MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141627/LO/2024
Date registered valid:	29 November 2024
Proposal:	Listed Building Consent for the installation of internal Dry Risers
Address:	Manchester Royal Exchange, Old Bank Street, Manchester, M2 7PE
Ward(s):	Deansgate Ward
Applicant:	BVK Retail High Street Royal Exchange Manchester Ltd.
Agent (if any):	Danny Cremen Avison Young
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 March 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 10 January 2025

Standard consultations:
Printed: 3 January 2025 Expired: 24 January 2025

Neighbour notifications
Printed: 10 December 2024 Expired: 3 January 2025

Site notice
Posted: 13 December 2024 Expired: 6 January 2025

Press advert
Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

This application relates to a property named The Royal Exchange, which is a Grade II Listed mixed use building that houses offices, a theatre, shops, bars, restaurants, takeaways and cafes.

The Royal Exchange is bounded by Cross Street, Market Street, Exchange Street/St Ann's Square and Old Bank Street. St Ann's Square is a hard landscaped public square in Manchester City Centre that accommodates a Grade II Listed statue named Cobden's Statue and the Grade II Boer War Memorial and other non-listed sculptures and is frequently used for events including the Christmas Markets. Market Street and St Ann's Square are major shopping areas.

The current building is the third version of the Royal Exchange built between 1867 and 1874 and extended between 1914 and 1931. The building was further modified following the damage caused by the IRA bomb in 1996. It is four storeys, plus two attic storeys in height. The roof is slate and has three glass domes, a baroque turret is in the Northwest corner and domes are located in the other corners. There is also a balustraded parapet and mansard roof. The elevations are highly detailed and include channelled rusticated piers, Corinthian columns, arched windows, entablature, modillioned cornice and grand entrances.

The original Royal Exchange was a trade exchange for Lancashire's cotton industry. Trading ceased in 1968, and the building began use as a theatre in 1973.

Other listed buildings surrounding St Ann's Square include the Grade I listed St Ann's Church, the Grade II* Listed 25 St Ann's Street and Grade II listed buildings at 16, 18 and 22 and 17 to 21 St Ann's Square. The site is also within St Ann's Square Conservation Area.

Surrounding uses include the Arndale Centre, St Ann's Church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

The Royal Exchange is currently being refurbished as areas of the building become available and inappropriate modern intervention are being removed and the historic fabric repaired. Several recent applications have been granted for these works.

Description of development

Listed Building Consent is sought to replace the existing wet riser system with a dry riser system due to low water pressure within this location of the City Centre. Four new dry riser pipes are proposed.

Dry risers 1 and 2 would be located within the stairwell and would include the installation of new floor to ceiling pipes to stairwells on the North Side fronting onto Market Street requiring the removal of building fabric so that the pipes could travel through the floors.

Dry Risers 3 and 4 would replace the wet riser pipe system with new dry riser pipes within the existing featureless back of house rooms.

Consultations & Notification Responses

Publicity -

The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No responses were received.

Issues

Issues and Policy

The Adopted Core Strategy for the City of Manchester

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

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy 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.

Saved Policy 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 -

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.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (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.

National Policy

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 210 states that in determining planning 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 wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 216 states 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 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Visual Amenity and the impact on the Character and Appearance of the Heritage Assets affected -

The structural intervention proposed would affect four stairwells and the adjacent back of house rooms. The most substantial change is to the stairwells on the north side of the building where dry risers 1 and 2 would be exposed within the stairwells.

There is existing terrazzo flooring to the stairwell and walls are plaster boarded and painted white. The extent of loss of historic fabric due to bomb damage is unknown. The work affects the interior of the building only.

The north stairwells have much lesser significance than some of the principal internal spaces such as the former trading hall and in comparison, to other entrances, the arcade and some of the retail units and offices. As original back of house stairwells in secondary use the main feature of interest is the terrazzo flooring which could be original. The introduction of new metal pipework will visually impact on the character of the stairwells and require cutting out terrazzo flooring, and as such there is considered to be harm to heritage significance.

However, considering the lesser significance of the stairwells and the fabric affected by the works, and that it is proposed to paint the pipes white to match the walls this harm is considered to be minimal, and the level of non-substantial harm is considered to be low.

A method has been submitted for the cutting through and finishing of the terrazzo flooring.

The pipework of Riser 2 would also be partially contained on the ground floor behind plaster board wall and also at fifth floor above a ceiling void which would reduce their visual impact further. The installation of dry risers is necessary to safeguard against fire risk an so the level of harm is considered to be justified.

A method has been submitted for the cutting through and finishing of the terrazzo flooring which is acceptable.

Dry risers 3 and 4 would replace existing pipework and would be contained within featureless storage cupboards and would have a neutral impact on the significance of the building.

The works would be contained wholly within the building.

It is considered that the public benefits of providing effective measures to protect the building from fire damage so that it can be retained as complete as possible for appreciation by future generations and protect occupiers of the above floors from injury would outweigh the less than substantial harm caused by the loss of original fabric of the affected heritage asset by the above-described works and these works are consistent with paragraphs 210 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement.

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: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The site location referenced 1 received by the City Council as local planning authority on 29 November 2024

The drawings referenced:

95112A 01 REV P03
95112A 02 REV P02
95112A 03 REV P02
95112A 04 REV P02

received by the City Council as local planning authority on 31 January 2025

The Design and Access Statement prepared by Avison Young received by the City Council as local planning authority on 29 November 2024

The Heritage Impact Assessment prepared by Buttress received by the City Council as local planning authority on 26 February 2025

The Core Drilling Method Statement received by the City Council as local planning authority on 26 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) The drilling through the terrazzo floor shall be carried out fully and only in accordance with the Core Drilling Method Statement received by the City Council as local planning authority on 26 February 2025.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

329 Royal Exchange, Exchange Street, Manchester, M2 7BR
513 Royal Exchange, Exchange Street, Manchester, M2 7EN
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester, M2 7DA
Flat 406, 25 Cross Street, Manchester, M2 1WL
Flat 106, 25 Cross Street, Manchester, M2 1WL
30 Market Street, Manchester, M1 1PW
Corbieres, Half Moon Street, Manchester, M2 7PB
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
12 Royal Exchange Arcade, Manchester, M2 7EA
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
First Floor, 26 Cross Street, Manchester, M2 7AQ
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ
Third Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
328 Royal Exchange, Exchange Street, Manchester, M2 7BR
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
16 Market Street, Manchester, M1 1PT
48 Royal Exchange, Exchange Street, Manchester, M2 7DA
Flat 104, 25 Cross Street, Manchester, M2 1WL
Flat 202, 25 Cross Street, Manchester, M2 1WL
Flat 304, 25 Cross Street, Manchester, M2 1WL
Flat 305, 25 Cross Street, Manchester, M2 1WL
Flat 206, 25 Cross Street, Manchester, M2 1WL
19A Market Street, Manchester, M1 1WR
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
2 Old Bank Street, Manchester, M2 7PF
11 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
First Floor, 15 St Ann's Square, Manchester, M2 7PW
Third Floor, 26 Cross Street, Manchester, M2 7AQ
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ
Alliance House, 30 Cross Street, Manchester, M2 7AQ
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
326 Royal Exchange, Exchange Street, Manchester, M2 7BR
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
435 Royal Exchange, Exchange Street, Manchester, M2 7EP

2A Cross Street, Manchester, M2 7AE
2 Cross Street, Manchester, M2 7AE
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
15 Cross Street, Manchester, M2 1WE
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP
438 Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 301, 25 Cross Street, Manchester, M2 1WL
NatWest, 19 Market Street, Manchester, M1 1WR
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor Front, Alliance House, 30 Cross Street, Manchester, M2 7AQ
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
14 Royal Exchange Arcade, Manchester, M2 7EA
7 - 9 Old Bank Street, Manchester, M2 7PE
28 Cross Street, Manchester, M2 7AQ
10 Market Street, Manchester, M1 1PT
226 Royal Exchange, Exchange Street, Manchester, M2 7DA
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP
8 - 10 Cross Street, Manchester, M2 7AE
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
14 Market Street, Manchester, M1 1PT
4 Royal Exchange Arcade, Manchester, M2 7EA
229 Royal Exchange, Exchange Street, Manchester, M2 7DD
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP
27 Cross Street, Manchester, M2 1WL
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ
Flat 402, 25 Cross Street, Manchester, M2 1WL
Flat 101, 25 Cross Street, Manchester, M2 1WL
28 Market Street, Manchester, M1 1PW
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
15 Royal Exchange Arcade, Manchester, M2 7EA
9 Royal Exchange Arcade, Manchester, M2 7EA
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ
First Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
4 Market Street, Manchester, M1 1PT
6 Market Street, Manchester, M1 1PT
47 Royal Exchange, Exchange Street, Manchester, M2 7DA
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
12 Market Street, Manchester, M1 1PT
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR
441 Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 205, 25 Cross Street, Manchester, M2 1WL
Flat 405, 25 Cross Street, Manchester, M2 1WL

Flat 401, 25 Cross Street, Manchester, M2 1WL
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
9 Old Bank Street, Manchester, M2 7PE
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
Lululemon, 7 St Ann's Square, Manchester, M2 7EF
19 Royal Exchange Arcade, Manchester, M2 7EA
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ
Second Floor Rear, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
225 Royal Exchange, Exchange Street, Manchester, M2 7DA
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
521 Royal Exchange, Exchange Street, Manchester, M2 7EN
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP
441A Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 201, 25 Cross Street, Manchester, M2 1WL
Flat 107, 25 Cross Street, Manchester, M2 1WL
Flat 105, 25 Cross Street, Manchester, M2 1WL
26 Market Street, Manchester, M1 1PW
BARCLAYS, 17 - 21 St Ann's Square, Manchester, M2 7PW
6 Royal Exchange Arcade, Manchester, M2 7EA
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
Santander, Ground Floor, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Ground Floor And First Floor, 28 - 34 Cross Street, Manchester, M2 7AQ
Basement, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
3 Exchange Street, Manchester, M2 7EE
333 Royal Exchange, Exchange Street, Manchester, M2 7BR
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN
231 Royal Exchange, Exchange Street, Manchester, M2 7DD
228 Royal Exchange, Exchange Street, Manchester, M2 7DD
15 - 17 Old Bank Street, Manchester, M2 7PE
519 Royal Exchange, Exchange Street, Manchester, M2 7EN
446 Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 303, 25 Cross Street, Manchester, M2 1WL
Flat 103, 25 Cross Street, Manchester, M2 1WL
Flat 207, 25 Cross Street, Manchester, M2 1WL
Flat 404, 25 Cross Street, Manchester, M2 1WL
Flat 102, 25 Cross Street, Manchester, M2 1WL
Flat 203, 25 Cross Street, Manchester, M2 1WL
Flat 204, 25 Cross Street, Manchester, M2 1WL
15 St Ann's Square, Manchester, M2 7PW
3 Cross Street, Manchester, M2 1WE
Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
EE, 23 St Ann's Square, Manchester, M2 7PS
1 Exchange Street, Manchester, M2 7EE
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
12 - 14 Cross Street, Manchester, M2 7AE
16 Cross Street, Manchester, M2 7AE
31 Royal Exchange Arcade, Manchester, M2 7EA

Third Floor, 2 Old Bank Street, Manchester, M2 7PF
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ
28 - 34 Cross Street, Manchester, M2 7AQ
Fourth Floor, Alliance House, 30 Cross Street, Manchester, M2 7AA
Fourth Floor Left, Alliance House, 30 Cross Street, Manchester, M2 7AQ
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
2 Market Street, Manchester, M1 1PT
18 Market Street, Manchester, M1 1PT
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP
330 Royal Exchange, Exchange Street, Manchester, M2 7BR
332 Royal Exchange, Exchange Street, Manchester, M2 7BR
232 Royal Exchange, Exchange Street, Manchester, M2 7DD
18 Cross Street, Manchester, M2 7AE
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street, Manchester, M2 7DD
424 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street, Manchester, M2 7EN
327 Royal Exchange, Exchange Street, Manchester, M2 7BR
Flat 307, 25 Cross Street, Manchester, M2 1WL
Flat 302, 25 Cross Street, Manchester, M2 1WL
Flat 306, 25 Cross Street, Manchester, M2 1WL
Flat 403, 25 Cross Street, Manchester, M2 1WL
1 Cross Street, Manchester, M2 1HX
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
8 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
13 Old Bank Street, Manchester, M2 7PE
20 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Second Floor, 26 Cross Street, Manchester, M2 7AQ
8 Market Street, Manchester, M1 1PT
5 Exchange Street, Manchester, M2 7EE
436 Royal Exchange, Exchange Street, Manchester, M2 7EP

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) -
Area Team Boundary - Name: CENTRAL