MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141022/NMC/2024
Date registered valid:	13 September 2024
Proposal:	Non-material amendment to Planning Permission 134288/FO/2022 to vary the wording of Conditions 2 (Dwgs), 6 (Landscaping and Highways), 8 (Hour of Operation of the Roof Terrace), 32 (bar restaurant management), 33 (Door), 34 (Cycle Parking), and 40 (Use ground floor not gym) for elevational amendments connected with internal layout changes and landscaping amendments.
Address:	No.3 Circle Square , Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road) And Cloak Street, Manchester, M1 7ED
Ward(s):	Deansgate Ward
Applicant:	Bruntwood Circle Square 12 Ltd
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	08-10-24

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: N/A

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
No neighbour notifications have been printed and sent.

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/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a site bounded by Newman Street (formally Brancaster Road) to the north, Hawkshaw Street / Manchester Technology Centre (MTC) to the west, Cloak Street to the south and Princess Street to the east, previously known as Plot 12 but within this application as 3 Circle Square.

The site is approximately 0.2 ha and lies within the wider area covered by the Circle Square SRF Masterplan which is indicatively set out for an office use. The Site most recently comprised the construction compound for Sisk, the contractors developing the other plots on the Circle Square Masterplan. It is now cleared and hoarded, awaiting development.

To the south west of the Site, which also forms part of the wider Masterplan Site, is the Manchester Technology Centre (MTC). This building remains in active use with commercial units located on the ground floor. The 'Hatch' development is located adjacent to the Manchester Technology Centre and beneath the Mancunian Way and provides a range of flexible retail and leisure uses.

The Mancunian Way fly-over is situated along the Circle Square Masterplan southern boundary and creates a barrier between Circle Square and the main University campuses further south.

Description of area

To the north of the Site, on the eastern bank of the River Medlock are a number of residential apartments within Princess House and Montana House, both rising to approximately 12 storeys. Further to the north of the Site, Charles Street has a mix of building heights and uses, including a number of public houses and bars to the eastern end, and residential uses at its junction with Oxford Road. The Grade II Listed Lass O'Gowrie pub is located north of the Site on Charles Street. Further Grade II and Grade II* Listed buildings are located further north on Princess Street and Whitworth Street West.

To the east of Princess Street boundary is the former UMIST campus, which is now known as the Sackville Street campus (or North Campus) of the University of Manchester. Princess Street bridges the River Medlock, a tributary of the River Irwell.

To the west of the Site is Oxford Road, which contains a mixture of uses and building.

The site lies within a highly accessible City Centre location accessible by a variety of public

transport including Metrolink, bus and rail.

Description of development

Consent was granted in July 2022 for the erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works

Following detailed design development and technical development including in relation to meeting the requirements of an incoming occupier and constraints to delivering parts of the approved tree planting scheme a number of amendments to the external elevations and landscaping layout are proposed.

The proposed amendments that are the subject of this Application are summarised below: below:

Architectural amendments to facilitate incoming occupier requirements, including the following layout and elevational changes:

- Re-arrangement to ground floor and mezzanine level to facilitate incoming occupier requirements, which includes the removal of commercial unit 3.
- Elevational changes to ground floor and roof level to accommodate associated architectural changes.
- Re-arrangement to level 14 and roof level to facilitate incoming occupier requirements.

Soft and hard landscaping amendments, including:

- Trees -Removal/relocation/species amendments.
- Materials changes in Symphony Gardens and Newman Street raised table area.
- Commercial Units 1 and 2 external terrace changes.
- Visual screening for underground sub-station.

As a result of the above amendments and updates to plans amendments are required to conditions 2 (Dwgs), 6 (Landscaping and Highways), 8 (Hour of Operation of the Roof Terrace), 32 (bar restaurant management), 33 (Door), 34 (Cycle Parking), and 40 (Use ground floor not gym) to update the dwgs listed within those conditions.

Consultations & Notification Responses

None

Issues

The securing of a tenant has necessitated a variety of internal layout changes which in turn require minor alterations to the external elevations

Ground and mezzanine floor layout changes – Commercial unit 3 is to be repurposed to facilitate incoming occupier requirements for a dedicated reception entrance. At the ground floor level this also requires reconfiguration of existing back-of-house spaces and the introduction of an internal dividing wall.

The mezzanine level would decrease in size to provide a larger double-height space for the reception area on ground floor (with the space previously providing back of house space for commercial unit 3).

Symphony Gardens elevation changes (ground floor) – A revolving door and a power assisted pass door would replace the approved double glazed door to accommodate peak flow rate access into the building, and to minimise impact of draughts on the thermal efficiency of the building.

Cloak Street elevation changes (ground floor) - Due to the limited pavement width and the 24 hours parking requirement of electricity maintenance vehicles in proximity to the substations, the originally proposed entrance double doors of internal electricity substations are to be amended to bi-fold doors.

Level 14 layout changes – Internal layout changes are proposed to accommodate the incoming occupier requirements alongside the creation of a new external terrace. The external terrace in the north east corner is proposed to be maintained for use by other occupiers of the building, this utilises space previously occupied by internal amenity space.

Roof level layout changes – As a result of the proposed north east external terrace, layout changes are proposed at roof level to create an additional void over the fully-opened area of the terrace and to accommodate the existing required number of photovoltaic panels.

Landscaping Amendments

Soft landscaping – as a result of detailed design development soft landscaping amendments are required.

4no. of trees along Princess Street are proposed to be removed due to clashes with an existing retaining wall discovered during site excavation.

2no. trees on Cloak Street are proposed to be removed due to clashes with existing underground services.

1no. tree along the western site boundary is proposed to be removed due to clashes with underground services and to facilitate building maintenance.

Due to issues preventing the sourcing of Evergreen Oaks of the proposed size relating to current quarantine arrangements these are to be replaced by Evergreen Magnolias. Evergreen species are required due to wind mitigation requirements.

As a result of ongoing liaison with Electricity North West (ENW), 7no. trees around the perimeter of the above-ground sub-station (southern corner of the Site) are required to be omitted. 3no. trees would be re-provided within Symphony Gardens. Vehicular tracking and existing underground services prevent any further tree planting along Newman Street, Cloak Street, Princess Street, or along the building façades. Further additional tree planting within Symphony Gardens has also been considered and is considered unsuitable as it might result in issue of overcrowding of canopies and the loss of lawn areas which are essential element of the Symphony Gardens. Overall there would be a loss of 11 trees from the approved number within the landscaping scheme.

Hard landscaping

Symphony Gardens – Raised steel planter edges have been introduced within Symphony Gardens to provide additional structural elements. Footpaths within Symphony Gardens are proposed to be paved with material of a lighter colour tone in order to offset the planting and create a more “garden” atmosphere to Symphony Gardens.
Due to an amendment to the underground substation located immediate south of Symphony Gardens (discussed in detail below), an additional footpath would be incorporated into Symphony Gardens improve access between the Manchester Technology Centre and the multi-storey carpark to the north of the Site.

Newman Street raised table material – From operational experience, the Applicant is proposing a change in material for the Newman Street raised table area. The proposed material will be able to achieve a more robust surface finish that withstands wear and tear caused by heavy duty vehicles.

Commercial Units 1 and 2 external terrace – External terraces to commercial units 1 and 2 were approved by the Planning Permission as a connected “thoroughfare” external terrace area. Further design development has occurred to this particular area and simplified to form dedicated, separate external terraces to each of the commercial units. The steps connecting the two external terraces (as approved) are proposed to be omitted, with balustrades incorporated to prevent fall from the level change and to provide an opportunity to include dedicated outdoor seating associated with each commercial unit.

Underground sub-station Visual Screening – The underground sub-station was approved by the Planning Permission with a structure atop (overground) for additional storage and to visually screen the above-ground sub-station further south of the Site, when viewed from the north. Ongoing liaison with the ENW has concluded that the approved structure atop the underground substation would not be acceptable. The above-ground sub-station is proposed to continue to be screened by way of a timber fence and enhanced with green climbers.

The constraints in relation to the substation which have necessitated amendments are accepted.

In terms of the reduction in tree numbers given the constraints identified about and the overall number proposed which would all be new tree planting the reduction is on balance acceptable.

The movement principles set out under the approved planning application are retained

As a result of the wind testing exercise, locations and species of trees within Symphony Gardens are proposed to change. A boundary layer wind tunnel study has been carried out to assess the impact of the proposed softworks amendments on the wind microclimate, where it was concluded that wind conditions around the consented scheme (Ref: 134288/FO/2022) will remain suitable in terms of pedestrian safety and comfort. Overall wind conditions will remain consistent with the original wind assessment (approved by the Planning Permission).
For further detail, please refer to Wind Microclimate Addendum (prepared by Nova Fluid Mechanics), submitted in support of this Application.

Other amendments would not alter the overall quality or fundamental nature of approved proposals.

The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the

development. The changes are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority.

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

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

1) Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

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

a) Site Location Plans CS3-BAR-03-XX-DR-A-05-0100 Rev P06, 0256-CS3-BAR-03-XX-DR-A-05-0001 P02 and 1502A-PLA-XX-XX-DR-L-1000 REV P0 stamped as received on 06-07-22;

(b) Proposed Site Plan CS3-BAR-03-XX-DR-A-05-0100 P04, Proposed Street Elevations 01 CS3-BAR-03-ES-DR-A-05-0110 P05, Proposed Street Elevations 02 CS3-BAR-03-ES-DR-A-05-0111 P06, Proposed Ground Floor GA CS3-BAR-03-00-DR-A-05-0120 P05, Proposed Mezzanine GA CS3-BAR-03-MZ-DR-A-05-0121 P05, Proposed Levels 01,03,05,07,09,11,13 Plan GA CS3-BAR-03-ZZ-DR-A-05-0122-1 P02,
Proposed Levels: 02,04,06,08,10,12 Plan GA CS3-BAR-03-ZZ-DR-A-05-0122-2 P02, Proposed 14th Floor Plan GA CS3-BAR-03-14-DR-A-05-0123 P04, Proposed Roof Plan GA CS3-BAR-03-RF-DR-A-05-0124 P05, Proposed Section A-A CS3-BAR-03-XX-DR-A-05-0130 P05, Proposed Section B-B CS3-BAR-03-XX-DR-A-05-0131 P05, Proposed Section C-C CS3-BAR-03-XX-DR-A-05-0132 P05, Proposed Section E-E CS3-BAR-03-XX-DR-A-05-0134 P05, Proposed Section F-F CS3-BAR-03-XX-DR-A-05-0135 P05,Proposed Section G-G CS3-BAR-03-XX-DR-A-05-0136 P05, Proposed Elevations: North & East CS3-BAR-03-ES-DR-A-05-0200 P06, Proposed Elevations: South &West CS3-BAR-03-ES-DR-A-05-0201 P06, Standard window detail (Typical Floor) CS3-BAR-03-XX-DR-A-05-0301 P02, Arched window detail (Ground Floor) CS3-BAR-03-XX-DR-A-05-0302 P03 and Retail Window Detail (Ground Floor) CS3-BAR-03-XX-DR-A-05-0303 P02;

(c) Dwgs L014-PIE-90-ZZ.00-D-L-000001-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L-000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10, L014-PIE-97-ZZ.00-D-L-000006-P11 and L014-PIE-99-ZZ.00-D-L-000004-C02;

(d) Crime Impact Statement Version A 14-07-22 stamped as received on 19-07-22;

(e) Accommodation Schedule Table 4.1 Quantum of Proposed Development of Deloittes No.3 Circle Square, Planning and Tall Building Statement July 2022 stamped as received on 06-07-22;

(f) Sections 4.18, 4.19 and 5 of the No.3 Circle Square , Manchester| Design and Access Statement by Bridge Architects stamped as received on 06-07-22;

(g) Letter from University of Salford Archaeology Dated 17th May 2022 and stamped as received on 06-07-22;

(h) Inclusions of measures and targets set out in the CIRCLE SQUARE NO.3, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, JUNE 2022 REF: 2021.305 by Element Sustainability stamped as received on 06-07-22;

(i) Inclusion of measures and targets within NO.3 CIRCLE SQUARE, MANCHESTER LIFE CYCLE ASSESSMENT CONCEPT DESIGN JUNE 2022 by Element Sustainability stamped as received on 06-07-22;

(j) 3 Circle Square. Manchester, AIR QUALITY, AIR QUALITY ASSESSMENT REVISION 01 - 01 JULY 2022 by Hoare Lee stamped as received on 06-07-22;

(k) No 3 Circle Square, Manchester, Flood Risk Assessment and Drainage Strategy, Curtins Ref: CS3-CUR-03-XX-RP-D-92000
Revision: V02 Dated: 01 July 2022, stamped as received on 11-07-22;

(l) Television and Radio Baseline Survey and Report No.3 Circle Square by Pager Power stamped as received on 06-07-22;

(m) NO. 3 CIRCLE SQUARE EXTENDED PHASE 1 HABITAT SURVEY by Penny Anderson Associates stamped as received on 06-07-22;

(n) Ventilation Strategy 17/06/2022 Ref: CS3-CWC-03-XX-RP-ME-0006 by CW stamped as received on 06-07-22;

(o) Phase 1 Preliminary Risk Assessment, Circle Square Building No.3, Curtins, Reference: 080355-CUR-00-XX-DR-GE-001, 1 July 2022;

(p) No. 3 Circle Square, Transport Statement, Curtins Ref: 80646-CUR-XX-XX-T-TP-00001, Revision: P02 Dated: 28 June 2022 and
Framework Travel Plan by Curtins both stamped as received on 06-07-22;

(q) No. 3 Circle Square, Waste Management Strategy Curtins Ref: 80646-CUR-XX-XX-T-TP-00003 Revision: P02, Issue Date: 28 June 2022 stamped as received on 06-07-22;

(r) No.3 Circle Square, Manchester Acoustic planning report by Sandy Brown dated 16 June 2022 and stamped as received on 06-07-22;

(s) No.3 Circle Square, Manchester, UK, Wind Microclimate Study, 22nd June 2022 by Nova stamped as received on 06-07-22

(t) ES Volume 1 Main Text:

1. Introduction
2. EIA Methodology
3. Site Description and Proposed Development
4. Alternatives and Design Evolution
5. Construction Phasing and Methodology
6. Climate Change
7. Daylight, Sunlight and Overshadowing
8. Townscape and Visual Impact
9. Water Quality, Drainage and Flood Risk
10. Wind Microclimate
11. Type 1 Cumulative Effects
12. Summary of Residual Impacts

(u) ES Volume 2 List of Appendices

Appendix 1.1 Site Location Plan
Appendix 2.1 Cumulative Developments
Appendix 2.2 EIA Scoping Report
Appendix 2.3 MCC Scoping Opinion
Appendix 5.1 Construction Management Plan
Appendix 6.1 Life Cycle Assessment: Concept Design
Appendix 6.2 Environmental Standards Statement
Appendix 7.1 Drawings of the Baseline and Proposed Scenario
Appendix 7.2 Daylight and Sunlight Results for Baseline v Proposed
Appendix 8.1 Townscape Baseline and Assessment Table
Appendix 8.2 Visual Baseline and Assessment Table
Appendix 8.3 TVIA Figures
Appendix 8.4 Views and Photomontages
Appendix 9.1 Flood Risk and Drainage Strategy
Appendix 10.1 Wind Microclimate Study

(v) ES Volume 3 -Non Technical Summary

all stamped as received on 19-07-22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

2) The proposed amendments relate to changes resulting from detailed design development and technical development including in relation to an incoming occupier requirement, and constraints to delivering parts of the approved tree planting scheme. As a result of this process, a number of architectural and landscaping amendments are proposed to support the development of the consented scheme.

6) Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in Dwgs L014-PIE-90-ZZ.00-D-L-000001-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L-000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10 and L014-PIE-97-ZZ.00-D-L-000006-P11 all stamped as received on 13-09-24 and L014-PIE-99-ZZ.00-D-L-000004-C02 stamped as recevied on 07-10-24 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and

(g) A management and maintenence strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintainance of provision of access for disabled people.

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

8) The external terrace areas on the 14th floor as shown in dwg 0256-CS3-BAR-03-14-DR-A-05-0123 P04 shall only be accessible between the following hours:

07.00 and 23.00 Monday to Friday;
08.00 to 23.00 Saturday; and
09.00 to 23.00 Sunday

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

32) In the event that any of the commercial units, as indicated on drawing 0256-CS3-BAR-03-00-DR-A-05-0120 P05 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

34) Prior to the first occupation of the office accommodation the 122 cycle parking spaces shall be fully implemented as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

40) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

the ground floor units as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05 hereby approved shall only be used for flexible commercial units (Use Classes E a (excluding convenience retail), b, c, e, f).

Reason - In the interest of retaining the provision of office space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL