MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139998/FO/2024
Date registered valid:	14 August 2024
Proposal:	Change of use from Class E(a) to Sui Generis (Car Showroom and cafe/bar area), elevational alterations, and the change of use of the adjacent public highway for external table and seating areas.
Address:	14-16 St. Ann Street, Manchester, M2 7LP
Ward(s):	Piccadilly Ward
Applicant:	Mr Nick Arden VWG
Agent (if any):	Miss Hannah Dockerty Northmill Associates Ltd.
Case officer:	Danielle Cooper Tel: 0161 234 1658 Email: danielle.cooper@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**08/10/2024**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 20 August 2024

Standard consultations:
Printed: 16 August 2024 Expired: 7 September 2024

Neighbour notifications
Printed: 16 August 2024 Expired: 7 September 2024

Site notice
Posted: Expired: Posted: 20 August 2024 Expired: 11 September 2024

Press advert
Published: 27 August 2024 Expired: 18 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: **N/A**

Description of area/site

This application relates to No. 14-16 St. Ann's Street, which is located within the larger Waterstone's building. The ground floor unit is currently vacant and was last occupied by Fraser Hart jewellers. The unit is located on St Ann's Street and Police Street within the City Centre. The site is within the St. Ann's Square conservation area and is located close to a number of listed buildings. The area surrounding the site is commercial in nature.

Description of development

The applicant proposes to change the use of the unit from Class E to Sui Generis (car showroom and café/bar area), and elevational alterations.

The unit would provide a new CUPRA City Garage with associated retail facilities.

Hospitality areas for the sale and consumption of food and drinks is also proposed at the ground and basement floors.

The use will provide a new consumer experience, combining showroom space and hospitality provision in the city centre. The scope of the use will compromise the following:

- Sale and Display of cars
- Sale of merchandise
- Sale of clothing
- Salt of Hot/Cold drinks
- Sale of Hot/Cold food
- Private events – including sale of alcohol, meetings, inclusion of loud music

The ground floor will compromise a CUPRA showroom space, hospitality area, customer lounge area, accessible WC, new lift provision, storage.

The basement floor will compromise a staff area, hospitality area, customer lounge area, accessible WC, new lift provision, storage.

Works are also proposed to the shop frontage and include:

- Replace existing entrance door for a glazed window
- Two new entrances into the unit (car entrance / customer entrance)
- New black metal window and door frames RAL colour: 9005
- Refurbished louvres – painted black RAL colour: 9005

The signage for the use has been agreed under application ref: 139999/AO/2024

The proposed hours are:

Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00

Café and basement bar areas: Monday to Saturday 08:00 to 23:00, Sunday and Bank Holidays 09:00 to 23:00

Consultations & Notification Responses

Historic England – no comment

Environmental Health – no objection subject to conditions

Highways – no objection subject to conditions

Cadent Gas – no objection

Greater Manchester Police – no comment

The application was advertised by site notice, the press and neighbour notification letters. One letter of representation has been submitted. The comments have bee submitted below:

- Proposed use will lead to increase risk of theft
- Proposed use will result in traffic congestion

Planning history

139999/AO/2024 - Installation of 2no. internally illuminated fascia signs, 1no. internally illuminated logo sign, 1no. internally illuminated projecting sign, and 10no. branded retractable awnings – Approved 2024

092416/FO/2010/C1 - Elevational alterations consisting of installation of new shop front, relocation of entrance and installation of canopies and internal roller shutter – Approved 2010

051516/FU/CITY1/97 - Change of use of basement to retail use in connection with existing ground floor use – Approved 1997

Policy

In relation to the relevance of policies for this development, the following policies remain applicable.

Core Strategy

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 outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The development would be highly sustainable and introduce new activity to this vacant building. It would provide good access to sustainable transport and maximise the potential of the City's transport infrastructure.

Policy CC1 Primary Economic Development Focus: City Centre and Fringe outlines that the City Centre is a strategic economic location and focus of employment growth in the City and City Region. The Council encourages the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities in the City Centre, to create a vibrant employment location attractive to businesses, employees and visitors.

Policy CC4 Visitors - Tourism, Culture and Leisure sets out that the City Centre is a focus for culture and leisure within the City Region. Proposals such as this that improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported and would further generate a significant number of visitors to the area.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment.

Policy C10 Leisure and the Evening Economy states that development and redevelopment such as this, which supports the evening economy, contributes to the vitality of centres and supports a balanced and socially inclusive evening/night-time economy will be permitted.

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

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

Policy DM1 Development Management outlines a range of general issues that all development should have regard to. Of these, the following are of relevance to this proposal:
appropriate siting, layout, scale, form, massing, materials and detail;
* Design for health;
* Adequacy of internal accommodation and amenity space.
* impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
* that development should have regard to the character of the surrounding area;
* effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
* accessibility to buildings, neighbourhoods and sustainable transport modes;
* impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
* impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

Saved Unitary Development Plan for Manchester
Policy DC18.1 (Conservation Areas) advises that the council will give careful consideration to development proposals within conservation areas, and will seek to preserve and enhance the character of its designated conservation areas.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:
- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Policy DC26.1 Development and Noise - This policy details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

Policy DC26.4 explains that where the Council believe that a new proposal will generate potentially unacceptable levels of noise, the applicant will need to provide a noise assessment to define any such impacts and any measures to deal with that noise.

Policy DC26.5 sets out that the Council will, where appropriate, require insulation in new development as well as noise barriers where high levels of noise are expected.

Policy DC26.5 Development and Noise - which states that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development, as well as noise barriers where this is appropriate.

Policy DC26.6 outlines that exceptions to the general policy will be considered on their merits. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Legislative Requirements
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

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of development

The application seeks a change of use to create a new (Sui Generis) car showroom and café/bar area in the for former jewellery unit. The unit is located on St Ann Street which is just off Deansgate in the heart of Manchester City Centre which compromises a range of commercial, dining and drinking uses.

This sui generis use is therefore considered acceptable given the mix of uses within the area. The car shown room and café/bar into the late evening will also allow a mix of uses to occur within this currently vacant unit which will contribute positively to the economy and vitality of the city centre.

Given the above, the proposed change of use is considered acceptable in principle and would be consistent with Core Strategy policies SP1, CC1, CC4, CC7 and DM1.

However, there are amenity considerations, including visual, noise and fumes and odours that require consideration, together with the practicalities of accessibility, servicing and refuse management. These matters are explored further below.

Impact on visual amenity

The applicant seeks to alter the external elevation of the ground floor unit by replacing the existing entrance door for a glazed window, insert two new entrances into the unit (car entrance / customer entrance), replace the existing window and door frames with black RAL colour: 9005 and refurbish the existing louvres by painting them black RAL colour: 9005.

The LPA consider the proposed alterations to be acceptable as it is felt they would not adversely affect the appearance of the building, visual amenity within the area or views within St. Ann's Square Conservation Area. The proposed new entrances into the unit are considered appropriate given the intended use of the unit, along with the use of dark grey frames and paint which are sympathetic with the character and appearance of the conservation area.

In view of the above, it is considered that the proposed elevation alterations would not harm to the character and appearance of the building or the surrounding conservation area and are therefore in accordance with Core Strategy Policies SP1, CC9, EN1 and EN3, Saved UDP policies DC18 and DC19 and guidance contained within the National Planning Policy Framework.

Impact on residential amenity

Noise, fumes and odours

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers.

All conditions specified by the Environmental Health which relate to details of fumes, vapours and odours, a construction management plan, delivery hours, and external plant/ equipment will be applied to the application with the exception of the condition relating to restriction of construction hours, which will instead be applied as an informative.

A noise assessment has been submitted alongside the application. Environmental Health have reviewed this report and consider the report to be acceptable subject to a verification report to valid that the recommendations within the report are conformed with. As such the LPA does not have concern to noise disturbance to nearby residents.

The proposed late-night events could result in a change in comings and goings with these possibility being more frequent and comprising larger groups during the evening and night and there is the potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However, in doing so, there is a balance to be made which weighs

up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to continue to develop as a mixed use destination. As such the LPA consider the following opening hours to be acceptable and will be conditioned as such:

Showroom: Monday to Saturday 08:00 to 18:00, Sunday and Bank Holidays 19:00 to 16:00

Café and basement bar areas: Monday to Saturday 08:00 to 23:00, Sunday and Bank Holidays 09:00 to 23:00

Refuse

Waste will be stored within the premise and separated into general waste, paper and recycle waste. This waste will then be left on St Ann Street for a refuse company to come collect the waste. A condition will be imposed to ensure a scheme for storage and disposal of refuse is submitted to the LPA to review and is acceptable in line with policy.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies JP-J 1 and JP-P 1 of Places for Everyone.

Impact on highway safety

The use is highly accessible by public transport with regular bus services, tram services and bus services located within walking distance of the development site.

The City Council as Highways Authority are satisfied that the development proposals will have little impact on network operations, as the level of trips generated is not anticipated to be dissimilar to that as existing.

No parking is proposed for the use, however given its highly accessible location, there are no highway concerns.

The CUPRA City Showroom has capacity for displaying two vehicles at any one time. These cars will be changed 2-3 times per year only. Vehicles will be moved into the building out of hours through the vehicle access doors via St. Ann Street. The LPA do not anticipate the car changes to cause highway disruption and is therefore considered acceptable.

Communal cycle parking is provided at the basement floor which is used by the wider building. A plan has been provided to show how the communal cycle parking can be accessed for employees.

In order to get the CUPRA cars into the ground floor of the unit, the 6 of the existing cycle stands on the adopted footway will be removed and relocated to the east of the footway. Highways are satisfied of this proposal

Given the above the proposals are considered to be in accordance with Policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Level access

The proposal seeks to insert a lift to ensure the ground and basement floor is fully accessible which is welcomed by the LPA as the proposed new use will ensure it is inclusive for the public.

The proposed use is fully accessible, with level access into the unit and a proposed new lift to connect the basement and ground floor. As such the LPA consider the proposal to be acceptable and fully inclusive to the public, in accordance with policies DM1 of the Core Strategy for the City of Manchester.

Crime and Disorder

A Crime Impact Statement has been submitted. The recommended contained within the statement are conditioned as they recommendations will improve the security of the building.

Given the above the proposal is considered to be in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Representations

One letter of representation has been received, raising concern to increased noise and highway congestion.

As addressed within the residential amenity section of this report, the proposed use could result in a change in comings and goings with these possibility being more frequent and comprising larger groups during the evening and night and there is the potential for there to be some disturbance associated with this.

However, given the city centre context and the aspirations for the area to continue to develop as a mixed use destination, as well as environmental health reviewing the submitted noise impact assessment and are satisfied with the noise levels subject to a post verification report to be submitted to the Local Planning Authority. The LPA do not consider increased noise to be of a concern to warrant the application to be refused. It is also noted that the hours of the use will only be permitted until 11PM which is similar to those of other uses within the vicinity.

As addressed within the highway section of this report, the proposed use is not considered to result in increased traffic congestion due to its highly accessible location and the level of trips generated is not anticipated to be dissimilar to that as existing.

Conclusion

Given the above, the proposed use is considered to be in accordance with policies EN1, EN3, CC4, CC7, SP1 and DM1 of the Core Strategy, saved UDP policies DC18,

DC19 and DC26, and policies JP-J 1 JP-P 1 and JP-P 2 of Places for Everyone and guidance contained within the National Planning Policy Framework.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

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 have been carried out in accordance with the following drawings and documents:

The drawings referenced:

The Location Plan, Ref: P.L(00)001 REV B, Received 28/08/2024
Proposed Site Plan, Ref: P.L(00)101 REV F, Received 08/10/2024
Proposed Floor Plan, Ref: P.L(01)101 REV C, Received 28/08/2024
Proposed Floor Plan, Ref: P.L(01)102 REV B, Received 28/08/2024
Proposed Elevation Plan, Ref: P.L(02)101 REV D, Received 28/08/2024
Communal Cycle Parking, Ref: P.L(01)105 REV A, Received 24/09/2024

Supporting documents referenced:

Crime Impact Statement, Ref: 14 AUG 2024, Received 28/08/2024
Acoustic Study, Received 14/06/2024
Design and Access Statement, Received 28/08/2024
RAL colour 9005 black email, Received 19/09/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC4, EN1, T1 and DM1 of the Core Strategy, saved policies DC10, DC18.1, DC19.1 and DC26.7 of the Unitary Development Plan.

3) The premises shall not be open outside the following hours:

Showroom:
Monday to Saturday 08:00 to 18:00,
Sunday and Bank Holidays 19:00 to 16:00

Café and basement bar areas:
Monday to Saturday 08:00 to 23:00,
Sunday and Bank Holidays 09:00 to 23:00

Reason - In the interests of residential amenity in these exceptional circumstances 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 Manchester Core Strategy.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday and Bank Holiday confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and in accordance with policies SP1 and DM1 of the Core Strategy.

5) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with the scheme within the Acoustic Study, received 14/06/2024

by the City Council as Local Planning Authority. This scheme shall be implemented in full before the use commences.

b) Prior to occupation of the development a verification report will be required to 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, in accordance with policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the first use of the development hereby approved.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and in accordance with policies SP1 and DM1 of the Core Strategy.

7) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to the first use of the development hereby approved the scheme 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 site. The scheme shall be implemented in full before the first use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in accordance with policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

8) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9) a) Before the first use of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

In order to ensure adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) Prior to occupation of the approved use, a scheme of highways works including details of footpath reinstatement in relation to the removal and relocation of the cycle stands as shown on the proposed site plan, Ref: P.L(00)101 REV F, Received 08/10/2024, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway reinstatement works to the area where the cycle stands are to be removed
- Method of relocation and specification of new cycle stands

The approved scheme shall be implemented and be in place prior to the use hereby approved commencing and thereafter retained and maintained in situ.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

11) Prior to commencement of the development, the proposed lift as shown on the proposed floor plans, ref: P.L(01)101 REV C & P.L(01)102 REV B, received 28/08/2024 by the City Council as the Local Planning Authority shall be provided and remain in situ whilst the use of the development is in operation.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and CC10.

12) The development shall be carried out in accordance with the Crime Impact Statement, ref: 14 AUG 2024 as received by the City Council as Local Planning Authority on the 28/08/2024

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.

Informatives

1) 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

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

3) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

4) In order to discharge condition 10, this will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Police
Historic England (North West)
Highway Services

12 - 14 St Ann Street, Manchester, M2 7LF
7 St Ann Street, Manchester, M2 7LG
9 - 19 St Ann Street, Manchester, M2 7LG
14 - 16 St Ann Street, Manchester, M2 7LF
89 - 91 Deansgate, Manchester, M3 2BW
83 - 85 Deansgate, Manchester, M3 2BW
DOOLEY ASSOCIATES LTD, Fourth Floor, 1 St Ann Street, Manchester, M2 7LG
First Floor, 1 St Ann Street, Manchester, M2 7LG
83 Deansgate, Manchester, M3 2BW
Flat 8, Octo, 1 Police Street, Manchester, M2 7LU
Flat 7, Octo, 1 Police Street, Manchester, M2 7LU
Flat 6, Octo, 1 Police Street, Manchester, M2 7LU
Flat 5, Octo, 1 Police Street, Manchester, M2 7LU
Flat 4, Octo, 1 Police Street, Manchester, M2 7LU
Flat 3, Octo, 1 Police Street, Manchester, M2 7LU
Flat 2, Octo, 1 Police Street, Manchester, M2 7LU
Flat 1, Octo, 1 Police Street, Manchester, M2 7LU
EAT., Ground Floor, 1 St Ann Street, Manchester, M2 7LG
1 St Ann Street, Manchester, M2 7LG
Third Floor, 1 St Ann Street, Manchester, M2 7LG
Second Floor, 1 St Ann Street, Manchester, M2 7LG
79 - 81 Deansgate, Manchester, M3 2BW
7 Police Street, Manchester, M2 7LQ
5 Police Street, Manchester, M2 7LQ
18 St Ann Street, Manchester, M2 7LP

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL