MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 142757/AO/2025 |
| **Date registered valid:** | 22 April 2025 |
| **Proposal:** | Installation of 1no. freestanding menu box and 1no. awning sign. |
| **Address:** | Ground And First Floor, Unit 1 St Michaels Development, Manchester, M2 5WD |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Big Mamma Group |
| **Agent (if any):** | Ms Tito Arowobusoye, Firstplan |
| **Case officer:** | Jack Naven<br>Tel: 0161 219 2095<br>Email: jack.naven@manchester.gov.uk |
| **Recommendation:** | Approved |
| **Date of recommendation:** | **03 June 2025** |

## Application Details

**Type of application:** Advertisement Consent

**Development type:** Advertisements

**Date of site visit:** 06 May 2025

**Standard consultations:**
Printed: 6 May 2025 Expired: 28 May 2025

**Neighbour notifications**
Printed: 6 May 2025 Expired: 28 May 2025

**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/Area

**Listed building:** Not applicable

**Conservation area:** Deansgate Conservation Area 1985

**Tree Preservation Order:** Not applicable

The site in question is a ground and first floor restaurant that occupies No. 1 St Michaels, a development that integrates the historic facade of Manchester's most famous Police Station, with a new, state of the art office building. No. 1 St Michaels contains 186,000 sq. ft of Office space.

No. 2 St Michaels will be a 41-storey tower that is part hotel, part residential, and will include 75,500 sq. ft of office. This is the second phase of the development and has not been completed at the time of this report being written.

The overall development is situated between Jacksons Row, Southmill Street, and Bootle Street.

The restaurant unit in question has two elevations. One faces out on to Jacksons Row, the elevation where the main entrance is located will face out on to a new public space called 'St Michael's Square'.

The site is located in Deansgate Conservation Area. The Grade II listed Lloyds House at 39-43 Jacksons Row is situated across the road.

## Description of Development

The proposal seeks advertisement consent for the installation of 1no. freestanding menu box and 1no. awning sign.

## Related Applications

**142756/FO/2025** - Installation of freestanding awning and planters to entrance.
***Approved in tandem with this application.***

**140687/FO/2024** - Creation of first floor restaurant, with associated minor external alterations.
***Approved October 2024.***

**135827/JO/2022 –** Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments.
***Approved July 2023.***

## Consultations & Notification Responses

**Highway Services** - Confirmed that luminance of signage is acceptable, that the signage will not overhang the adopted highway, therefore, a projection over license will not be required, and that the signs comply with headroom and carriageway clearance requirements. Informative to be added at Highway's request concerning matters of the proposed development relating to Highway licensing.

**Environmental Health** - Recommended that a condition be added to control luminance.

**Publicity** - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

## Policy

### Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
(a) the provisions of the development plan, so far as they are material; and
(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1) (b)—
(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
(b) factors relevant to public safety include—
(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

**The Adopted Core Strategy for the City of Manchester (2012)**

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

**DM1 (Development Management)** states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

**SP1 (Spatial Principle)** states the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space and provide good access to sustainable transport provision.

**CC9 (Design and Heritage)** states that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

**EN1 (Design Principles and Strategic Character Areas)** states that developers will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

**EN3 (Heritage)** advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts

and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

**Paragraph 8.53** of the supporting text states that the City Centre has 14 conservation areas and numerous listed buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

**The Unitary Development Plan (UDP) for the City of Manchester (1995)**

**DC14.1 (Shops and Related Signs**) states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

**DC14.5 (Shops and Related Signs)** states that the Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

a) signs should not normally be positioned other than at fascia level.
b) signs should respect the architectural form of buildings and shop frontages.
c) where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
d) projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
e) The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.
f) fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
g) long canopies which ignore the architectural form of frontages will not normally be permitted.

**DC18.1 (Conservation Areas)** states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

**DC19.1 (Listed Buildings)** advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:
- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

**Places for Everyone (2024)**

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

**JP-Strat2 (City Centre)** states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

**JP-P2 (Heritage)** aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

**Shopfront and Signage Design Guide (2024)**

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

The SPD states that new signage should:
- be limited to one fascia signage or internal hanging signage per elevation;
- be located below the first-floor cills, unless there is historic evidence of signage above;
- have a maximum depth of 30mm;
- not be in the form of internally illuminated lightbox signage;
- not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

**National Planning Policy Framework (NPPF) (2024)**

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

**Section 12 (Achieving Well Designed Places)** advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

**Paragraph 141** states:

*"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."*

**Section 16 (Conserving and Enhancing the Historic Environment)** addresses how proposals that affect heritage assets should be considered.

**Paragraph 189** states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation.

**Paragraph 207** advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

**Paragraph 208** advises that Local Planning Authorities (LPAs) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 210** advises that in determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

**Paragraph 212** states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

**Paragraph 213** states that any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Paragraph 214** states that where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Paragraph 219** states that **l**ocal planning authorities should look for opportunities for development in Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of

the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**Other Legislation**

**Sections 16, 66, and 72** of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

**Issues**

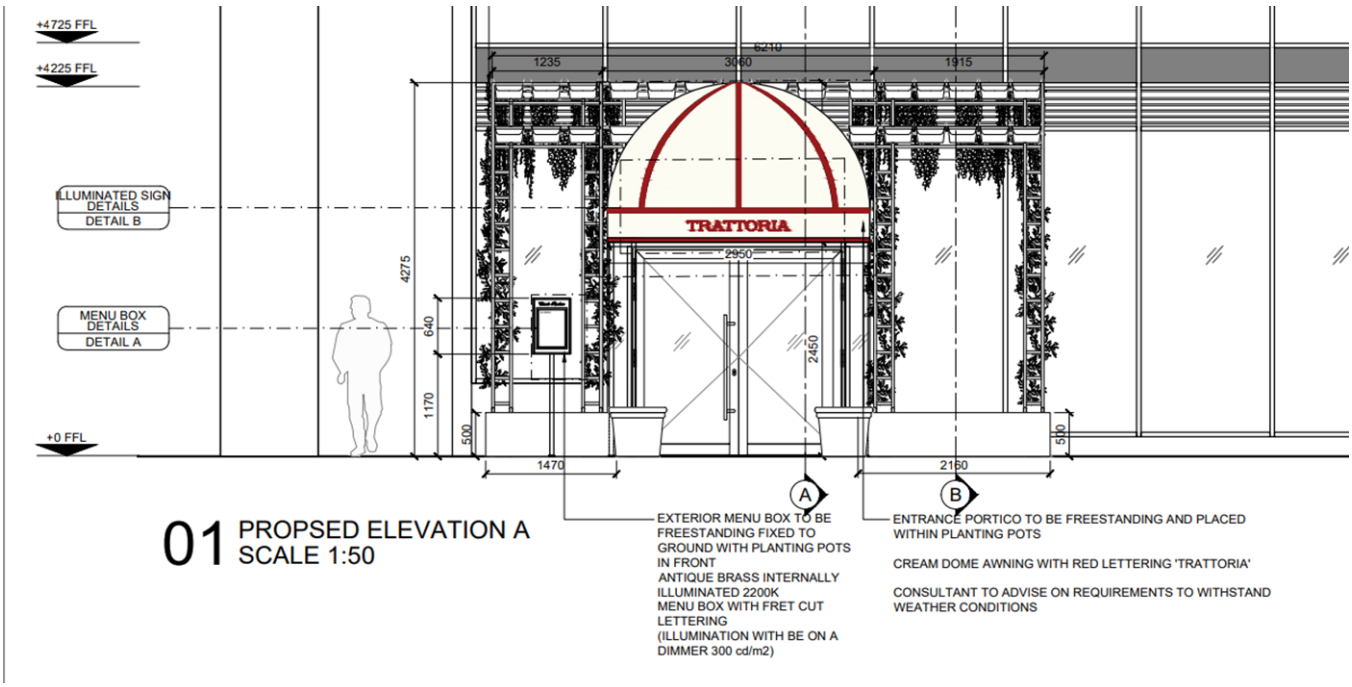
The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

**Principle of the Proposal**

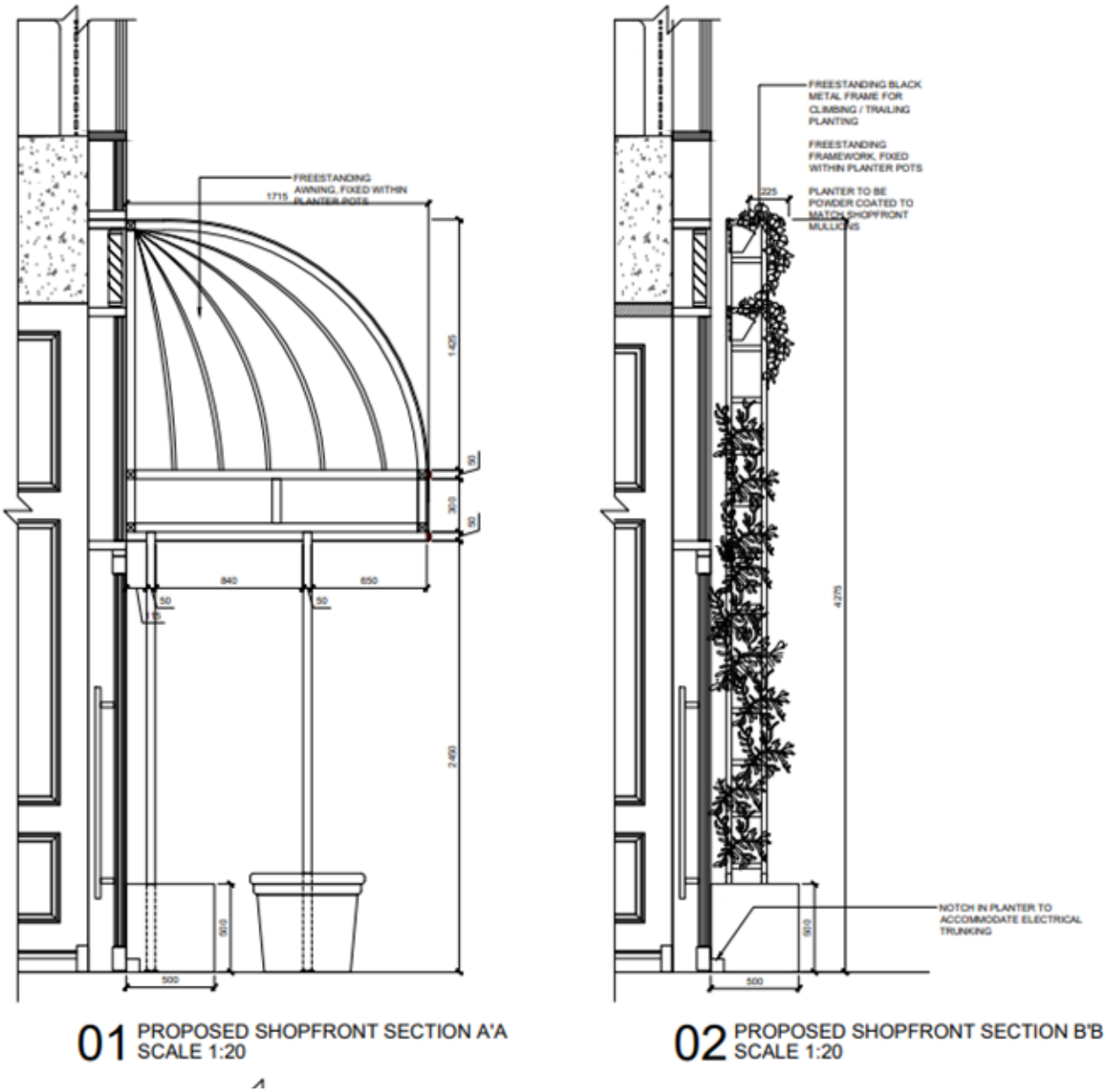
The principle of the proposal is considered to be acceptable in this case. Menu signs are appropriate for restaurant uses and awnings can be considered to be acceptable, if it is determined that they will not have a detrimental visual amenity impact upon the building or surrounding street scene.

**Visual Amenity**

The installation of the freestanding menu box is considered to have negligible impact upon the visual amenity of the building or the surrounding street scene. It will be fixed to the ground with planting pots in front. The character of this sign located in the box will blend in seamlessly with the freestanding awning and planters to the restaurant entrance that have been approved under application 142756/FO/2025.



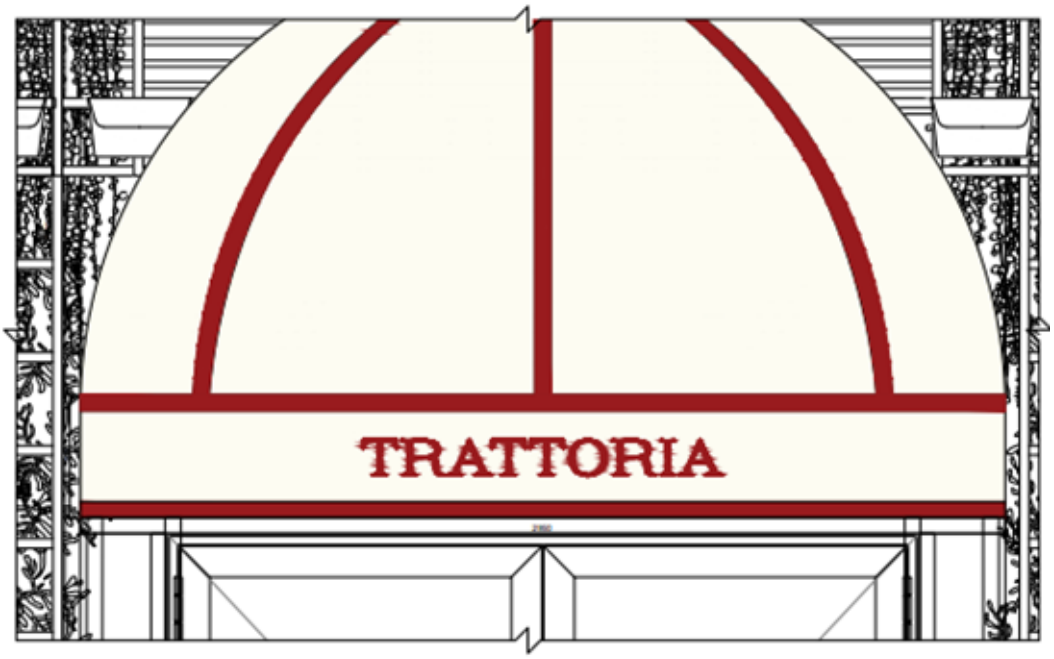

***Proposed elevation***




***Proposed sections***

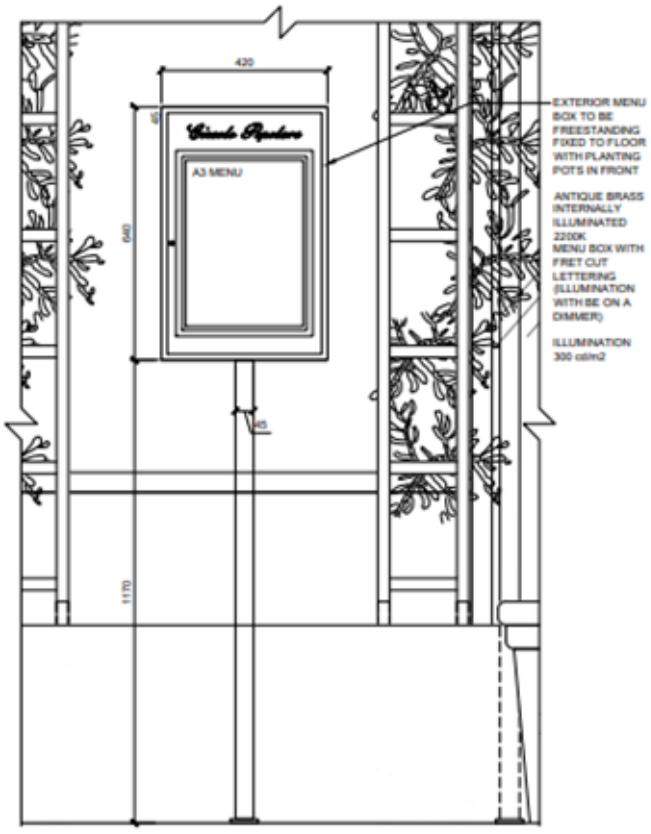
The approved signage strategy for the overall development states that all signage should be located behind the glazing. Part of the reason why this approach is agreed is to reduce long term visual amenity harm on the exterior of the building from signage being affixed directly to the building.

In this particular case, whilst the sign in question will be located externally, the sign will be a part of a freestanding awning structure, which is entirely reversible and so will have no long term negative visual amenity impact upon the building.




B AWNING DETAILS
SCALE 1:10

***Proposed awning details***




A MENU BOX DETAILS
SCALE 1:10

***Proposed menu box details***

All other signage will be located behind the glazing, as per the requirements of the overall signage strategy for the building. As these particular signs are located behind the glazing, they do not require advertisement consent and so do not form part of this application. The signs have been removed from the proposed drawings at the request of the Local Planning Authority.

The awning itself, and by extension the sign on the awning which is a part of it, will add some degree of clutter to the elevation of this building.

As stated in the Shopfront and Signage Design guide, “in appropriate locations and where in keeping with a character or sense of place of an area (i.e. pedestrianized shopping parades) well-designed, well-integrated and well-placed and awnings, blinds and canopies can make a positive addition to a building and streetscene.”

This elevation fronts out on to what will be an open, pedestrianised space, and so in considered to be an appropriate location for the awning.

It will only affect a narrow section of the elevation. The rest of this large restaurant unit will maintain the clear glazed views and when viewed in the wider context, the amount of visual clutter caused by the awning and planters will be minimal.

It is therefore considered that the proposals are not detrimental enough in order to warrant a refusal on visual amenity grounds.

**Public Safety**

The luminance levels of the signage were proposed originally to be 600cd/m2. Following discussions with the applicant, it has been agreed that a condition will be attached to control the luminance levels at 300cd/m2, which is within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

A condition has been added to ensure that the proposed luminance levels are controlled and complied with.

All signage complies with headroom and carriageway clearance requirements.

A projection over licence is not required as the awning does not project over the adopted highway.

Overall, there are no public safety concerns with the proposed signage.

**Conclusion**

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

**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 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:** Approved

**Condition(s) to be attached to decision for approval**

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 22 April 2025:

- Shopfront & Facade - Sheet 1 of 6 2306-200.0 B
- Shopfront & Facade - Sheet 2 of 6 2306-200.1 B
- Shopfront & Facade - Sheet 3 of 6 2306-200.2 B
- Shopfront & Facade - Sheet 5 of 6 2306-200.4 B
- Shopfront & Facade - Sheet 6 of 6 2306-200.5 B

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

3) The maximum luminance of the signage shall not exceed 300 cd/m2 in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

**Informatives**

1) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health

First Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
The Venue, 29 Jacksons Row, Manchester, M2 5WD
Ground Floor, 16 Lloyd Street, Manchester, M2 5ND
35 Peter Street, Manchester, M2 5GD
First Floor New Dimensions, 22 Lloyd Street, Manchester, M2 5WA
Sub Basement, 18 - 22 Lloyd Street, Manchester, M2 5WA
ADAM GEOFFREY & CO, Ground Floor, 18 - 22 Lloyd Street, Manchester, M2 5WA
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
Ground Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, 18 Lloyd Street, Manchester, M2 5WA
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Fifth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Second Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5BE
Second Floor, 18 Lloyd Street, Manchester, M2 5WA
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
24 Lloyd Street, Manchester, M2 5WA
Second Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
12 Lloyd Street, Manchester, M2 5ND
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Second Floor, 22 Lloyd Street, Manchester, M2 5WA
Sub Basement Unit 20, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Fourth Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Basement, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5QD
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Third Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
14 Lloyd Street, Manchester, M2 5ND
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
18 Lloyd Street, Manchester, M2 5WA
Third Floor, 18 Lloyd Street, Manchester, M2 5WA
10 Southmill Street, Manchester, M2 3NW
18 - 22 Lloyd Street, Manchester, M2 5WA
Third Floor, 22 Lloyd Street, Manchester, M2 5WA
22 Lloyd Street, Manchester, M2 5WA
Lower Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD

C, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB

## 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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL