

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142020/FO/2025

Date registered valid: 29 January 2025

Proposal: Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 14th Floor of City Tower, Piccadilly Plaza

Address: Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

Ward(s): Deansgate Ward

Applicant: City Tower Unit Trust c/o Schroder Real Estate Investment Management

Agent (if any): Mr Joe McElhone CBRE

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18/06/2025

Application details

Type of application: Full Application Consent

Development type: Minor Office

Date of site visit:

Standard consultations:

Printed: 4 February 2025 Expired: 25 February 2025

Neighbour notifications

Printed: 4 February 2025 Expired: 25 February 2025

Site notice

Posted: 6 February 2025 Expired: 27 February 2025

Press advert

Published: 11 February 2025 Expired: 25 February 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the fourteenth floor of City Tower, formerly known as Sunley House. City Tower is a 30 storey modernist office block, dating from 1965. The building largely lies in office use, with multiple educational uses also being present. Its ground floor stands in mixed use, with multiple Class E retail units being situated within it. The fourteenth floor as existing is unoccupied, having last been in use as offices.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the heart of Manchester City Centre, with Piccadilly Gardens situated to the north of the site. Built development is highly varied within this location, with Victorian, post-war modernist and modern buildings lying adjacent to one another. City Tower visually dominates the surrounding area by virtue of its sheer height and massing. Other features of note within the street scene include multiple listed buildings, this being Colwyn Chambers, Harvest House, 12 Mosley Street, and 10 Mosley Street, all located on Mosley Street, as well as the Grade II listed Telephone Buildings to the south of the site along New York Street. Neighbouring uses are largely commercial, with a variety of retail and office uses populating the area.

Description of development

The application seeks consent for the change of use of the fourteenth floor from offices (Class E(g)(i)) to an Office (Use Class E(g)(i)) and Education use (Use Class F1(a)).

The proposed use would allow the site to lie in either an office use or an education use, with planning permission not being required to go from one use to the other. The proposal is sought on the basis that it would assist in making the application site more attractive to potential occupiers and offering flexibility to switch back and forth between the aforementioned uses without the need for planning permission.

The proposed occupier of the space is an English Language School. The number of persons on site at any one time would not exceed 130.

Proposed waste storage would be situated at ground floor within an existing dedicated waste store.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

135136/FO/2022 - Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 8th Floor – Approved November 2022.

133577/FO/2022 - Change of use from Office (Use Class E(g)(i)) to Office (Use Class E(g)(i)) and Education use (Use Class F1(a)) at the 9th Floor of City Tower, Piccadilly Plaza – Approved June 2022.

124466/FO/2019 - Change of use of 6th floor from office (Use Class B1) to non-residential educational facility (Use Class D1) – Approved November 2019.

Consultations & Notification Responses

Environmental Health – No objection subject to a condition relating to waste management.

Greater Manchester Police – No objection received.

Highways – No objection subject to an informative relating to highway hoarding.

Metrolink – No objection.

Transport for Greater Manchester – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space

- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible Areas of Opportunity and Need
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of Development

The application would see the change use of a floor of a mid-century office building into an office and/or education use (Class E(g)(i) and Class F1(a)). The application site forms part of Manchester City Centre's older office stock which faces difficulty in attracting tenants due to its age and how standards for office development have increased over time. It is understood that the fourteenth floor has been left unoccupied since 2018. City Tower has had mixed success in attracting tenants, with the submitted supporting information stating that changing work practices has rendered it difficult in letting such a large property. The proposed use would see the floor occupied, enabling the site to have a sustainable use moving forward, as well as allowing it to contribute to the City Centre's economy. Additionally, the nature of the flexible use applied for would allow the site to revert back to an office use should there be a demand for it. On this basis, it is considered the proposal would enable the occupation of part of a building that has struggled with occupancy rates for a number of years, thereby contributing to the City Centre's economy and improving local regeneration efforts. Therefore, the proposal accords in principle with Core Strategy Policies SP1, EC1, EC2, EC3, CC1 and DM1, and Places for Everyone Plan Policy JP-Strat2 subject to the matters discussed below.

Residential Amenity

The application site as existing is in mixed use as offices and educational services (Class E(g)(i) and Class F1(a)). Neighbouring uses are primarily commercial. Environmental Health do not object to the proposal. It is considered that the noise level differences between the existing office use and flexible office/education use are so slight, that any impact on neighbouring amenity would be considered to be negligible. In light of this, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1, Saved Unitary Development Policy DC26 and the National Planning Policy Framework.

Visual Amenity and Heritage

No external alterations are proposed on site. Therefore, the development would not have a material impact on the appearance of the local street scene nor the setting or significance of neighbouring Grade II listed buildings to the south and west of the site. The proposal therefore is acceptable in this regard and accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the Framework and the Planning (Listed Building and Conservation Areas) Act 1990.

Highway Safety

The application site is located in a highly sustainable location, lying within walking distance of bus, tram and rail infrastructure. Cycle storage facilities will be made available for use on site. No car parking facilities are proposed as part of the development, though public car parking is available within City Tower itself. Highways do not object to the proposal subject to an informative relating to highway hoarding. Subject to said informative and a condition that will see the approval and monitoring of the submitted Travel Plan, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The application site benefits from a dedicated waste store at ground floor, which provides space for 15no general waste bins and 13no dry recycling bins, 7no food waste bins and 3no glass bins. Environmental Health do not object to this arrangement subject to a condition that would require the development to adhere to the proposed waste management arrangements. Subject to such a condition, the development is acceptable in this regard and is in accordance with Core Strategy policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC9, CC10, T1, T2, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, Places for Everyone Plan Policies, JP-Strat2 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o 907 - 609: Existing Site Plan (14th Floor Level)
- o 907-114: 14th Floor Demise Plan
- o T816_CST_DR_A_14_100_0001 Revision A05: General Arrangement

- o Planning and Design & Access Statement (Prepared by CBRE; Dated January 2025)
- o Transport Statement (Prepared by Cora; Dated 03/01/2025)
- o Waste Management Strategy Proforma

All stamped as received by the City Council as Local Planning Authority on 29/01/2025.

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 application site shall be used for office and/or education use (Class E(g)(i) and/or Class F1(a)), and for no other purpose (including any other purpose within Class E or F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

4) The development hereby approved, shall store and present its waste and recycling for collection in accordance with the submitted Waste Management Strategy Proforma (Received 29/01/2025) for its lifetime.

Reason - To ensure proper waste storage on site in accordance with Core Strategy Policy EN19 and DM1.

5) The development hereby approved shall be carried out in accordance with the Transport Statement (Prepared by Cora IHT; Document Number: T002; Dated 03/01/2025; Received by the City Council as Local Planning Authority on 29/01/2025):

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

Informatives

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester

42 Piccadilly Plaza, Manchester, M1 4AJ
Unit E, 35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Piccadilly Bus Station, Piccadilly, Manchester, M1 4AJ
First Floor, Green Surgery Limited, 18 - 22 Mosley Street, Manchester, M2 3AQ
Forrest Media Ltd, City Screen, Piccadilly Plaza, Manchester, M1 4BT
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor Unit E2, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
18 - 22 Mosley Street, Manchester, M2 3AG
Unit G1, The Exchange, Piccadilly Gardens, Manchester, M2 7EH
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
1 New York Street, Manchester, M1 4HD
The Exchange, Mosley Street, Manchester, M1 4AJ
2 New York Street, Manchester, M1 4HJ
Fifth Floor, 1 New York Street, Manchester, M1 4HD
Sixth Floor, 1 New York Street, Manchester, M1 4HD
First Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
Unit E1A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
BARBURRITO, Ground Floor Unit D1 To D2, 1 Piccadilly Gardens, Manchester, M1 1RG
Basement, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Turning Point, First Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Fifth Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Fourth Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
First Floor, 5 New York Street, Manchester, M1 4JB
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Twenty Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 4 Portland Street, Manchester, M1 4GS
Unit 2, Piccadilly Gardens, Manchester, M1 1AF
5 New York Street, Manchester, M1 4JB
First Floor, 1 New York Street, Manchester, M1 4HD
Faulkner House, Faulkner Street, Manchester, M1 4DY
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG

Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
Basement, 18 - 22 Mosley Street, Manchester, M2 3AQ
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Unit B4, The Exchange, Mosley Street, Manchester, M1 4AJ
Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eighth Floor, 1 New York Street, Manchester, M1 4AD
Ground Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
Second Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Mercure, Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH
Dawsons, 30 Portland Street, Manchester, M1 4GS
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
4 Portland Street, Manchester, M1 4GS
Second Floor, The Exchange, 3 New York Street, Manchester, M1 4HN
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Department Of Enviroment, City Tower, Piccadilly Plaza, Manchester, M60 7JR
First And Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Betfred, 10 Mosley Street, Manchester, M2 3AQ
First Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
Second Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
William Hill, Ground Floor, 18 - 22 Mosley Street, Manchester, M2 3AG
Third Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
22 Mosley Street, Manchester, M2 3AG
Tesco Express, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
Second Floor, 1 New York Street, Manchester, M1 4HD
Fourth Floor, 1 New York Street, Manchester, M1 4HD
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
Third Floor, 1 New York Street, Manchester, M1 4HD
The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Clarendon House, 8 Mosley Street, Manchester, M2 3LQ
BYRON, Ground Floor Unit A, 1 Piccadilly Gardens, Manchester, M1 1RG
19 York Street, Manchester, M2 3BA
Sixth Floor, 19 York Street, Manchester, M2 3BA

First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit B3, The Exchange, Mosley Street, Manchester, M1 4AJ
Ground Floor, 5 New York Street, Manchester, M1 4JB
EXACTA PLC, Second Floor, 5 New York Street, Manchester, M1 4JB
BRUNTWOOD ESTATES ALPHA, Third Floor, 5 New York Street, Manchester, M1 4JB
Fifth And Sixth Floor, 1 New York Street, Manchester, M1 4HD
Tenth To Twelfth Floors, 1 - 37 Faulkner Street, Manchester, M1 4ET
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Fifth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
First Floor, 2 New York Street, Manchester, M1 4HJ
Fourth Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Third Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor Unit E1, 1 Piccadilly Gardens, Manchester, M1 1RG
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AH
Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 8, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Seventh Floor, 1 New York Street, Manchester, M1 4HD
Eleventh Floor, 1 New York Street, Manchester, M1 4HD
Tenth Floor, 1 New York Street, Manchester, M1 4HD
GRAHAM COFFEY & CO LLP, First Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
6A Piccadilly Plaza, Manchester, M1 4AH
Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
Franco Manca, 12 Mosley Street, Manchester, M2 3AQ
Neo Skin Ltd, 14 Mosley Street, Manchester, M2 3AQ
Third Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Fourth Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
The Exchange, 3 New York Street, Manchester, M2 3BA
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
37 Piccadilly Plaza, Manchester, M1 4AJ
First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
1 - 37 Faulkner Street, Manchester, M1 4ET
24 Mosley Street, Manchester, M2 3AG
38 Mosley Street, Manchester, M2 3AZ
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 2 New York Street, Manchester, M1 4HJ

Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
 Twelfth Floor, 1 New York Street, Manchester, M1 4HD
 Ground Floor, Faulkner House, Faulkner Street, Manchester, M1 4DY
 Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
 7 New York Street, Manchester, M1 4JB
 10 New York Street, Manchester, M1 4JD
 Third Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
 Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
 AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Piccadilly Bus Station, Oldham Street, Manchester, M1 1JQ
 38 Piccadilly Plaza, Manchester, M1 4AJ
 Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
 Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
 Unit E2A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
 Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH
 Second Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
 Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
 Ask Italian, Ground Floor Unit B, 1 Piccadilly Gardens, Manchester, M1 1RG
 Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
 Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
 THE PARLIAMENT AND HEALTH SERVICE OMBUDSMAN, Third Floor, The Exchange, 3
 New York Street, Manchester, M1 4HN
 Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
 Basement, 2 New York Street, Manchester, M1 4HJ
 The Alchemist, Ground Floor, 1 New York Street, Manchester, M1 4HD
 Ninth Floor, 1 New York Street, Manchester, M1 4HD
 Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
 Second Floor, Bank Chambers, Faulkner Street, Manchester, M1 4EF
 AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
 Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT

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
 Area Team Boundary - Name: CENTRAL