

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143885/VO/2025

Date registered valid: 3 September 2025

Proposal: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

Address: King Street, Manchester

Ward(s): Deansgate Ward

Applicant: Robert Hutchinson Manchester City Council

Agent (if any):

Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **15/10/2025**

Application details

Type of application: Regulation 3 Consent

Development type: Change of use

Date of site visit: 19 September 2025

Standard consultations:

Printed: 12 September 2025 Expired: 3 October 2025

Neighbour notifications

Printed: 12 September 2025 Expired: 3 October 2025

Site notice

Posted: 19 September 2025 Expired: 10 October 2025

Press advert

Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site

This application relates to the commercial and pedestrianised King Street, located between Deansgate and Cross Street. The site is within the St. Ann's Square Conservation Area and features a number of listed buildings including the Grade II-listed Old Exchange, 33 King Street, 35 King Street and 54-56 King Street. The area surrounding the application site is mostly commercial in nature, with surrounding uses including bars, restaurants, hotels, residential accommodation, offices and law courts.

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of Development

Temporary planning permission is sought for the siting of a Christmas Market for a period of 46 days.

The proposed hours of opening would be between Monday – Sunday 10:00 till 20:00 for the markets. The food and drink areas would be open until 21:00.

The Kings Street market would consist of a designated alcohol area as well as stalls offering hot food and a range of wooden craft and gifts.

The applicants have stated that the layout of the market has been designed to allow adequate access for emergency fire vehicles. Crowd control to the bar area would be managed by trained security stewards.

There would be limited out-of-hours access for contractor vehicles between 8pm and 8am and on trading days vehicles are permitted to load/unload to King Street between 9pm and 9am. This is to be achieved via the turning circle on the corner of King Street and Police Street.

Refuse would be taken to a refuse container on South King Street.

The submitted Design and Access Statement and Site-Specific Traders Information contains details in relation to how the Market would operate in terms of Management, Security and Stewarding, Crowd Control, Vehicle Control, Impact on Local Businesses, Toilet Provision, Waste Management and Recycling, Safety and First Aid and Accident Reporting.

The application is being considered in tandem with applications for other locations within the City Centre.

Related Applications

The Manchester Christmas Markets are held across eight sites across Manchester City Centre. The other seven sites are as follows:

143873/VO/2025: City Council Development for temporary change of use of public open space for the purpose of a Christmas Market for a period of 73 days.

143879/VO/2025: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

143890/VO/2025: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

143891/VO/2025: Temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

143900/VO/2025: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

143906/VO/2025: City Council Development for temporary change of use of public open space for the purpose of a Christmas Market for a period of 46 days.

143948/VO/2025: Temporary change of use of public open space for the purpose of a Christmas Market alongside high end fairground attractions for a period of 59 days.

Planning History

117676/VO/2017: City Council Development for the Temporary change of use of public open space for the purpose of a Christmas Market from 10 November 2017 to 21 December 2017. Application Temporarily Approved 17/11/2017.

121365/VO/2018: City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market from 9 November 2018 to 21 December 2018 (inclusive). Application Temporarily Approved 16/11/2018.

125151/VO/2019: CITY COUNCIL DEVELOPMENT for temporary change of use of public open space for the purpose of a Christmas Market for a period of 43 days. Application Temporarily Approved 23/12/2019.

138479/VO/2023: City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 43 days. Approved 13/12/2023.

140950/VO/2024: City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 45 days. Approved 06/11/2024.

Consultations & Notification Responses

Highway Services

No objections.

Environmental Health

No objections.

Greater Manchester Police

No objections.

Counter Terrorism

No objections.

Cadent Gas

No objection, informative requested.

Notification:

Occupiers of neighbouring buildings were notified of the proposal via notification letters. 2no. representations were received with the following concerns:

- Negative impact on surrounding businesses
- Odours and neighbouring amenity
- Impact on character of the street/public realm, clutter
- Duration of time
- Scaffolding and restricted access

Advertisement:

The application was advertised by site notice and in the local press. At the time of writing this report, no representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C4 – Streets for All
- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-S4 – Resilience

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC2 – Retail
- CC4 – Visitors, Tourist, Culture and Leisure
- CC5 – Transport

- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- C1 – Centre Hierarchy
- C10 – Leisure and the Evening Economy
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

- Section 6 (Building a Strong, Competitive Economy)
- Section 7 (Ensuring the Vitality of Town Centres)
- Section 8 (Promoting Healthy and Safe Communities)
- Section 9 (Promoting Sustainable Transport)
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Principle of Development

The application is for a temporary change of use to a Christmas market at one of a number of sites within the City Centre, which has been carried out for a number of years in these locations.

The market would be located in appropriate retail areas, thus leading to an increase in foot traffic for other local businesses. The market would draw in additional local, regional, national and international visitors to the city centre, promoting the city's facilities and enhancing the city's reputation as a host to quality, cultural markets offering a diverse and complimentary retail product. The retail offer for visitors to the city during the Christmas Markets would be enhanced and the additional visits that this would result in would help to increase the profile of the City as a tourist destination during the holiday period.

In view of the above, it is considered that on a temporary basis the proposal would add to the area's vibrancy, promote Manchester as a tourist destination and contribute to the mixed use character of this part of the City Centre enhancing and complementing the City's retail offer and attractiveness as a place to visit in run up to the festive period. The proposals are therefore considered to be in accordance with PfE Policy JP-Strat 2, Core Strategy policies SP1, CC1, CC2, CC4, C1, and C10, as well as Sections 6 and 7 of the National Planning Policy Framework.

Issues

Visual Amenity

The proposal would see the temporary installation of wooden stalls and associated infrastructure. While neighbouring occupant concerns are acknowledged, given the temporary nature of the proposal the LPA considers the proposal to have an acceptable impact on visual amenity in accordance with PfE Policies JP-Strat2 and JP-P1, Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

The application site is located within St Anns Square Conservation Area and fronted by a number of listed buildings. The markets are temporary and would not have a permanent impact on the setting or significance of St Anns Square Conservation Area or the listed buildings in the vicinity. On this basis it is considered the proposal would have a neutral impact on the significance of the heritage assets, and it is not considered necessary to weigh the proposal's impact against its public benefits as per Section 16 of the NPPF.

In view of the above, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990. Moreover, it is considered to be in accordance with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies CC9, EN1, EN3 and DM1; saved UDP policies DC18 and DC19; and sections 12 and 16 of the NPPF as they relate to the preservation and enhancement of heritage assets.

Highways and Access

Neighbour concerns regarding the relationship between scaffolding outside no.8 King Street at the western end of King Street and the market stalls are acknowledged. It is understood that at the time of the representation, the scaffolding featured hoardings that did not permit access along the pavement. Since the receipt of this representation, the scaffolding has been amended to create a thoroughfare along the pavement. On this basis, it is not considered that there would be an unacceptable impact on residential access to buildings.

The layouts of each of the sites have been designed to accommodate pedestrian movement and full level access around the site whilst respecting the surrounding buildings and businesses. Highways are accepting of the temporary use of the space.

In view of this, the proposal is acceptable with regards to PfE Policies JP-C4 and JP-P1, Core Strategy Policies SP1, CC5, CC10, T1 and DM1 and saved UDP Policy DC22 and the National Planning Policy Framework.

Public Safety, Crime and Anti-social Behaviour

The operation of the markets will be carried out in accordance with appropriate management strategies to ensure the smooth, safe and efficient running of the Christmas Markets. It is considered that in terms of crime and disorder issues this will create a safe and accessible environment. The layouts are designed to keep maximum access and egress around the market areas and to preclude any risks from overcrowding. Deliveries and collections will only be possible through dedicated and supervised access and egress points. Greater Manchester Police and Counter Terrorism have reviewed the application and have no concerns from a public safety perspective.

The proposed development is considered consistent with Sections 8 and 9 of the NPPF, PfE Policies JP-C4, JP-P1 and JP-S4; Core Strategy Policies SP1 and DM1 as they relate to crime and antisocial behaviour.

Noise

The applicant has confirmed the generators at all sites for the Christmas markets will be 'Stage V Generator 60 kVA by John F Hunt' generators. The model was assessed by Environmental Health, who raised no objection. The market would be temporary and located in a busy commercial area. It is therefore considered that the noise associated with the market would cause an unacceptable impact on the amenity of local residents.

In the event of any approval, it is recommended that a condition restricting the use of the markets to the proposed hours of operation is included. Additionally, a condition is also recommended requiring the generators to be the stated model. Subject to the proposed conditions, the development is considered to be acceptable in terms of noise disamenity and to accord with Places for Everyone Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

Odour

While neighbourhood comments regarding odour from food stalls are acknowledged, the proposed use is temporary and is not considered to constitute an unacceptable impact on residential amenity. Environmental Health have raised no objection to the provision of hot food within the markets. The proposal is considered acceptable with respect to Core Strategy Policy DM1 and saved UDP policy DC10.

Waste Management

The development has been accompanied by a waste management strategy that states that waste will be stored on site and collected daily, taken to a refuse container on South King Street. Excess waste is to be prevented through the use of re-usable mugs and hard plastic glasses on all sites of the market. The overarching waste management plan for the Christmas Markets has been developed with city centre contractor Biffa and complies with the authority's guidelines on event waste management and sustainability. All collection points have been selected in co-ordination with Biffa, the City Centre contractor, and are acceptable to Manchester City Council's Highway Services department.

Environmental Health do not object to this arrangement. As such, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy for Waste.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation:

Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1. The permission hereby granted is for a limited period only, expiring on 22/12/2025 and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to PfE Policies JP-Strat 2, JP-C4, JP-P1, JP-P2, JP-S4, Core Strategy policies SP1, CC1, CC2, CC4, CC5, CC9, CC10, C1, C10, T1, EN1, EN3, EN19 and DM1, saved UDP Policy DC10, DC18, DC19, DC22 and DC26, Sections 66 and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 6, 7, 8, 9, 12 and 16 of the National Planning Policy Framework.

2. The structures hereby permitted shall be discontinued no later than 22/12/2025 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3. Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN10 and DM1 of the Manchester Core Strategy (2012).

4.The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 03/09/2025:

- | | | | | |
|---|----------|----------|------|-----------------|
| - | The | Location | Plan | MCC-XX-DR-B-004 |
| - | Proposed | Layout | Plan | MCC-XX-DR-B-012 |
| - Design and Access Statement Manchester Christmas Markets 2025 | | | | |

And correspondence received 30/09/2025 by the City Council as the Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to PfE Policies JP-Strat 2, JP-C4, JP-P1, JP-P2, JP-S4, Core Strategy policies SP1, CC1, CC2, CC4, CC5, CC9, CC10, C1, C10, T1, EN1, EN3, EN19 and DM1, saved UDP Policy DC10, DC18, DC19, DC22 and DC26, Sections 66 and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 6, 7, 8, 9, 12 and 16 of the National Planning Policy Framework.

5. The development shall be open in accordance with the following hours:-

- 10am - 8pm Monday to Sunday (Bar areas 10am - 9pm)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with PfE Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

6.The generators used at the market site shall be the Stage V Generator 60 kVA, as outlined in the correspondence received 30/09/2025 by the City Council as the Local Planning Authority

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy and DC26 of the Unitary Development Plan for the City of Manchester.

7. The details of the Waste Management scheme as set out in the approved 'Design and Access Statement Manchester Christmas Markets 2025' document received by the City Council as the Local Planning Authority on 03/09/2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Counter Terrorism Policing North West (CTPNW)

Fifth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Third Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
76 Cross Street, Manchester, M2 4JG
Third Floor, 76 King Street, Manchester, M2 4NH
39 Cross Street, Manchester, M2 4JE
1 Manera Apartments, 46 King Street West, Manchester, M3 2WN
9 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Flat 19, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
87 Deansgate, Manchester, M3 2BW
Suite 4, 13 Police Street, Manchester, M2 7WA
Third Floor, 23 King Street, Manchester, M2 6AN
Basement And Ground Floor, 30 King Street, Manchester, M2 6AZ
Second Floor, 30 King Street, Manchester, M2 6AZ
First Floor, 1 Ridgefield, Manchester, M2 6EG
Suite 1B Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
Second Floor, 36 King Street, Manchester, M2 6BA
Advertising Right Out Side 56, King Street, Manchester, M2 3NQ
58 King Street, Manchester, M2 4LY
Flat 203, 56 Cross Street, Manchester, M2 7AR
Flat 201, 56 Cross Street, Manchester, M2 7AR
First Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 24, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 3, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 21, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 6, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 204, 37 Cross Street, Manchester, M2 4JE
Flat 304, 37 Cross Street, Manchester, M2 4JE
47 Cross Street, Manchester, M2 4JF
Seventh Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Third Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Fifth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
ALEC FINCH GROUP LIMITED, Fourth Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Ground Floor, 76 Cross Street, Manchester, M2 4JG
Seventh Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
Basement And Ground Floor, 76 King Street, Manchester, M2 4NH
Fourth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Second Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
101 Deansgate, Manchester, M3 2BQ
Flat 4, 8 King Street, Manchester, M2 6AQ
Flat 21, 8 King Street, Manchester, M2 6AQ
26 King Street, Manchester, M2 6AY
Second Floor, 1 Ridgefield, Manchester, M2 6EG
Suite 1A Part First Floor, 40 - 44 King Street, Manchester, M2 6BA
Flat 1, 33 South King Street, Manchester, M2 6DE
First Floor, 36 King Street, Manchester, M2 6AZ

33 King Street, Manchester, M2 6AA
Rear Part Ground First Second And Third Floors, 33 King Street, Manchester, M2 6AA
Basement, 1 - 3 St Ann's Passage, Manchester, M2 6AB
1 - 3 St Ann's Passage, Manchester, M2 6AB
HANCOCKS, 29 King Street, Manchester, M2 6AF
3 St Ann's Alley, Manchester, M2 6AJ
Fourth Floor, 49 King Street, Manchester, M2 7AY
49 King Street, Manchester, M2 7AY
Sixth Floor, 49 King Street, Manchester, M2 7AY
Flat 204, 56 Cross Street, Manchester, M2 7AR
64 Cross Street, Manchester, M2 4JQ
Flat 8, Kingsgate House, 51 South King Street, Manchester, M2 6DE
66 - 68 Cross Street, Manchester, M2 4JQ
Flat 203, 37 Cross Street, Manchester, M2 4JE
Flat 404, 37 Cross Street, Manchester, M2 4JE
41 Cross Street, Manchester, M2 4JE
Fourth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Smile Sylist, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
5 Manera Apartments, 46 King Street West, Manchester, M3 2WN
11 Manera Apartments, 46 King Street West, Manchester, M3 2WN
15 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Third Floor, 2 Ridgfield, Manchester, M2 6EQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 12, 8 King Street, Manchester, M2 6AQ
99 Deansgate, Manchester, M3 2BQ
First Floor, 13 Police Street, Manchester, M2 7LQ
13 - 15 King Street, Manchester, M2 6AW
13 Police Street, Manchester, M2 7WA
4 King Street, Manchester, M2 6AQ
Third Floor, 1 Ridgfield, Manchester, M2 6EG
12 - 14 King Street, Manchester, M2 6AG
Advertising Right JC Decaux Adjacent To 42, King Street, Manchester, M2 6BA
40 - 44 King Street, Manchester, M2 6BA
Third Floor, 36 King Street, Manchester, M2 6BA
Advertisiing Right BTinlink Outside 48, King Street, Manchester, M2 4LG
Third Floor, 37 King Street, Manchester, M2 7AT
Flat 303, 56 Cross Street, Manchester, M2 7AR
Flat 15, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 10, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 9, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 17, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 302, 37 Cross Street, Manchester, M2 4JE
7 St James's Square, Manchester, M2 6XX
Sixth Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
Phoenix House, 45 Cross Street, Manchester, M2 4JF
Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Basement, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
1 South King Street, Manchester, M2 6EX
103 Deansgate, Manchester, M3 2BQ
7 Manera Apartments, 46 King Street West, Manchester, M3 2WN
3 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Flat 7, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ

Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 8, 8 King Street, Manchester, M2 6AQ
23 King Street, Manchester, M2 6AN
First Floor Right Suite B, 23 King Street, Manchester, M2 6AN
Fifth Floor, 1 King Street, Manchester, M2 6AW
Suite 3C Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
38 - 42 King Street, Manchester, M2 6BA
Ground Floor And First Floor, 1 - 3 St Ann's Passage, Manchester, M2 6AB
First Floor, 6 St Ann's Passage, Manchester, M2 6AD
Fourth Floor Office, 6 St Ann's Passage, Manchester, M2 6BE
Third Floor, 41 South King Street, Manchester, M2 6DE
Basement, 41 South King Street, Manchester, M2 6DE
62 King Street, Manchester, M2 4ND
Second Floor, 1 St James's Square, Manchester, M2 6DN
Fourth Floor, 1 St James's Square, Manchester, M2 6DN
Third Floor Front, 49 King Street, Manchester, M2 7AY
37 King Street, Manchester, M2 7AT
51 King Street, Manchester, M2 7AZ
Flat 5, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 14, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 4, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 16, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 12, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 303, 37 Cross Street, Manchester, M2 4JE
Sixth Floor Steam Packet House, 76 Cross Street, Manchester, M2 4JG
Fifth Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
105 - 107 Deansgate, Manchester, M3 2BQ
8 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Flat 17, 8 King Street, Manchester, M2 6AQ
Flat 5, 8 King Street, Manchester, M2 6AQ
6 King Street, Manchester, M2 6AQ
BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street, Manchester, M2 6AW
1 King Street, Manchester, M2 6AW
JIGSAW, 19 King Street, Manchester, M2 6AW
Third Floor, 28 - 30 King Street, Manchester, M2 6AY
First Floor Rear, 28 King Street, Manchester, M2 6AY
Second Floor Rear, 28 King Street, Manchester, M2 6AY
PAUL NICHOLS & CO, Second Floor Front, 28 King Street, Manchester, M2 6AY
First Floor, 26 King Street, Manchester, M2 6AY
24 - 26 King Street, Manchester, M2 6AY
16 - 18 King Street, Manchester, M2 6AG
Basement, 1 King Street, Manchester, M2 6AW
Second Floor, 40 - 44 King Street, Manchester, M2 6BA
34 - 36 King Street, Manchester, M2 6AZ
31 King Street, Manchester, M2 6AA
Ground Floor, 41 South King Street, Manchester, M2 6DE
39 South King Street, Manchester, M2 6DE
50 King Street, Manchester, M2 4LY
Third Floor, 39 South King Street, Manchester, M2 6DE
Fifth Floor, 1 St James's Square, Manchester, M2 6DN
Second Floor, 49 King Street, Manchester, M2 7AY
Flat 302, 56 Cross Street, Manchester, M2 7AR

Basement And Ground Floor, 64 - 66 King Street, Manchester, M2 4ND
62 Cross Street, Manchester, M2 4JQ
Second Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 13, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 2, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 22, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 19, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 401, 37 Cross Street, Manchester, M2 4JE
Flat 301, 37 Cross Street, Manchester, M2 4JE
29 John Dalton Street, Manchester, M2 6FW
Second Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JG
First Floor, Steam Packet House, 76 Cross Street, Manchester, M2 4JU
BERWIN LEIGHTON PAISNER LLP, First Floor, 76 King Street, Manchester, M2 4NH
95 - 97 Deansgate, Manchester, M3 2BQ
4 Manera Apartments, 46 King Street West, Manchester, M3 2WN
2 Manera Apartments, 46 King Street West, Manchester, M3 2WN
12 Manera Apartments, 46 King Street West, Manchester, M3 2WN
6 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
93 Deansgate, Manchester, M3 2BW
Second Floor, 13 Police Street, Manchester, M2 7LQ
Phase Eight, 25 King Street, Manchester, M2 6AF
Second Floor, 23 King Street, Manchester, M2 6AN
4A South King Street, Manchester, M2 6DQ
First Floor, 30 King Street, Manchester, M2 6AZ
30 King Street, Manchester, M2 6AZ
First Floor Front, 30 King Street, Manchester, M2 6AZ
Basement And Ground Floor, 28 King Street, Manchester, M2 6AY
9 South King Street, Manchester, M2 6DG
Basement To First Floor, 33 King Street, Manchester, M2 6AA
Second Floor, 41 South King Street, Manchester, M2 6DE
First Floor, 39 South King Street, Manchester, M2 6DE
46 King Street, Manchester, M2 4LG
44 King Street, Manchester, M2 6BA
39 - 43 King Street, Manchester, M2 7AT
Ground Floor, 39 - 43 King Street, Manchester, M2 7AT
Flat 301, 56 Cross Street, Manchester, M2 7AR
Flat 202, 56 Cross Street, Manchester, M2 7AR
Flat 304, 56 Cross Street, Manchester, M2 7AR
Third Floor Rear, 64 Cross Street, Manchester, M2 4JQ
Flat 7, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 20, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 18, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 403, 37 Cross Street, Manchester, M2 4JE
Flat 402, 37 Cross Street, Manchester, M2 4JE
Flat 202, 37 Cross Street, Manchester, M2 4JE
43 Cross Street, Manchester, M2 4JF
74 Cross Street, Manchester, M2 4JG
Second Floor, 76 King Street, Manchester, M2 4NH
Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Ground Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
14 Manera Apartments, 46 King Street West, Manchester, M3 2WN

2 Ridgefield, Manchester, M2 6EQ
Flat 2, 8 King Street, Manchester, M2 6AQ
Third Floor, 13 Police Street, Manchester, M2 7LQ
THMG Manchester Clinic, Part Second Floor, 13 Police Street, Manchester, M2 7LQ
17 King Street, Manchester, M2 6AW
Suite 5, 13 Police Street, Manchester, M2 7WA
First Floor Suite A, 23 King Street, Manchester, M2 6AN
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
28 - 30 King Street, Manchester, M2 6AY
28 King Street, Manchester, M2 6AY
EDWARDS & COMPANY (PROPERTY) LTD, Second Floor And Third Floor, 26 King Street, Manchester, M2 6AY
22 King Street, Manchester, M2 6AG
1 Ridgefield, Manchester, M2 6EG
11 Police Street, Manchester, M2 7LQ
Fourth Floor, 1 King Street, Manchester, M2 6AW
Flat 2, 33 South King Street, Manchester, M2 6DE
Flat 3, 33 South King Street, Manchester, M2 6DE
Basement And Ground Floor, 34 - 36 King Street, Manchester, M2 6BA
5 - 7 St Ann's Passage, Manchester, M2 6AB
Third Floor And Fourth Floor, 6 St Ann's Passage, Manchester, M2 6BE
Second Floor, 6 St Ann's Passage, Manchester, M2 6AB
OLD EXCHANGE BUILDINGS, 6 St Ann's Passage, Manchester, M2 6BE
Third Floor, 1 St James's Square, Manchester, M2 6DN
First Floor, 41 South King Street, Manchester, M2 6DE
54 King Street, Manchester, M2 4LY
Second Floor, 39 South King Street, Manchester, M2 6DE
48 King Street, Manchester, M2 4LG
Third Floor Rear, 49 King Street, Manchester, M2 7AY
35 King Street, Manchester, M2 7AT
Basement, 37 King Street, Manchester, M2 7AT
Third Floor, 64 Cross Street, Manchester, M2 4JQ
Flat 1, Kingsgate House, 51 South King Street, Manchester, M2 6DE
74 King Street, Manchester, M2 4NJ
Flat 201, 37 Cross Street, Manchester, M2 4JE
Second Floor, 7 St James's Square, Manchester, M2 6DN
Basement, 7 St James's Square, Manchester, M2 6DN
Fourth Floor, 7 St James's Square, Manchester, M2 6DN
Third Floor, 7 St James's Square, Manchester, M2 6DN
Second Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
First Floor, Phoenix House, 45 Cross Street, Manchester, M2 4JF
70 - 72 Cross Street, Manchester, M2 4JG
Fourth Floor, 76 King Street, Manchester, M2 4NH
Third Floor, Lloyds Bank Buildings, 53 King Street, Manchester, M2 4LQ
Arcane, 2 South King Street, Manchester, M2 6DQ
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
10 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Petit Paris, 10 King Street, Manchester, M2 6AG
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
Flat 1, 8 King Street, Manchester, M2 6AQ
Fourth Floor, 13 Police Street, Manchester, M2 7LQ

THE WHITE COMPANY, 21 King Street, Manchester, M2 6AF
Third Floor, 1 King Street, Manchester, M2 6AW
Suite 3B Part Third Floor, 40 - 44 King Street, Manchester, M2 6BA
Third Floor, 40 - 44 King Street, Manchester, M2 6BA
42 King Street West, Manchester, M3 2WY
36 King Street, Manchester, M2 6BA
Neals Yard Remedies, 27 King Street, Manchester, M2 6AF
52 King Street, Manchester, M2 4LY
35 South King Street, Manchester, M2 6DE
60 King Street, Manchester, M2 4LZ
56 King Street, Manchester, M2 4LY
Ground Floor, 1 St James's Square, Manchester, M2 6DN
First Floor, 1 St James's Square, Manchester, M2 6DN
47 King Street, Manchester, M2 7AY
First Floor, 49 King Street, Manchester, M2 7AY
Fifth Floor, 49 King Street, Manchester, M2 7AY
Flat 305, 56 Cross Street, Manchester, M2 7AR
Flat 205, 56 Cross Street, Manchester, M2 7AR
64 - 66 King Street, Manchester, M2 4ND
Flat 23, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Flat 11, Kingsgate House, 51 South King Street, Manchester, M2 6DE
Basement To First Floor, 37 Cross Street, Manchester, M2 4JE
First Floor, 7 St James's Square, Manchester, M2 6DN
Ground Floor, 7 St James's Square, Manchester, M2 6DN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL