MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141608/FO/2024
Date registered valid:	27 November 2024
Proposal:	Change of use of the ground and first floor to use Class F1(a)
Address:	4 Piccadilly Place, Manchester, M1 3BN
Ward(s):	Piccadilly Ward
Applicant:	Northern Trains Limited, Piccadilly Triangle Developments
Agent (if any):	Mr Adam Buxton Lambert Smith Hampton
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 03/01/2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:
Printed: 5 December 2024 Expired: 28 December 2024

Neighbour notifications
Printed: 5 December 2024 Expired: 28 December 2024

Site notice
Posted: 6 December 2024 Expired: 29 December 2024

Press advert
Published: 10 December 2024 Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to part of the ground and second floor of the eight storey office building present at 4 Piccadilly Place. The ground floor unit forms the property's northern tip, where it fronts out onto a public square and an active tram line. The second floor unit then faces out onto Aytoun Street.

Listed building: Not applicable

Conservation area:

Tree Preservation Order: Not applicable

Description of area

The application site lies within the Piccadilly Plaza complex. Neighbouring development consists of high rise office and commercial properties that date from the early 2000s. The site neighbours the Piccadilly tram line which separates Piccadilly Plaza from One Piccadilly to the north. The courtyard that the application site fronts onto features public art in the form of decorative lamps and hard and soft landscaping measures.

Description of development

The application seeks consent for the change of use of the site from Class E retail and office to a facility for the provision of education (Class F1(a)).

The proposed use would be a training academy for the national railway, comprising of 1,042sqm of floorspace that would then be set across the ground and second floors of the site.

The ground floor would be open plan, with the exception of 3no meeting/training rooms. At second floor traditional style classrooms would feature, as well as general ancillary office space.

No external alterations are proposed as part of the development.

Planning History

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

084025/FO/2007/C3 - Erection of 8 storey building comprising ground floor units including Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurant/cafe), A4 (drinking establishment), A5 (hot food takeaway) and B1 (office) with 7 floors of office use (Use Class B1) above – Approved November 2007.

Consultations & Notification Responses

Environmental Health – No objection.

Greater Manchester Police – No objection received.

Highways – No objection subject to conditions relating to a travel plan, cycle parking, waste and servicing strategy and a construction management plan.

Metrolink – No objection subject to an informative relating to working practices for development that neighbours metrolink infrastructure.

Transport for Greater Manchester – No objection received.

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 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 the Development

The application would see the change of use of an area of vacant commercial/office space to that of a premises for the provision of education. The application site consists of an area that has struggled to maintain a consistency occupancy and it is noted that the proposed use of that of a training centre for National Rail would provide a stable use for the site and given the close proximity to Picadilly Train station offers a sustainable opportunity to bring this part of the building back into use close to the major rail interchange. Subject to a condition that would limit the use class of the premises to that of Class F1(a), the development accords with Core Strategy Policies EC1, EC2, EC3, CC1 and DM1, and Places for Everyone Plan Policy JP-Start2, subject to the matters discussed below.

Residential Amenity

The application site lies within an area populated by a high number of properties in varying commercial uses, including typically noisier uses such as restaurants (Class E (b)) and drinking establishments (Sui Generis). The proposed change of use from general Class E to that of a premises for the provision of education (Class F1(a)) is not considered would lead to such an increase of noise as to warrant a refusal. Environmental Health do not object to the proposal. On this basis, the proposal is considered to be acceptable with regard to its impact on residential amenity and thus accords with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Visual Amenity and Heritage

No external alterations are proposed, thereby the proposal if implemented would have no impact on the appearance of the host property, local street scene and Grade II* City Courts to the north-west of the application site. The application is therefore acceptable in this regard and therefore accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC19, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Highway and Rail Safety

As previously mentioned within this report, the application site fronts out onto an active tram line and a public square. The site lies within the City Centre, in walking distance of Manchester Piccadilly train station and is thus considered to be a highly accessible location. Metrolink do not object to the proposal subject to an informative relating to works within close proximity to their infrastructure.

Highways have assessed the development and do not object to the proposal subject to conditions requiring the submission of a travel plan, construction management plan, and that increased cycle parking provision be made available on site. Given the small scale nature of the proposed development, as well as its sustainable location, it is considered unreasonable and disproportionate to attach such conditions in the event of an approval. As such, subject to the aforementioned informative, it is considered that the development is acceptable in this regard and thereby accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The development would store and dispose of its waste via the property's existing central waste management system. Environmental Health and Highways do not object to this arrangement. As such, the development accords with Core Strategy Policy EN19 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, 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 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

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Condition(s) to be attached to decision for approval

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:

- RP11700-001: Site Location Plan
- RP11700-003: Proposed Ground Floor Plan
- RP11700-004: Proposed Second Floor Plan
- Covering Letter (Prepared by Lambert Smith Hampton; Dated 25/11/2024)
- Waste Management Strategy Form

All stamped as received by the City Council as Local Planning Authority on 27/11/2024.

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 an educational use (Class F1(a)), and for no other purpose (including any other purpose within Class 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 educational use (Class F1(a)) hereby approved shall store and dispose of its waste and recycling in accordance with the submitted Waste Strategy Form (Received 27/11/2024) for the development's lifetime.

Reason - In the interest of securing proper waste storage in accordance with Core Strategy Policy EN19 and DM1, and the National Planning Policy for Waste.

Informatives

1) The applicant should be advised that should there be any external works required, the details of working safely near Metrolink infrastructure can be found on the Metrolink Website at: https://tfgm.com/public-transport/tram/working-safely

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Flat 504, 44 Aytoun Street, Manchester, M1 3GL
Flat 1301, 44 Aytoun Street, Manchester, M1 3GN
Flat 909, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 804, 44 Aytoun Street, Manchester, M1 3GL
Flat 1004, 44 Aytoun Street, Manchester, M1 3GN
Flat 505, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 603, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
44 Aytoun Street, Manchester, M1 3GL
Flat 1101, 44 Aytoun Street, Manchester, M1 3GN
Flat 810, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Flat 4, 14 Whitworth Street, Manchester, M1 3BS
14 - 16 Whitworth Street, Manchester, M1 3BS
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP

Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP
Flat 902, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 703, 44 Aytoun Street, Manchester, M1 3GL
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 806, 44 Aytoun Street, Manchester, M1 3GL
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 1403, 44 Aytoun Street, Manchester, M1 3GN
Flat 609, 44 Aytoun Street, Manchester, M1 3GL
Flat 1010, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1001, 44 Aytoun Street, Manchester, M1 3GN
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 508, 44 Aytoun Street, Manchester, M1 3GL
2 Piccadilly Place, Manchester, M1 3BN
Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Pita Pit, 3C Piccadilly Place, Manchester, M1 3BN
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 906, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 44 Aytoun Street, Manchester, M1 3GL
Flat 207, 44 Aytoun Street, Manchester, M1 3GL
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 302, 44 Aytoun Street, Manchester, M1 3GL
Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 710, 44 Aytoun Street, Manchester, M1 3GL
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
First Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
4A Piccadilly Place, Manchester, M1 3BN
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Flat 2, 14 Whitworth Street, Manchester, M1 3BS

Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 701, 44 Aytoun Street, Manchester, M1 3GL
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
Flat 605, 44 Aytoun Street, Manchester, M1 3GL
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 1102, 44 Aytoun Street, Manchester, M1 3GN
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 203, 44 Aytoun Street, Manchester, M1 3GL
Flat 702, 44 Aytoun Street, Manchester, M1 3GL
Flat 1404, 44 Aytoun Street, Manchester, M1 3GN
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 1206, 44 Aytoun Street, Manchester, M1 3GN
Flat 1204, 44 Aytoun Street, Manchester, M1 3GN
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1109, 44 Aytoun Street, Manchester, M1 3GN

Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 706, 44 Aytoun Street, Manchester, M1 3GL
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
Flat 805, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
Flat 1406, 44 Aytoun Street, Manchester, M1 3GN
Flat 503, 44 Aytoun Street, Manchester, M1 3GL
Flat 1202, 44 Aytoun Street, Manchester, M1 3GN
Flat 903, 44 Aytoun Street, Manchester, M1 3GL
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR

Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 913, 5 Piccadilly Place, Manchester, M1 3BP
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1405, 44 Aytoun Street, Manchester, M1 3GN
Flat 1106, 44 Aytoun Street, Manchester, M1 3GN
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 301, 44 Aytoun Street, Manchester, M1 3GL
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 510, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
3 Piccadilly Place, Manchester, M1 3BN
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
Flat 17, 14 Whitworth Street, Manchester, M1 3BS
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 1, 14 Whitworth Street, Manchester, M1 3BS
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 1408, 44 Aytoun Street, Manchester, M1 3GN
Flat 901, 44 Aytoun Street, Manchester, M1 3GL
Flat 1205, 44 Aytoun Street, Manchester, M1 3GN
42 Aytoun Street, Manchester, M1 3GL
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 602, 44 Aytoun Street, Manchester, M1 3GL
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN
Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 1208, 44 Aytoun Street, Manchester, M1 3GN

Flat 408, 44 Aytoun Street, Manchester, M1 3GL
Flat 507, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 808, 44 Aytoun Street, Manchester, M1 3GL
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 707, 44 Aytoun Street, Manchester, M1 3GL
Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
14 Whitworth Street, Manchester, M1 3BS
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 802, 44 Aytoun Street, Manchester, M1 3GL
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 1207, 44 Aytoun Street, Manchester, M1 3GN
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 44 Aytoun Street, Manchester, M1 3GN
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 904, 44 Aytoun Street, Manchester, M1 3GL
Flat 803, 44 Aytoun Street, Manchester, M1 3GL
Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
Flat 610, 44 Aytoun Street, Manchester, M1 3GL
Flat 1105, 44 Aytoun Street, Manchester, M1 3GN
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 506, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
4C Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
Starbucks, 3D Piccadilly Place, Manchester, M1 2AB
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
Flat 3, 14 Whitworth Street, Manchester, M1 3BS
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR

Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: CENTRAL