

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 140581/JO/2024

**Date registered valid:** 23 July 2024

**Proposal:** Variation of Planning Permission 130446/FO/2021 consisting of an amendment to Condition 11 (Delivery Hours) for deliveries, servicing and collections, excluding waste collections to take place 05:30AM to 20:00PM Monday to Saturday and 08:00AM to 20:00PM Sunday & Bank holidays.

**Address:** Ramada Renaissance Hotel, Blackfriars Street, Manchester, M3 2EQ

**Ward(s):** Deansgate Ward

**Applicant:** Deansgate SOF Alliance HotelCo Limited

**Agent (if any):** Mr. Rob Gibbs Synergy Architects Limited

**Case officer:** Danielle Cooper  
Tel: 0161 234 1658  
Email: danielle.cooper@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 12/09/2024

## **Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Minor Other

**Date of site visit:** 6 August 2024

### **Standard consultations:**

Printed: 1 August 2024      Expired: 22 August 2024

### **Neighbour notifications**

Printed: 1 August 2024      Expired: 22 August 2024

### **Site notice**

Posted: 6 August 2024      Expired: 28 August 2024

### **Press advert**

Published: 6 August 2024      Expired: 27 August 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** N/A

**Tree Preservation Order:** N/A

## **Description of area**

The application site lies within the Renaissance hotel complex which comprises the former hotel, Premier House office block, and NCP car park. That wider site is bounded by Blackfriars, Deansgate, the River Irwell and Victoria Bridge Street. The site is to the north of the area known as the Medieval Quarter which includes the Grade I Listed Manchester Cathedral. It is adjacent to the Cathedral, St Ann's Square and Parsonage Gardens Conservation Areas as well as the Flat Iron Conservation Area within Salford. Premier House is a four-storey vacant office building with over 100m of inactive frontage to Deansgate. Premier House has now been partially demolished for redevelopment of the site.

The site lies within the 2018 Ramada Complex SRF Area and specific area which is the subject of this application is located in the south eastern portion of the SRF Area. The

wider site has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The Ramada Complex was recently acquired by the Applicant as part of a joint venture between them and Starwood Capital Group, with a view to part repurposing and part redeveloping the wider site.

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses.

### **Description of development**

Planning permission was granted under application ref: 130446/FO/2021 for the following works: external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.

This application seeks to vary condition 11 (delivery hours) to approved scheme ref: 130446/FO/2021. The applicant seeks permission for deliveries, serving and collections, excluding waste collections to take place between the following hours:

05:30am to 20:00pm Monday to Saturday,  
08:00am to 20:00pm Sunday & Bank holidays.

### **Consultations & Notification Responses**

Highways – No objection

Environmental Health – No objection

The application was advertised by site notice, the press and neighbour notification letters. No representations have been received.

### **Planning history**

CDN/24/0669 - Discharge of Condition 14 (Fumes) attached to Planning Permission 130446/FO/2021 – Pending consideration

CDN/24/0725 - Discharge of condition 15 (Artwork) attached to planning permission 130446/FO/2021 – Approved 12/09/2023

CDN/24/0724 - Discharge of condition 17 (External Terrace Management) attached to planning permission 130446/FO/2021 – Approved 19.08.2024

CDN/24/0213 - Discharge of Condition 10 (CMP) attached to Planning Permission 130446/FO/2021 – Approved 14.05.2024

CDN/24/0212 - Discharge of Condition 12a (LLA) attached to Planning Permission 130446/FO/2021 – Approved 02.04.2024

130446/FO/2021 - Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works – Approved 26.08.2021

## **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 CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism. Culture and Leisure
- Policy CC5 – Transport
- Policy CC6 – City Centre High Density Development
- Policy CC8 – Change and renewal
- Policy CC9 – Design and Heritage
- Policy CC10 – A place for everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN1 – Design principles and strategic character areas
- Policy EN3 – Heritage
- Policy EN6 – Target framework for CO2 reductions from low or zero carbon energy supplies – over 1000sqm
- Policy EN8 – Adaptation to climate change
- Policy DM1 – Development Management
- T1 – Sustainable transport

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

## **Other Legislative Requirements**

National Planning Policy for Waste

Planning (Listed Buildings and Conservation Areas) Act 1990

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-P1 (Sustainable Places).

Policy JP-S1 (Sustainable Development)

Policy JP-P2 (Heritage)

## **Issues**

The proposal seeks to vary condition 11 (Delivery hours), of original planning permission 130446/FO/2021, for deliveries, servicing and collections, excluding waste collections to take place 05:30AM to 20:00PM Monday to Saturday and 08:00AM to 20:00PM Sunday & Bank holidays.

As such, the main impacts of the proposed changes are to residential amenity and highway safety.

### Impact to residential amenity

The closest residential accommodation is at No.1 Deansgate, located east of the site, and the Treehouse Hotel which is to open soon.

The extended delivery hours are considered acceptable given its location is amongst a busy pedestrian and vehicular route through the City Centre.

Environmental health are also satisfied with the extended delivery hours subject to the detail provided by the agent relating to details of type of vehicles arriving, notification of arrival, awareness of noise restrictions and 'quiet' working and general operations within the proposed extended hours.

The submitted information by the agent as received on the 04/09/2024 will be conditioned as part of the approval for the extended delivery hours. As such the LPA are satisfied that the proposed delivery hours will not be unduly harmful to residential properties and is therefore acceptable. The proposal is therefore compliant with policies SP1 and DM1 of the Manchester Core Strategy and policy DC26 of the Saved Unitary Development Plan.

### Impact to highway safety

The highways officer consulted on the scheme raises no objection to the extended hours of delivery, servicing and collections and as such raises no concern to highway safety. The proposal is therefore compliant with policy T1 and DM1 of the Manchester Core Strategy.

### Conclusion

In light of the above the proposed amendments to planning permission 130446/FO/2021 have been taken into consideration and have been determined acceptable and in accordance with sections 12 of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1, T1 and DM1; and Saved Unitary Development Plan Policy DC26.

### **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 26 August 2024.

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:

(a) Site location plan 150MP 00 1000;

(b) Dwgs B3 02 2200A, B3 02 2202A, B3 02 2203, B3 02 2213, B3 02 2215, B3 02 2216B, B3 02 2217A, B3 04 2210C, B3 04 2211C, B3 04 2212B, B3 04 2213C, B3 04 2214, B3 04 2215A, B3 08 2200A, B3 08 2201, B3 10 2200 and B3 10 2201;

(c) Note 129468/FO/2021 Planning Application Comments, Flood Risk Management dated 12th July 2021;

(d) Planting Note from Avison Young dated 08-07-21;

(e) delivery details email – dated 4<sup>th</sup> September 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, T1, T2, EN1,, EN16, EN19 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan.

3) The development hereby approved shall be carried out in accordance with the Targets within Section 1.3 of the Energy Statement by McKee Associates

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

4) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, before the development hereby approved is first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policy DP3 of Regional Spatial Strategy for the North West (RSS), and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

5) The development hereby approved shall operate in accordance with Renaissance Hotel Redevelopment, Manchester - Neighbourhood Management Strategy stamped as received on 17-05-21.

Reason - To secure the satisfactory operation of the hotel in particular the external areas to include controlling noise in order to protect existing and future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

6) The 13th and 14th floor bar and restaurant areas shall not be open to the public outside the following hours:-

Monday to Sunday 08:00 to 03:00 - 13th floor bar and restaurant (no external elements)  
Monday to Sunday 08:00 to 23:00 - 14th floor external rooftop terrace  
Monday to Sunday 08:00 to 02:00 - 14th floor internal rooftop bar

The external areas shall not allow for the use of amplified sound or any music in these external areas at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) Before the construction of the roof top bar and terrace and fit out of the 13th floor restaurant commence a scheme for acoustically insulating the premises to ensure that there is no unacceptable level of noise break out to adjacent residential accommodation shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before the approved uses commence.

Prior to the use of these parts of the hotel commencing a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

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.

8) Notwithstanding the details outlined in 2 above, before the use of the refurbished hotel commences final details of the proposed planting as shown in DwgsB3 02 2202 Rev A, 2203, 2216 Rev B, 2217 Rev A, 2210 Rev C, 2211 Rev C, 2212 Rev B and 2213 Rev C:

shall be submitted and approved in writing by the City Council as Local Planning Authority

this should include details of the planting strategy within each area, how this would achieve a successful and ongoing viability of the chosen species in relation to considerations of microclimate, seasonal interest and maintenance requirements

A management and maintenance strategy for the planting

Details of how the building lighting would be designed to minimise the impact on nocturnal mammals such as roosting bats;

For the avoidance of doubt, the approved planting scheme shall be in situ prior to first occupation of the refurbished hotel

Reason - To ensure delivery of a satisfactory development in line with the approved scheme, safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and to ensure that a satisfactory measures to enhance biodiversity are incorporated within the development 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.

9) The development hereby approved shall be carried out in accordance with the measures within GMP (Design for Security) e-mail dated Thu 17/06/2021

The refurbished hotel hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of that the above measures have been implemented in full.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

10) The approved Construction Management Plan, received 13/05/2024 under application ref: CDN/24/0213, shall be adhered to throughout the demolition/construction period of the development.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

05:30 to 20:00 Monday to Saturday,  
08:00 to 20:00 Sunday/Bank Holiday.

The deliveries will take place in accordance with the details provided with the email received by the local planning authority dated 04/09/2024 and shall be adhered to throughout the demolition/construction period of the development.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) (a) The details of a Local Benefit Proposal as shown in the Treehouse Hotel, Manchester, M3 2EQ 12a Labour Information by Wordsworth Construction Management stamped as received on 20-03-24, approved under application ref: CDN/24/0212, shall be implemented as part of the construction of the development.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to occupation of the refurbished hotel a scheme for the acoustic insulation of any plant or externally mounted ancillary equipment for , to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of

noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26

14) Final details of the method of extraction of any fumes, vapours and odours from the hotel / restaurant kitchen shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

15) The approved artwork to be applied to the building shall be implemented in accordance with the following documents as agreed under application ref: CDN/24/0725 for the lifetime of the development:

Dwg SA813 2.51 C12 (showing no artwork) to the gable wall (previously as indicated on dwg B3-04-2211 Rev C

Reason - To ensure that the artworks do not contain any inappropriate content which would be contrary to the aims and objectives of Policy SP1 of the Core Strategy

16) a) Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

17) The management strategy for the external terrace shall operate in accordance with the following documents approved under application ref: CDN/24/0724 for the lifetime of the development:

- ROOF TERRACE GENERAL ARRANGEMENT PLAN, Ref: 2.16 C2, received 06/08/2024
- Supporting information - MANAGING CAPACITIES AND NOISE IN THE HIDEOUT BAR ROOF TERRACE, received 06/08/2024

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

## **Informatives**

1) The site is within Flood Zones 2 and 3 and is ca. 10m from the River Irwell. We recommend that the refurbishment embeds flood resilience and resistance into its design.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

3) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission

4) It is recommended for this development the proposals for good practice principles for both the design and operational phases (boiler specifications). Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>



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

Highway Services  
Environmental Health

Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Deansgate Surgery, Speakers House, 39 Deansgate, Manchester, M3 2BA  
OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX  
5 St Mary's Gate, Manchester, M1 1PX  
ZARA, 1 New Cathedral Street, Manchester, M1 1AD  
Fourth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Flat 308, 1 Deansgate, Manchester, M3 1AZ  
Flat 1002, 1 Deansgate, Manchester, M3 1AZ  
Flat 605, 1 Deansgate, Manchester, M3 1AZ  
34 - 36 Deansgate, Manchester, M3 1RH  
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH  
Apartment 807, 1 Deansgate, Manchester, M3 1AZ  
Flat 406, 1 Deansgate, Manchester, M3 1AZ  
Flat 108, 1 Deansgate, Manchester, M3 1AZ  
Flat 708, 1 Deansgate, Manchester, M3 1AZ  
Flat 1201, 1 Deansgate, Manchester, M3 1AZ  
Flat 209, 1 Deansgate, Manchester, M3 1AZ  
Flat 1001, 1 Deansgate, Manchester, M3 1AZ  
Flat 505, 1 Deansgate, Manchester, M3 1AZ  
Flat 207, 1 Deansgate, Manchester, M3 1AZ  
Flat 804, 1 Deansgate, Manchester, M3 1AZ  
Flat 901, 1 Deansgate, Manchester, M3 1AZ  
Seventh Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Third Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
48 Deansgate, Manchester, M3 2FE  
Speakers House, 39 Deansgate, Manchester, M3 2BA  
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
My Hair Transplant, Part Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
1 St Mary's Gate, Manchester, M1 1BZ  
Ground Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Sixth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Flat 204, 1 Deansgate, Manchester, M3 1AZ  
Unit 5, 1 Deansgate, Manchester, M3 1AZ  
Flat 704, 1 Deansgate, Manchester, M3 1AZ  
Flat 606, 1 Deansgate, Manchester, M3 1AZ  
Flat 307, 1 Deansgate, Manchester, M3 1AZ

Flat 402, 1 Deansgate, Manchester, M3 1AZ  
Flat 208, 1 Deansgate, Manchester, M3 1AZ  
Flat 706, 1 Deansgate, Manchester, M3 1AZ  
Flat 803, 1 Deansgate, Manchester, M3 1AZ  
Flat 403, 1 Deansgate, Manchester, M3 1AZ  
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA  
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Paperchase, 12 - 14 St Mary's Gate, Manchester, M1 1PX  
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Unit 8, New Cathedral Street, Manchester, M1 1AD  
Flat 604, 1 Deansgate, Manchester, M3 1AZ  
Apartment 906, 1 Deansgate, Manchester, M3 1AZ  
Flat 304, 1 Deansgate, Manchester, M3 1AZ  
Flat 805, 1 Deansgate, Manchester, M3 1AZ  
Flat 107, 1 Deansgate, Manchester, M3 1AZ  
Flat 105, 1 Deansgate, Manchester, M3 1AZ  
Flat 707, 1 Deansgate, Manchester, M3 1AZ  
Flat 302, 1 Deansgate, Manchester, M3 1AZ  
Flat 202, 1 Deansgate, Manchester, M3 1AZ  
Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
41 Deansgate, Manchester, M3 2AY  
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
SPAR, 8 St Mary's Gate, Manchester, M1 1PX  
Premier House, 22 Deansgate, Manchester, M3 1PH  
Advertising Right And Telephone Kiosk JC Decaux Outside 1, Deansgate, Manchester, M3 1AZ  
Unit 6, New Cathedral Street, Manchester, M1 1AD  
UGG, 3 New Cathedral Street, Manchester, M1 1AD  
First Floor And Second Floor, Premier House, 22 Deansgate, Manchester, M3 1PH  
Flat 507, 1 Deansgate, Manchester, M3 1AZ  
Flat 503, 1 Deansgate, Manchester, M3 1AZ  
Flat 1101, 1 Deansgate, Manchester, M3 1AZ  
Flat 808, 1 Deansgate, Manchester, M3 1AZ  
Flat 206, 1 Deansgate, Manchester, M3 1AZ  
Lower Ground Floor One, Blackfriars House, Parsonage, Manchester, M3 2JA  
Fourth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
50 - 52 Deansgate, Manchester, M3 2FE  
58 Deansgate, Manchester, M3 2FF  
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Apartment 109, 1 Deansgate, Manchester, M3 1AZ  
Flat 106, 1 Deansgate, Manchester, M3 1AZ  
32 Deansgate, Manchester, M3 1RH  
Flat 408, 1 Deansgate, Manchester, M3 1AZ  
Unit 3, 1 Deansgate, Manchester, M3 1AZ  
Flat 506, 1 Deansgate, Manchester, M3 1AZ

Flat 601, 1 Deansgate, Manchester, M3 1AZ  
Flat 602, 1 Deansgate, Manchester, M3 1AZ  
Unit 4, 1 Deansgate, Manchester, M3 1AZ  
Flat 603, 1 Deansgate, Manchester, M3 1AZ  
Flat 303, 1 Deansgate, Manchester, M3 1AZ  
Flat 404, 1 Deansgate, Manchester, M3 1AZ  
Pro Medical Surgical Limited, Suite 3C Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
AMPERSAND COMMERCE LIMITED, Second Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Rear Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Fifth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Ground Floor And First Floor, 50 - 52 Deansgate, Manchester, M3 2FE  
56 - 58 Deansgate, Manchester, M3 2FF  
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
First Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Fifth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
BOSS, 11 New Cathedral Street, Manchester, M1 1AD  
Flat 1104, 1 Deansgate, Manchester, M3 1AZ  
Flat 305, 1 Deansgate, Manchester, M3 1AZ  
Flat 508, 1 Deansgate, Manchester, M3 1AZ  
Flat 405, 1 Deansgate, Manchester, M3 1AZ  
Flat 110, 1 Deansgate, Manchester, M3 1AZ  
Flat 203, 1 Deansgate, Manchester, M3 1AZ  
Flat 703, 1 Deansgate, Manchester, M3 1AZ  
Flat 705, 1 Deansgate, Manchester, M3 1AZ  
Flat 201, 1 Deansgate, Manchester, M3 1AZ  
Flat 502, 1 Deansgate, Manchester, M3 1AZ  
Lower Ground Floor Two, Blackfriars House, Parsonage, Manchester, M3 2JA  
FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU  
Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Flat 210, 1 Deansgate, Manchester, M3 1AZ  
Flat 905, 1 Deansgate, Manchester, M3 1AZ  
Flat 407, 1 Deansgate, Manchester, M3 1AZ  
Flat 101, 1 Deansgate, Manchester, M3 1AZ  
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Unit 4, New Cathedral Street, Manchester, M1 1AD  
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Flat 701, 1 Deansgate, Manchester, M3 1AZ  
Flat 102, 1 Deansgate, Manchester, M3 1AZ  
Flat 504, 1 Deansgate, Manchester, M3 1AZ  
Flat 1003, 1 Deansgate, Manchester, M3 1AZ  
Flat 401, 1 Deansgate, Manchester, M3 1AZ  
Flat 607, 1 Deansgate, Manchester, M3 1AZ

Flat 205, 1 Deansgate, Manchester, M3 1AZ  
Flat 103, 1 Deansgate, Manchester, M3 1AZ  
Flat 1103, 1 Deansgate, Manchester, M3 1AZ  
Flat 1202, 1 Deansgate, Manchester, M3 1AZ  
43 Deansgate, Manchester, M3 2AY  
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
3 St Mary's Gate, Manchester, M1 1BZ  
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD  
15 New Cathedral Street, Manchester, M1 1AD  
Flat 306, 1 Deansgate, Manchester, M3 1AZ  
Astley House, 23 Deansgate, Manchester, M3 4AH  
Flat 904, 1 Deansgate, Manchester, M3 1AZ  
Flat 301, 1 Deansgate, Manchester, M3 1AZ  
Flat 806, 1 Deansgate, Manchester, M3 1AZ  
Flat 702, 1 Deansgate, Manchester, M3 1AZ  
Flat 501, 1 Deansgate, Manchester, M3 1AZ  
Flat 801, 1 Deansgate, Manchester, M3 1AZ  
Flat 104, 1 Deansgate, Manchester, M3 1AZ  
Eighth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: CENTRAL