacent to any listed buildings and is not within a designated Conservation Area.

Description of development

The most appropriate use of the unit within the building, given its size, layout, design and location has been considered by the applicant as being either as an A1 (Retail), A2 (Financial or Professional Service) or A3 (Restaurant) use.

The applicant has sought to apply for planning permission for a flexible use for A1, A2 and A3, under Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015) as amended, which allows for flexible changes of use between these uses for a ten year period from the date of a permission.

The description of the development is for a flexible change of use from existing sui generis (casino) use to a flexible use comprising Use Class A1 (Shops); A2 (Financial and Professional Services); and A3 (Restaurants and Cafes) pursuant to Schedule 2 Part 3 Class V of the Town

and Country Planning (General Permitted Development) (England) Order (2015), including associated internal subdivision, installation of new shopfronts and associated works.

Consultations & Notification Responses

Publicity - A total of 91 neighbour notifications were sent to adjoined and adjacent properties and no site notice and or local press advert were produced. At the time of writing this report no representations have been received due to this publicity.

Environmental Health – Had no objections to the proposal and requested conditions in regard to the full and final waste and operating hours and acoustics details being controlled appropriately.

Highway Services – No objection to the proposal and were satisfied with further details regarding Construction Management which were provided during the course of the application.

Greater Manchester Police (Design for Security Unit) – Requested that the development be implemented in accordance with the recommendations of the GMP Crime Impact Statement.

Issues

The following policies and guidance are considered to be most relevant to the application:

Manchester Core Strategy Policy DM1 (Development Management), Policy CC1 (Primary Economic Development Focus: City Centre and Fringe), Policy EC3 (Regional Centre), Policy CC10 (A Place for Everyone), Policy T1 (Sustainable Transport), Policy EN19 (Waste) and saved policies DC10 (Food and Drink Uses) and DC 26 (Development and Noise) from the Unitary Development Plan, Supplementary Planning Document; Guide to Development In Manchester, and the revised National Planning Policy Framework (Feb 2019).

The main planning issues to consider as part of this application would relate to the principal of the use, amenity, waste, access, crime & disorder, and transport & traffic impacts.

Principal of use

The principal of an A1, A2 or A3 Use Class operating in the building does not discord with any local or national policies. Therefore the principal of the use is considered as acceptable in this instance.

Residential Amenity and Crime & Disorder

The proposal site is situated within an area which already contained a relatively wide variety of uses comprising; residential; shops; hot food take aways; drinking establishments and commercial offices.

The applicant is seeking permission for flexible uses within A1, A2 and A3 use class in order to attract potential tenants to utilise the ground floor and mezzanine of the building.

As previously highlighted the principal of the flexible uses sought is established, however consideration must be given to the potential impact of the uses on nearby sensitive receptors.

The applicant has submitted an acoustic study which details how the ground floor unit would be acoustically treated to ensure that any use (A1, A2 or A3) would not cause harm to neighbouring sensitive receptors in regard to noise. A condition is recommended within this report ensuring these measures are implemented prior to first occupation.

Further matters such as operational hours, waste collection, servicing and deliveries are controlled via appropriate conditions, again which should ensure that any flexible use of the development site should not cause undue noise and disturbance to neighbouring occupiers.

Highway services and Environmental Health have made no objections to the proposals subject to controls as previously set out above.

Greater Manchester Police made no objection to the proposal and provided design and management recommendations which the applicant would seek to accord with, in order to ensure no unacceptable increase in the likelihood of crime & disorder. Should the premises be occupied by an A3 use (restaurant) a management strategy would need to be submitted, as detailed in the recommended conditions, which would seek to ensure appropriate management procedures are in place to deal with such potential issues.

A condition is recommended restricting the permitted uses within the building to ensure no unacceptable impacts on residential amenity.

Taking into account the above the proposal is considered to accord with the policies previously highlighted.

Visual Amenity

The proposal would include a newly designed shopfront at ground floor level to the unit, which would be principally glazed in design. The final material details and design would be controlled through the materials condition recommended within this report, to ensure a high quality development.

Taking into account the above the proposal is considered to accord with the policies previously highlighted.

Waste

The waste management strategy in principal provided has received no objection from Highways Services or Environmental Health.

On this bases the proposal is considered to accord with the policies previously highlighted in regard to waste management.

Transport and Traffic

The site is within the city centre and therefore is in an extremely sustainable location served well by public transport.

The existing servicing and delivery methods employed by the existing building use are considered suitable for any proposed flexible uses. Highway Services and Environmental Health have not requested controls on deliveries or servicing hours, but these have been recommended in the conditions set out in this report to ensure no unacceptable noise or disturbance to residential amenity.

The wider Piccadilly Plaza complex has provision for 200 cycle units, however this is a scheme which requires membership. In this case given the unit size and highly sustainable location it would be considered as unreasonable to refuse the application purely on the basis of no internal cycle storage provision within this unit.

On this bases the proposal is considered to accord with the policies previously highlighted in this report.

Access

The building would have level access from the highway at ground floor level, into and throughout. The proposal would include disabled WC's at ground floor level for both staff and customers.

On this bases the proposal is considered to accord with the policies previously identified.

Conclusion

Taking into account the above and all material planning considerations, the proposal is considered to accord with the policies and guidance previous set out and therefore is recommended for approval subject to conditions set out within this report.

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 polices 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. Further information was sought from officers during the application and amendments were made to the proposal. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

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:

Site Location Plan Drawing No. 5298-ZR-00-100, stamped as received by the City Council as Local Planning Authority on 17 June 2020.

Drawings No. 5298-ZR-20-200 Rev B, 5298-ZR-20-100, 5298-ZR-20-223, stamped as received by the City Council as Local Planning Authority on 17 June 2020.

Design and Access Statement, stamped as received by the City Council as Local Planning Authority on 17 June 2020.

Cover letter (15 June 2020), stamped as received by the City Council as Local Planning Authority on 17 June 2020.

Noise Impact Assessment Report (Ref 1027102-RPT-AS-001 Revision P01), stamped as received by the City Council as Local Planning Authority on 27 July 2020.

Transport Statement (July 2020), stamped as received by the City Council as Local Planning Authority on 24 July 2020.

Waste Management Proforma, stamped as received by the City Council as local planning authority on 17 June 2020.

Construction Management Statement, stamped as received by the City Council as Local Planning Authority on 15 September 2020.

Crime Impact Statement (Version A: 07/07/20 Reference: 2020/0378/CIS/01), stamped as received by the City Council as Local Planning Authority on 28 July 2020.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant policies DM1, T1, SP1 and EN19 of the Manchester Core Strategy and saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of the development, a programme for the issue of samples and specifications of all material to be used on the external elevations of the building, specifically relating to the new shopfronts, shall be submitted to and approved in writing by the City Council as local planning authority. Final detailed design, jointing and fixing (cross sections) and a strategy for quality control management shall be provided with the programme. The development shall be carried out full in accordance with the approved programme and details thereafter.

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

4) Prior to the first use commencing the scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents:

Waste Management Proforma, stamped as received by the City Council as local planning authority on 17 June 2020.

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated to ensure that noise levels are within the established limiting noise levels so as to achieve a rating level of 5dB (LAeq) below the existing background (LA90) noise levels when measured at 1m from the nearest noise sensitive receptor, as assessed within the Noise Impact Assessment Report (Ref 1027102-RPT-AS-001 Revision P01), stamped as received by the City Council as Local Planning Authority on 27 July 2020.

For the avoidance of doubt, the limiting noise levels are as follows:

Daytime (07:00 - 23:00) - 52LAr,Tr dB

Night-time (23:00 - 07:00) - 52LAr,Tr dB

b) Notwithstanding the approved plans and documents as specified in condition 2 or the above part (a), prior to the first occupation of the development a verification report to validate that the work undertaken throughout the development, including the installation of plant, equipment and servicing conforms to the limiting noise levels, shall be submitted to and approved in writing by the City Council as local planning authority. The report shall provide evidence of an assessment of compliance to confirm that the noise criteria has 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. Any subsequently approved details shall be implemented in full and retained thereafter.

c) Should the development operate, at any time during the flexible change of use 10 year period, as an A1 or A2 use and then subsequently be changed to an A3 (restaurant) use, then both part (a) and part (b) of this condition must be again discharged by the City Council as local planning authority in writing prior to the first operation of said A3 (restaurant) use.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policies DC10 and DC26.

6) a) Notwithstanding the approved plans and documents as specified in condition 2, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development. The approved scheme shall then be implemented fully before the use commences and retained thereafter.

Should the development operate, at any time during the flexible change of use 10 year period, as an A1 or A2 use and then subsequently be changed to an A3 (restaurant) use, the below part (b) of this condition must first be discharged prior to first occupation of any specific A3 (restaurant) use.

For the avoidance of doubt, mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Notwithstanding the approved plans and documents as specified in condition 2 and the above part (a), should the premises operate as an A1 or A2 use then subsequently be proposed to flexibly changed to operate specifically as an A3 use (restaurant), prior to the first occupation of any A3 use (restaurant) fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the specific use commences. The approved scheme shall then be implemented fully before the use commences and retained thereafter.

Reason - To ensure an adequate fume and odour extraction system is installed in the interest of visual and residential amenity pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan policies DC10 and DC26.

7) The premises shall not operate outside the following hours:-

Monday to Saturday 07:00 to 22:00

Sunday and Bank Holidays 8:00 to 19:00

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with Policy DM1 and DC26 and the Unitary Development Plan for the City of Manchester.

8) a) Notwithstanding the approved plans and documents as specified in condition 2, prior to the first occupation specifically of any café or restaurant (Use Class A3) specific uses, as permitted by this development, an operating schedule / management strategy shall be submitted to and approved by the City Council as local planning authority which shall outline general management procedures of the premises in regard to dispersal procedures, prevention of crime and disorder, prevention of public nuisance, which should also include details of a strategy for managing smokers, in particular noise from smokers.

The approved details shall then be implemented in full and retained thereafter.

b) Notwithstanding part (a) of this condition and the approved plans and documents as specified in condition 2, should the premises operate as an A1 or A2 use and subsequently flexibly change to an A3 use (café or restaurant) at any time during the 10 year flexible use period granted by this permission, a revised/updated operating schedule / management strategy for said specific café or restaurant use shall be submitted to and approved by the City Council as local planning authority, prior to the first occupation of the café or restaurant. The subsequently approved details shall then be implemented in full and retained thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC10 and DC26.

9) Notwithstanding the approved plans and documents as detailed in condition 2, the planning permission hereby granted is for a development that has full access into and throughout the site and into and throughout all areas of the building for all persons, including those whose mobility is impaired.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy DM1 of the Manchester Core Strategy.

10) a) Notwithstanding condition 2, the development shall be carried out and operated in accordance with recommendations as set out in the submitted and hereby approved Crime Impact Statement (Version A: 07/07/20 Reference: 2020/0378/CIS/01), in particular the

recommendations set out between Sections 3 to Section 6, as prepared by Design for Security at Greater Manchester Police, received by the City Council as Local Planning Authority, 28 July 2020. The recommendations shall be fully implemented and retained while the use (or any flexible approved use) remains in operation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and to reflect the guidance contained in the revised National Planning Policy Framework (2019).

11) Notwithstanding the approved plans and documents as specified in condition 2, deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

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

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy and saved Unitary Development Plan Policy DC10 and DC26.

12) The implementation of the development shall be carried out in accordance with the approved construction management plan document: Construction Management Statement, stamped as received by the City Council as Local Planning Authority on 15 September 2020.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, T1, EN9, EN19 and DM1 of the City of Manchester Core Strategy.

13) The development, as hereby approved, gives permission for the premises to be used flexibly only as A1, A2, or A3 Use, pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended), and for no other purpose for a 10 year period from the date of this permission.

For the avoidance of doubt the flexibility to change between the uses permitted (A1, A2 and A3) shall cease at the expiry of the stated 10 year period and the premises shall thereafter operate under the relevant use class, as last established at the expiry of the stated 10 year period.

Reason - Pursuant to Schedule 2 Part 3 Class V of the Town and Country Planning (General Permitted Development) (England) Order (2015).

Informatives

1) Any site clearance and construction arrangements impacting the adopted highway (including deliveries and any requirements for permits, hoarding, traffic management etc.) will require discussion and approval of the Council's Highways Applications and Network Resilience team (tel. 0161 234 5004) prior to the commencement of any work.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit 2, Piccadilly Gardens, Manchester, M1 1AF
Mercure, Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
10 New York Street, Manchester, M1 4JD
Unit 8, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
BARBURRITO, Ground Floor Unit D1 To D2, 1 Piccadilly Gardens, Manchester, M1 1RG
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
Second Floor, 4 Portland Street, Manchester, M1 4GS
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
44 Piccadilly Plaza, Manchester, M1 4AJ
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
ASKITALIAN, Ground Floor Unit B, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
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
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
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
42 Piccadilly Plaza, Manchester, M1 4AJ
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Piccadilly Bus Station, Piccadilly, Manchester, M1 4AJ
Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Piccadilly Bus Station, Oldham Street, Manchester, M1 1JQ
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor, Unit C1, Piccadilly Plaza, Manchester, M1 4AJ

Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Forrest Media Ltd, City Screen, 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 4AH
 43 Piccadilly Plaza, Manchester, M1 4AJ
 35 Piccadilly Plaza, Manchester, M1 4AJ
 Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
 Ground Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 Ground Floor Unit E, 1 Piccadilly Gardens, Manchester, M1 1RG
 HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
 38 Piccadilly Plaza, Manchester, M1 4AJ
 39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
 Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
 The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
 Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 37 Piccadilly Plaza, Manchester, M1 4AJ
 Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 BYRON, Ground Floor Unit A, 1 Piccadilly Gardens, Manchester, M1 1RG
 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
 Twenty Third And Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 4 Portland Street, Manchester, M1 4GS
 Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
 Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG
 Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 First Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 Unit B1, Piccadilly Plaza, Manchester, M1 4AH
 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
Area Team Boundary - Name: CITY2