Drivers Jonas Deloitte.

PLANNING AND
BUILDING CONTROL
01 JUN 2012

Manchester House, Spinningfields
Application for Change of Use



May 2012
Manchester House, Spinningfields

Contents

1	Introduction	2
2	Application Context	4
3	The Proposals	6
4	Accordance with Planning Policy	8
5	Site Specific Planning Issues	12
6	Conclusions	15

1 Introduction

1.1 This Planning Statement supports an application made by Allied London Properties Limited (ALPL) to Manchester City Council for Planning Permission for a change of use of the ground floor lobby, first floor and second floor (podium level) at 22 Bridge Street (also known as Manchester House), Manchester City Centre.

1.2 Manchester House is located at a key interface between Spinningfields and the wider City Centre, but has been completely vacant since April 2010 and largely vacant since 2008. ALPL has committed to a comprehensive refurbishment of Manchester House, which will help to bring it back into sustainable, effective use and will strengthen the linkage between Spinningfields, King Street West and the traditional retail core of the City Centre.

1.3 The first phase of the refurbishment was approved under Planning Permission Ref. 093491/FU/2010/C1, granted on 23 August 2010, and resulted in the change of use of Manchester House at the ground floor to create a new retail street through the building, a new office extension at the second floor (podium level) and associated public realm improvement works, in particular to Dolefield and Wood Street.

1.4 The intention was for the ground floor lobby, first floor and podium level of Manchester House to be retained for office use. However, ALPL are seeking flexibility in the approved uses for this floorspace, to enable it to be marketed either for office or restaurant and café use. The established office use in the remaining 9 floors of Manchester House would be retained, as would the permitted retail uses in the remainder of the ground floor units.

1.5 This application therefore seeks the introduction of restaurant and café use (Class A3) as an additional approved use to the previously approved office use (Class B1), allowing for either of the uses to be implemented depending on operator interest.

1.6 The description of development as stated on the application form is:

"Use of the ground floor lobby, first floor and podium level of 22 Bridge Street (Manchester House), Spinningfields as Restaurant and Café Use (Class A3) or Office Use (Class B1) to add an additional use to the Office Use (Class B1) approved pursuant to Planning Permission Reference 093491/FU/2010/C1, and associated works."

1.7 This would provide flexibility in that either the A3 or the B1 Use could be implemented in response to market conditions and occupier interest.

1.8 No additional floorspace or external alterations are proposed under this application.

1.9 This Statement identifies the rationale and context for the proposed addition of restaurant and café use to the previously approved office use and the suitability of a restaurant and café use in this location. It includes an assessment of how the proposed additional restaurant and café use accords with the relevant planning policies at national and local levels and also addresses any development control issues specific to the restaurant and café use.

Structure of Statement

1.10 The remainder of the Statement is structured as follows:

- Section 2 – Application Context.
- Section 3 – The Proposals.
- Section 4 – Accordance with Planning Policy.
- Section 5 – Site Specific Planning Issues.
- Section 6 – Conclusions.

The Applicant

1.11 ALPL is committed to the comprehensive redevelopment and regeneration of Spinningfields, of which Manchester House is an integral part.

1.12 In partnership with Manchester City Council, ALPL has transformed Spinningfields to create a vibrant new destination and community – an international business district, legal centre, premium retail thoroughfare, dining destination and modern residential environment.

Consultation

1.13 The proposals have been the subject of pre-application consultation with the Local Planning Authority (LPA) in terms of the scope of the documentation required to support the application.

1.14 Manchester Courts Service has been informed of the proposals and has raised no objection in principle.

The Application Submission

1.15 The planning application is supported by the following documentation which has been compiled carefully in line with Manchester City Council's validation requirements and agreed with the Local Planning Authority:

- Application Form, Ownership Certificate A and Agricultural Holdings Certificate.
- Drawings – red line location plan, existing and proposed layout plans.
- Supporting Planning Statement prepared by Drivers Jonas Deloitte.
- Acoustic Planning Note prepared by Sandy Brown Associates.

1.16 Within this Statement, reference is also made to the suite of application documents that were approved under Planning Permission Ref. 093491/FU/2010/C1 with which the proposed change of use accords.

2 Application Context

2.1 This Section describes the application site, its current and previous uses, and its immediate surroundings, taking into account its relationship with Spinningfields.

The Site

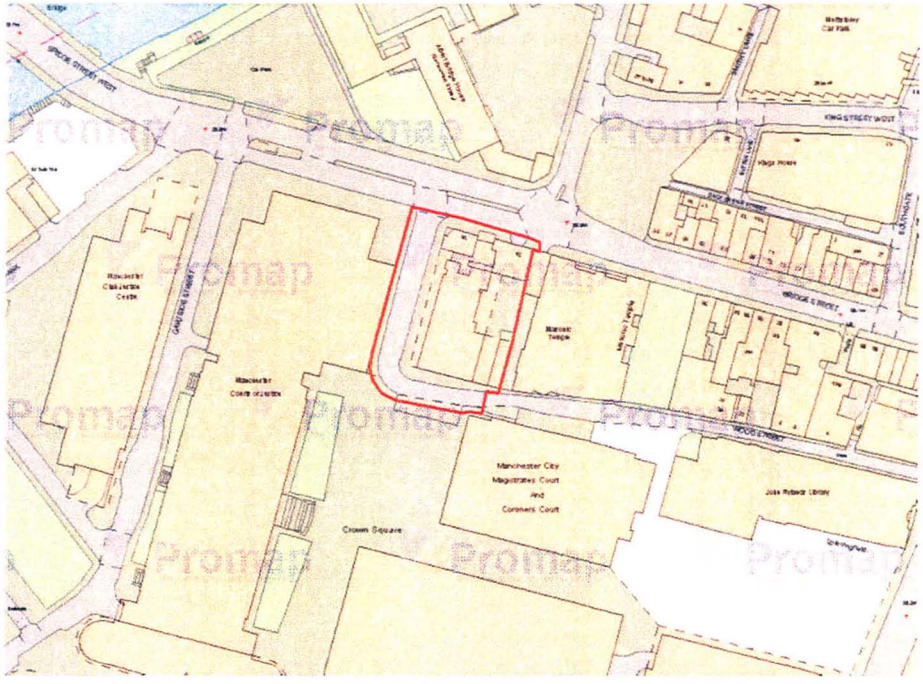
2.2 The application site consists of the ground floor lobby, first floor and podium level of Manchester House, which is currently approved for office use (Class B1), although it is vacant.

2.3 The total amount of floorspace affected by the proposed change of use is approximately 2,027 sq. m.

Manchester House

2.4 Manchester House is an unlisted ten-storey building built in the 1960s and comprises two distinct components: a two-storey podium block and an eight-storey tower above, with one basement level.

2.5 It is bounded by Bridge Street to the north, Dolefield to the west, Wood Street to the south and 24 Bridge Street (the Freemasons Temple) to the east and lies at the northern edge of the approved Spinningfields Masterplan. It is shown edged in red on the plan below.



2.6 Manchester House is located at a key gateway into Spinningfields and forms an important interface between Spinningfields and the remainder of the city centre. This area is currently undergoing regeneration, to ensure the successful integration of Spinningfields with this part of the City Centre.

2.7 As part of the Spinningfields Masterplan, the surrounding uses are largely dominated by new commercial development to the south. However, immediately to the west of the Manchester House is Manchester Crown Court and to the south is the New Magistrates Court. The Grade II Listed Freemasons Temple neighbours the site to the east. Opposite Manchester House, across Bridge Street, is the large 1960s modernist building, Albert Bridge House.

Recent Planning History

2.8 Previous uses within Manchester House included an office lobby entrance, two retail units (Use Class A1), one restaurant (Use Class A3) and a loading bay and service yard, as well as vehicle access to the basement car park at ground floor. The remainder of the building, from first floor upwards including the tower element, was previously used for offices (Use Class B1).

2.9 Planning Permission Ref. 093491/FU/2010/C1 was granted on 20 August 2010 for the change of use at ground floor level to create a new retail street through Manchester House, with retail units and a small office lobby at ground floor, and an office extension at the second floor podium level. The original office use from the first floor upwards was retained. This Permission has been implemented and Waitrose now occupies the main retail unit fronting Bridge Street.

Context and Rationale for the Proposed Change of Use

2.10 Spinningfields has become established as a premium financial and professional services destination set within world class architecture and public realm. It is also a sustainable, mixed-use destination, with civic, residential, leisure, shops and catering uses complementing the commercial offer, all in a high quality planned, managed and safe environment.

2.11 Spinningfields' circa 300,000 sq. ft. of potential retail and leisure floorspace has already attracted top names and will provide the full range of services essential for a European Business District designed for the 21st Century.

2.12 Manchester House is located at an interface between Spinningfields and Manchester City Centre. It is currently undergoing refurbishment, together with regeneration of the immediate surrounding area, to enable it to be brought back into effective use. The aim is to provide an increased commercial and retail offer in this currently underused area, which will bring vibrancy and activity to this part of Spinningfields, strengthening the linkages between Spinningfields and the wider City Centre. Implementation of Planning Permission Ref. 093491/FU/2010/C1 delivered a number of important changes, including the opening up of a new retail street between Bridge Street and Spinningfields, which will contribute towards the achievement of these aims.

2.13 The intention was for the ground floor lobby, first floor and podium level of Manchester House to be retained for office use. However, ALPL is seeking some flexibility in the approved uses for this floorspace, to enable it to be marketed either for office or restaurant and café use. This approach will provide greater scope for securing a suitable tenant for the units.

2.14 Both office use and restaurant and café use would be complementary to the surrounding commercial, leisure and retail uses. A new restaurant would provide a further active use in this prominent location, contributing to the vitality and vibrancy of the area by increasing the variety of the leisure offer. Alternatively, an office use would complement the existing new build offer available throughout Spinningfields, providing a high quality refurbished option that contributes to the wide variety of office space available for different types of occupiers. An office use would also be in accordance with the current approved use of the floorspace.

2.15 Manchester's emerging Core Strategy (due to be adopted in July 2012, subject to the findings of the Inspector) identifies Spinningfields as an appropriate potential extension of the Primary Shopping Area (PSA) in which new retail floorspace could be accommodated and confirms that other town centre uses, including retail and leisure uses, will be encouraged in the City Centre to support the development of vibrant employment locations, including Spinningfields. The Core Strategy supports office, leisure and retail use within Spinningfields.

3 The Proposals

3.1 The proposals seek a change of use to provide restaurant and café use (Class A3) as an additional approved use to the previously approved office use (Class B1) at ground floor lobby 1 and ground floor lobby 2, first floor and podium level of Manchester House.

3.2 The description of development as stated on the Application Form is as follows:

"Use of the ground floor lobby, first floor and podium level of Manchester House, Spinningfields as Restaurant and Café Use (Class A3) or Office Use (Class B1) to add an additional use to the previously approved Office Use (Class B1), and associated works."

3.3 The total amount of floorspace affected by the proposed change of use is approximately 2,027 sq. m.

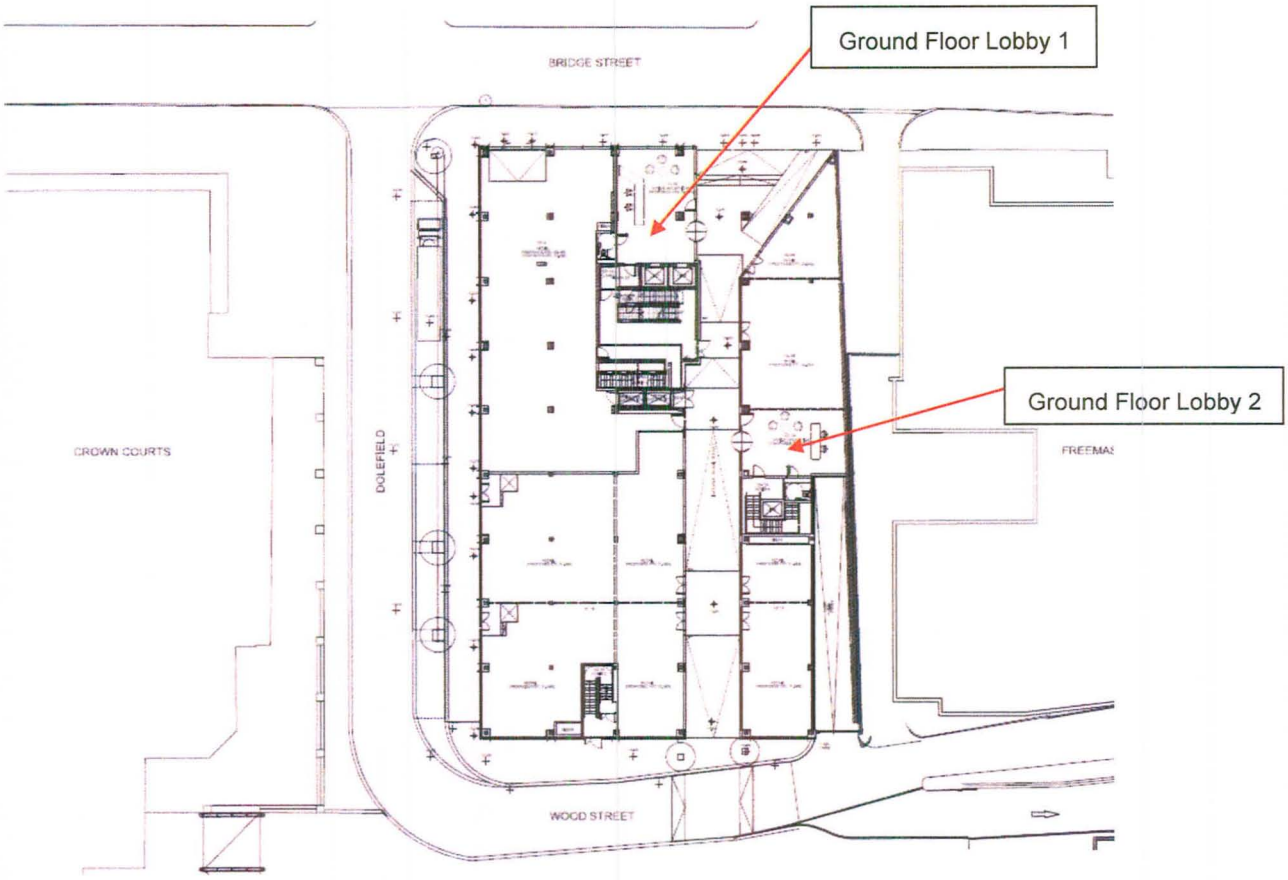
3.4 The proposals would provide flexibility in the marketing of Manchester House, helping to secure suitable tenants for this floorspace and to ultimately bring back into effective use part of Manchester House that is currently vacant.

3.5 Should the restaurant and café use be implemented, it is proposed to subdivide the first floor and podium level, to form two separate units capable of being occupied by different operators.

3.6 Access to each of the units would be separated as follows:

- Access to the first floor unit would be via the existing at-grade entrance and ground floor lobby 2, on the east side of the retail cut-through, and the existing DDA-compliant lift.
- Access to the podium level unit would be via the existing at-grade entrance and ground floor lobby 1, and the existing DDA-compliant lift.

3.7 Ground floor lobby 1 is located on the west side of the retail cut-through and ground floor lobby 2 on the east side, as shown on the diagram below.



3.8 No external alterations or additional floorspace are proposed as a result of this application.

3.9 The internal layout of the ground floor lobbies, first floor and podium level will not be altered as a result of the proposals, and will be as per the approved drawing references 4029-10-211 Rev G, 4029-10-212 Rev E and 4029-10-213 Rev J (Planning Permission Reference 093491/FU/2010/C1).

3.10 The existing lift at ground floor lobby 2, which currently operates between ground floor lobby 2 and the first floor and podium level of Manchester House, will be extended down to basement level to provide access to the basement waste room (as shown on drawing reference JW-01149-LP-00.1). This lift will be used for deliveries to and waste removal from both the first floor and podium level units.

4 Accordance with Planning Policy

4.1 This section considers the proposed additional restaurant and café use in relation to the relevant local and national planning policies as contained in the following documents:

National Policy

National Planning Policy Framework (NPPF) (March 2012)

4.2 The NPPF sets out a presumption in favour of sustainable development, which confirms that development proposals that accord with the development plan should be approved without delay.

4.3 As described below, the proposed additional restaurant and café use is in full accordance with the adopted Manchester UDP and emerging Core Strategy, which support the mixed-use regeneration of Spinningfields to provide a vibrant city centre destination both during and beyond normal working hours.

Core Planning Principles

4.4 The NPPF's core planning principles encourage sustainable economic development and the effective re-use of previously developed land, as well as promoting mixed use developments which can have multiple benefits.

4.5 The proposals will provide greater flexibility in the marketing of the floorspace, enabling ALPL to respond to current market demand and interest and ultimately secure a tenant for a currently vacant part of Manchester House. Both office and restaurant and café uses would be complementary to the surrounding uses and would support the on-going success of Spinningfields, contributing towards its vibrancy and vitality and ensuring that it continues to be a economically sustainable, premium financial and professional services destination.

Building a strong competitive economy

4.6 The NPPF identifies the Government's commitment to securing economic growth in order to create jobs and prosperity and identifies that significant weight should be placed o the need to support economic growth.

4.7 The economic impact of the proposed change of use will be positive and beneficial, in terms of the range of employment and supply chain opportunities that will be created through bringing back into use a vacant part of Manchester House.

4.8 The jobs that will be created both directly and indirectly and the contribution to the realisation of Spinningfields as a whole will create benefits to the city economy and the creation of an efficient, competitive and innovative business sector which the proposals will help to support.

Ensuring the vitality of town centres

4.9 The NPPF advocates a 'town centre first' approach where a key objective is to promote the vitality and viability of the centre. The city centre location of the proposals support this 'town centre first' approach by providing for either office use or a new restaurant and café use, which would support other town centre uses.

Promoting sustainable transport

4.10 The NPPF identifies that development should be located and designed where practical to:

- Accommodate the efficient delivery of goods and supplies.
- Give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

4.11 The guidance suggests that a balance of uses should be provided in an area so that people can be encouraged minimise journey lengths for employment, shopping, leisure, education and other uses.

4.12 The City Centre is a highly sustainable location for both office and restaurant and café uses, given the variety of public transport modes which serves it. This discourages private car use, therefore lowering carbon emissions. A restaurant and café use would also serve other city centre uses such as office and retail, discouraging multiple trip generation, and encouraging a decrease in carbon emissions.

Conserving and enhancing the historic environment

4.13 No external alterations are proposed within this application, and as such the change of use will not affect the setting of the neighbouring Grade II Listed Freemasons Temple or the Peter Street Conservation Area, which Manchester House abuts but does not fall within.

Local Policy

Manchester's Emerging Core Strategy – Publication Draft (2011-2012)

4.14 The Manchester Core Strategy sets out the long-term spatial vision for the City and will replace the Unitary Development Plan. It will set out the strategic spatial policies for the City and identify the overall level of development (including housing, employment, retail and leisure) envisaged in the City during that period.

4.15 Subject to the findings of the Inspector's Report into the Examination in Public, the Core Strategy is due to be adopted in July 2012.

4.16 Relevant policies within the Core Strategy which support the proposals are:

- **Employment and Economic Growth – Policy EC1**: identifies that employment and economic growth will primarily be focused in the Regional Centre, including the City Centre. The Council will support other significant contributors to economic growth and productivity in the City Centre, including retailing, cultural and tourism facilities. The potential restaurant and café use would provide up to 85 full time and part time employment opportunities, in a range of roles.
- **Primary Economic Focus – Policy CC1**: the City Centre is a Strategic Economic Location and focus of employment growth will be in the City and City-Region. Provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities will be encouraged in the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.
- **Visitors – Tourism, Culture and Leisure – Policy CC4**: the City Centre will be the focus for culture and leisure in the City Region.
- **Transport – Policy CC5**: the Council will seek to ensure that development includes adequate parking provision for bicycles.

- **Mixed Use Development – Policy CC7**: the City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function.

4.17 The emerging Proposals Map also identifies Spinningfields as an appropriate area for Primary Shopping Area (PSA) extension in which new retail floorspace could be accommodated. The Core Strategy supports the creation of Spinningfields; a vibrant city centre destination both during and beyond normal working hours.

4.18 The proposed change of use accords with the policy approaches of the emerging Core Strategy.

Manchester Unitary Development Plan (1995)

4.19 The saved policies in the UDP provide guidance for development within Manchester and provide guidance within which to consider planning applications.

4.20 The strategic policies of the adopted Manchester UDP provide strong support for the proposals. Objectives I and II – 'Improving the city as a place to live, work and visit and revitalising the local economy' include:

- Helping existing businesses to adapt their physical requirements to meet economic and technological changes.
- Maximising the opportunities for employment generation consistent with the need to protect residential and environmental amenity.
- Building upon and reinforcing the economic and cultural role of the Regional Centre.

4.21 The proposals support these strategic objectives.

4.22 Relevant policies within the UDP which support the application proposals and have been considered in formulating the proposals are:

- **Regeneration – Policy R1.1:** states that the Council will pursue an area-based regeneration strategy. The proposals will make a contribution towards the on-going regeneration of Manchester City Centre and specifically the Spinningfields regeneration priority area.
- **Employment and Economic Development – Policy I1:** seeks to retain jobs and maximise the opportunities for the generation of new employment. Both office use and restaurant and café use would provide a range of employment opportunities. The potential restaurant and café use would provide up to 85 full time and part time employment opportunities, in a range of roles.
- **Compatible mixed uses - Policy RC3:** encourages compatible mixed uses. The proposals would allow for either an office use or restaurant and café use, which are both complementary to the surrounding retail, leisure and commercial uses.
- **Food and Drink Uses – Policy DC10.1 and 10.2**: states that the Council will normally accept the principle of food and drink uses within the City Centre, having regard to its general location, the amenity of neighbouring uses, the availability of safe arrangements for servicing, ease of access for all and the storage and collection of refuse and litter. The proposed restaurant use will complementary to the surrounding retail and commercial uses, and a strategy for servicing and refuse collection for the building is already in place. Manchester House is accessible to all.

- **Assesses noise implications of new developments – Policy DC26.1 (a):** seeks to ensure appropriate noise levels for new developments. The refurbishment of Manchester House was subject to a full noise impact assessment submitted in support of Planning Application Ref. 093491. Mitigation measures for the approved office use are identified within this assessment. An Update Note to this assessment is provided in support of this application. It takes into account the potential restaurant use, and details the additional mitigation measures to be implemented to control noise levels and ensure that they do not have an adverse impact on surrounding uses, should the restaurant and café use be implemented.

Spinningfields Masterplan and Supplementary Planning Guidance (2004)

4.23 The redevelopment of Spinningfields has been informed by an adopted Masterplan and Supplementary Planning Guidance (SPG). The majority of the Spinningfields Masterplan has now been either delivered or has detailed planning permission.

4.24 The proposals fully accord with the following strategic principles set out in the Spinningfields Planning Guidance as follows:

Principle	Comment
SP.11 – to provide a variety of uses that will bring life and activity to the area, including leisure, cultural and retail facilities.	*The proposals will provide floorspace for either a new office or a high quality new restaurant, which will increase the variety of the offer within Spinningfields and the City Centre.*
SP.19 – To provide a variety of activities within the area, which will ensure that it remains well used during normal working hours, at night times and at weekends.	*The proposals will provide floorspace for either a new office or a high quality new restaurant, which will bring additional activity to the area, potentially outside normal working hours.*

A Strategic Plan for Manchester City Centre (2009-2012)

4.25 The Manchester City Centre Strategic Plan (2009-2012) presents a vision for the city centre and sets out the strategic actions required to work towards its attainment over the period to 2012.

4.26 The plan confirms the importance of Spinningfields in securing the competitiveness of Manchester City Centre, as a prime location for office and mixed used developments and a modern business quarter offering office accommodation of the very highest quality.

4.27 The strategy also seeks to ensure a mix of retail and other uses underpins the offer in Spinningfields while at the same time complementing and adding value to that in the wider city centre.

5 Site Specific Planning Issues

5.1 This section of the Statement identifies issues that are specific to the site and the change of use proposed.

5.2 A full suite of application documents was submitted in support of Planning Permission Ref. 093491, which approves office use at the ground floor lobby, first floor and second floor (podium level) of Manchester House. These include:

- A Design and Access Statement prepared by Sheppard Robson.
- A Transport Statement prepared by AECOM.
- A Waste Management and Servicing Strategy prepared by Arup.
- A Ventilation Strategy prepared by Roger Preston and Partners.
- An Acoustic Planning Report prepared by Sandy Brown Associates LLP.
- A Crime Impact Statement prepared by Greater Manchester Police.

5.3 The proposed additional restaurant and café use is not considered to involve any additional impacts above the approved scheme, except in relation to noise levels. As such, an Update Note to Sandy Brown Associates LLP's original Acoustic Report is submitted in support of this application.

Transport

5.4 The proposed restaurant and café use will not involve any impacts on the local highway network above the approved scheme. Deliveries for either office or restaurant and cafe use will be managed in accordance with the approved Waste and Servicing Strategy (Planning Permission Ref. 093491), as described below at paragraph 5.12.

5.5 The proposals will not affect the number of staff car parking spaces to be provided in the basement of Manchester House, which will remain at 23.

5.6 The proposals will not affect the cycle facilities provided within the basement car park; 10 cycle spaces and a shower facility for cyclists will be located in the basement car park.

5.7 There are many off street parking opportunities within a short walk of the site and the site is very accessible by public transport as well as on foot and by bicycle.

5.8 There are four on street disabled parking bays located on Dolefield.

5.9 The development will continue to promote sustainable transport modes and there would be no impact on the local highway network above the approved scheme.

Waste Management and Servicing

5.10 The proposed restaurant and café use will be serviced in accordance with the approved Waste Management and Servicing Strategy.

5.11 The existing lift currently operating between ground floor lobby 2 and the first floor and podium level of Manchester House (as approved under Planning Permission Ref. 093491) is proposed to be extended down to basement level to provide access to the basement waste storage room (as shown on drawing reference JW-01149-LP-00.1). This lift will be used for deliveries to, and waste removal from, both the first floor and podium level units.

5.12 The proposed restaurant and café use will accord with the waste requirements of Manchester City Council. Waste from both the first floor and podium level units will be brought down to the basement waste storage room via the waste / goods lift and waste will be placed in the appropriate waste bin. Collections will be made by the estate's waste contractor on a daily basis. However, two days storage has been provided to allow for disruptions to the waste collection service or peaks in waste generation. The refuse collection vehicle will park on Wood Street and the waste will be brought up to the collection point by means of a powered trolley.

5.13 The proposed restaurant and café use will be serviced via the existing loading bay on Dolefield, which can accommodate a 10 metre vehicle, and the existing basement loading area, which can accommodate up to two 6 metres Sprinter or Transit type vehicles, with one loading and one waiting to enter the bay. From the Dolefield loading bay, goods will be taken to the first floor and podium level units using the at grade entrance on the new retail cut-through and via the existing waste / goods lift in ground floor lobby 2. From the basement loading bay, goods will be taken from the basement to both the first floor and podium levels via the newly extended waste / goods lift.

Ventilation and Extraction

5.14 The approved Ventilation Strategy (Planning Permission Ref. 093491) described the basis of design and outline description of the main ventilation systems to be installed as part of the refurbishment of the lower floors Manchester House and the proposed restaurant and café use will be in accordance with the principles set out in this Strategy.

5.15 At present there are no confirmed tenants for the proposed restaurant and café use, and it is therefore not currently possible to confirm the location of the kitchens. However, the approved ventilation system (Planning Permission Ref. 093491) can accommodate the requirements of both the first floor and podium level units, should they be brought forward for restaurant and café use.

5.16 Kitchen and toilet extract discharges will be accommodated within a riser to the second floor (podium) roof, and will be positioned to avoid any recirculation back into the building.

5.17 Air changes will be accommodated via the louvres within the façade of the building, which have been sized and located to ensure noise and odours do not adversely impact on pedestrian amenity.

5.18 Factors such as recirculation of exhaust air or intake of contaminants from nearby sources were considered in the preparation of the approved Ventilation Strategy, to maintain the quality of outside air drawn into the building.

Noise Impact

5.19 Sandy Brown Associates LLP has prepared an Update Note to the approved Acoustic Planning Report (Planning Permission Ref. 093491), which is submitted in support of this application.

5.20 The Note identifies the potential impact of the proposed restaurant and café use and details mitigation measures (in addition to those set out in the approved Acoustic Planning report) that will be incorporated to control noise transfer, should the restaurant and café use be implemented.

5.21 In respect of the proposed retail units, the following mitigation measures will need to be incorporated into the internal fit-out to control noise transfer to the adjacent retail units and upper floors of the office tower, should the units wish to have amplified music.

5.22 There is potential for an external dining area to be created on the outside terrace space on the second floor (podium level). No amplified music will be played in the external areas, and these areas will be managed (particularly during office working hours) to minimise any potential disturbances.

5.23 Acoustically rated doors are recommended to:

- Doors to stairwells shared with office floors.
- Doors to the terraces.
- Doors to the bridges.
- Entrance doors.

Safety and Security

5.24 The proposed restaurant and café use would not involve alterations to the external appearance of Manchester House, nor the means of access or egress, and as such will not raise any security issues above what has been identified and mitigated for under the approved scheme.

Access

5.25 Access to the proposed restaurant and café uses would be separated as follows:

- Access to the first floor unit would be via the existing at-grade entrance and ground floor lobby 2, on the east side of the retail cut-through, and the existing DDA-compliant lift.
- Access to the podium level unit would be via the existing at-grade entrance and ground floor lobby 1, and the existing DDA-compliant lift.

6 Conclusions

6.1 This Planning Statement supports an application made by Allied London Properties Limited to Manchester City Council for a change of use of the ground floor lobby, first floor and podium level at 22 Bridge Street (also known as Manchester House), Spinningfields, from office use (Class B1) to restaurant and café use (Class A3) or office use (Class B1).

6.2 Manchester House is a predominantly vacant, ten-storey building built in the 1960s and comprises two distinct components: a two-storey podium block and an eight-storey tower above, with one basement level.

6.3 ALPL are committed to the refurbishment of Manchester House and ensuring that it is brought back into effective use. Planning Permission Ref. 093491 has led to a number of important changes to Manchester House, which will contribute towards this aim, including the opening up of a new retail street between Bridge Street and Spinningfields, the creation of new double-height retail units, including the main unit fronting Bridge Street which is occupied by Waitrose and an extension at second floor (podium level).

6.4 The inclusion of restaurant and café use as an additional approved use to the previously approved office use at the ground floor lobby, first floor and second floor (podium level) of Manchester House, will provide flexibility for marketing of the floorspace, helping to overcome difficulties experienced in securing both office and restaurant tenants at Manchester House. It will provide greater scope for securing a suitable tenant to ensure it is brought back into effective use.

6.5 Both office use and restaurant and café use would be complementary to the surrounding commercial, leisure and retail uses. A new restaurant would provide a further active use in this prominent location, contributing to the vitality and vibrancy of the area by increasing the variety of the leisure offer. Alternatively, an office use would increase the offer within Spinningfields, and is in accordance with the current approved use of the floorspace.

6.6 The proposals will not involve any external alterations and will not involve the creation of any additional floorspace.

6.7 The proposed change of use is part of Allied London Properties Limited's wider proposals to deliver a sustainable and economically viable range of uses that will complement the established commercial and leisure uses at Spinningfields and integrate the area with the rest of the Manchester city centre's retail offer

6.8 The proposals accord with all levels of adopted and emerging planning policy, and the strategic aims and aspirations of the City Council.

This document is confidential and prepared solely for your information. Therefore you should not, without our prior written consent, refer to or use our name or this document for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party. No other party is entitled to rely on our document for any purpose whatsoever and thus we accept no liability to any other party who is shown or gains access to this document.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 2 New Street Square, London EC4A 3BZ, United Kingdom.

Drivers Jonas Deloitte is a trading name of Deloitte LLP, which is the United Kingdom member firm of Deloitte Touche Tohmatsu Limited ("DTTL"), a UK private company limited by guarantee, whose member firms are legally separate and independent entities. Please see www.deloitte.co.uk/about for a detailed description of the legal structure of DTTL and its member firms.

Member of Deloitte Touche Tohmatsu Limited