

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139701/FO/2024

Date registered valid: 18 April 2024

Proposal: Removal and replacement of existing red telephone kiosk with single black digital communications kiosk.

Address: Pavement Outside Peter House, 1 Oxford Street, Manchester, M1 5AN

Ward(s): Deansgate Ward

Applicant: Mr Ben Porte New World Payphones

Agent (if any):

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: **28th May 2024**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 April 2024

Standard consultations:

Printed: 25 April 2024 Expired: 17 May 2024

Neighbour notifications

Printed: 25 April 2024 Expired: 17 May 2024

Site notice

Posted: 25 April 2024 Expired: 17 May 2024

Press advert

Published: 30 April 2024 Expired: 14 May 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

The site is located on the public footpath outside of Peter House on 1 Oxford Street, M1 5AN. Peter House is an eleven-storey building dating from the 1960s.

Oxford Street is a major road in Manchester City Centre that connects Oxford Road to St Peter's Square.

The neighbouring area forms the commercial and historic heart of Manchester City Centre lying within the St Peter's Square Conservation Area. Said Conservation Area is home to some of Manchester's most iconic historic buildings, including the Grade II* listed Midland Hotel, Central Library, Town Hall Extension and Grade II listed Memorial Cross. Neighbouring uses consist mainly of retail and office uses, with the notable exception of the Midland Hotel to the north of the application site. St Peter's Square's built form represents a blend of historical Victorian and Edwardian architecture, with modern 21st century architecture in the form of one & two St Peter's Square. More modern additions to St Peter's Square utilise large elements of glazing at ground floor and subdued colours in order to respect the historical significance of the area.

Further down Oxford Street, the road turns into Oxford Road, which is one of the busiest bus routes in Europe.

The uses of buildings in the surrounding area are primarily commercial in nature, with offices, shops, supermarkets, bars, cafes, takeaways, restaurants, car parks, shared workspaces, and hotels nearby.

Description of Development

The application seeks planning permission for the removal and replacement of existing red telephone kiosk with single black digital communications kiosk.

Related Applications

The following applications were submitted alongside this application. These take place across seven sites in total across the City Centre.

139738/AOH/2024 - The application seeks advertisement consent for the installation of a digital advertising display integrated within replacement digital communications kiosk at Public Telephone Kiosk Outside 27 To 29 King Street West, Manchester.

139737/FO/2024 - Removal and replacement of existing red telephone box with single black digital communications kiosk at Public Telephone Kiosk Outside 27 To 29 King Street West, Manchester.

139728/AOH/2024 - Installation of digital advertising display integrated within replacement digital communications kiosk at Pavement Outside 121 Oxford Road, Manchester, M1 7DU.

139727/FO/2024 - Installation of single black digital communications kiosk at Pavement Outside 121 Oxford Road, Manchester, M1 7DU.

139712/AOH/2024 - Installation of digital advertising display integrated within replacement digital communications kiosk at Pavement Outside Carding Building, 42 Whitworth Street, Manchester, M1 3NR.

139711/FO/2024 - Installation of new digital communications kiosk outside the Carding Building on Whitworth Street and removal of existing telephone communications kiosk outside the Sackville Gardens on Whitworth Street at Pavement Outside Carding Building, 42 Whitworth Street, Manchester, M1 3NR.

139704/AOH/2024 - Installation of digital advertising display integrated within replacement digital communications kiosk at Pavement Outside 15 Whitworth Street West & Pavement Outside The Ritz Theatre, Manchester, M1 5WG.

139703/FO/2024- Installation of new digital communications kiosk outside 15 Whitworth Street West and removal of existing telephone communications kiosk outside the Ritz Theatre on Whitworth Street West at Pavement Outside 15 Whitworth Street West & Pavement Outside The Ritz Theatre, Manchester, M1 5WG.

139702/AOH/2024 - Installation of a digital advertising display integrated within replacement digital communications kiosk at Pavement Outside Peter House, 1 Oxford Street, Manchester, M1 5AN.

139701/FO/2024 - Removal and replacement of existing red telephone kiosk with single black digital communications kiosk at Pavement Outside Peter House, 1 Oxford Street, Manchester, M1 5AN.

139690/AOH/2024 - Installation of a digital advertising display integrated within replacement digital communications kiosk at Opposite Basement Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD.

139689/FO/2024 - Installation of new digital communications kiosk outside Lindencourt House and removal of existing telephone communications kiosk outside the Piccadilly Hotel on Portland Street at Opposite Basement Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD.

139688/AOH/2024 - Installation of a digital advertising display integrated within replacement digital communications kiosk at Pavement Outside 3-10, Piccadilly, Manchester, M1 3BN.

139687/FO/2024 - Removal and replacement of existing red double telephone kiosks with single black digital communications kiosk at Pavement Outside 3-10, Piccadilly, Manchester, M1 3BN.

Consultations & Notification Responses

Highway Services - Advised that they will not be able to support the proposals as the footways in the City Centre are becoming cluttered, there is a need to reduce level of street furniture to create a clear, safe, and unobstructed passage for all pedestrians, and there is currently a decluttering review ongoing.

Environmental Health - Recommended that conditions should be attached to control light from digital display screen, to assess and verify noise levels from the public pay phone, and a maintenance management plan.

Greater Manchester Police - No comment.

Greater Manchester Pedestrian Society - No comment.

Transport For Greater Manchester -

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

SP1 (Spatial Principles) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) - advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also 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.

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

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

DM1 (Development Management) - which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

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. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

Community safety and crime prevention.

Design for health.

Refuse storage and collection.

Vehicular access and car parking.

The National Design Guide (January 2021) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- o Context - enhances the surroundings
- o Identity - attractive and distinctive
- o Built form - a coherent pattern of development
- o Movement - accessible and easy to move around
- o Nature - enhanced and optimised
- o Public Spaces - safe, social, and inclusive
- o Uses - mixed and integrated
- o Homes and buildings - functional, healthy, and sustainable
- o Resources - efficient and resilient
- o Lifespan - made to last

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability.

Paragraph 2.7 states that Chapter 2 'Design' - outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment, and encourages "the most appropriate form of development to enliven

neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

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.

Policy JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Decisions should accord with the requirements of the **National Planning Policy Framework (2023)**, in particular to **Section 12 (Achieving Well-Designed Places)**, which states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (NPPF paragraph 139).

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021) illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

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- o Uses - mixed and integrated
- o Homes and buildings - functional, healthy, and sustainable
- o Resources - efficient and resilient
- o Lifespan - made to last

Other Legislation

Sections 16, 66, and 74 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Visual Amenity

It is considered that the proposed digital kiosk, by virtue of its design and siting, would create an unsightly and obtrusive feature on the footway to the detriment of visual amenity.

By virtue of the design of the new kiosks, which incorporate illuminated, digital screens, and are wider than the traditional telecommunication booths that are being replaced, it is considered that the bulky design of proposed box would be of a greater negative visual impact on the street scene.

As noted in the Highways Services comments, the City Council is undertaking significant efforts to declutter footways and public realm in the City Centre.

It is considered that the proposed development would undermine these efforts by having a telecommunications kiosk in this location. The applicant makes reference to advice given to JC Decaux and Infocus regarding strategies for new advertisement billboards in the City Centre and their role in helping declutter City Centre public realm. These advertisements, including the one referenced nearby to the application site, are part of a carefully considered strategy of digital advertisement screens which have involved significant levels of engagement between the City Council and providers in order to ensure minimal clutter on City Centre streets. The

proposed kiosk would undermine this strategy through the installation of additional, unconsidered clutter.

St Peter's Square has undergone significant regeneration in recent years. As a part of this regeneration effort, the amenity of the public space in the area has been greatly uplifted. It is considered that the introduction of a bulkier kiosk, which incorporates illuminated, digital screens, would serve to undermine and harm the regeneration and the improvement in the visual amenity of that has taken place in this area in recent years.

The proposal would also be considered to not preserve and enhance the character of St. Peter's Square Conservation Area. It should be noted, that no similar digital advertising displays have been approved or are in situ in the St. Peter's Square Conservation Area, and as such, the introduction of such a display would be considered to not preserve or enhance the character of the conservation area.

There are a number of Grade I listed buildings in the conservation area. The proposal has to be considered within the siting of these listed buildings and is considered to be harmful in visual amenity terms when considered within the setting of these listed buildings.

Access

There is sufficient space in the footway between the proposed kiosk and the nearest building, which would leave sufficient room for a wheelchair or pram to pass through. Therefore, it is considered that there are no access concerns related to development that would warrant a refusal pursuant to policy CC10 of the Manchester Core Strategy (2012).

Residential Amenity

Saved Policy DC17 of the Unitary Development Plan for Manchester (1995), the impact of telecommunications infrastructure on residential amenity. The buildings adjacent to the installation site are residential in nature and the kiosks could potentially be a source of disamenity to nearby occupiers. This could come from both noise associated with the telephone use owing to the unenclosed nature of the kiosks and light pollution from the digital screen which would be directly outside residential windows. These elements are of concern to Environmental Health, who requested both control of the digital display content and illuminance, together with a noise management plan for the kiosk. Subject to these being resolved satisfactorily, it is considered that there would be sufficient mitigation of any concerns regarding residential amenity.

Conclusion

The proposed digital communications kiosk with an integrated digital advertising display by virtue of its width, siting, digital display, and illumination, will have a detrimental effect on visual amenity. The illuminance and digitisation would create a more visually prominent feature in the street scene than the kiosk currently in situ and is contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF.

The proposal is therefore refused.

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: Refuse

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. This included engaging in pre-application advice before the applications were submitted. Unfortunately, in this case, the issues with this proposal have led to a refusal determined within time.

Reasons for recommendation to refuse

1) The proposed digital communication kiosk, by virtue of its siting, scale, design, materiality, and appearance, would form an overly dominant, incongruous, and visually intrusive feature within the street scene. In addition, the kiosk would also add to clutter, alongside other street furniture and fixtures, within a prominent location in the city centre. The proposal would have a negative effect upon current efforts by the City Council to de-clutter, regenerate, and improve the adopted highway within the City Centre environment in the interest of optimising the pedestrian environment and public realm and would be considered to undermine the recent regeneration and improvements to the public realm in St. Peter's Square and the surrounding area. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene, and the setting of the conservation area and nearby listed buildings. This would result in less than substantial harm to the significance of the heritage asset and the required public benefits do not exist to outweigh this harm. The kiosk is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Pedestrians Society

Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 6.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Don Giovanni, Ground Floor Unit 1, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Second Floor Suite 2.17, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
Sixth Floor Suite 6.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Greggs, Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AE
Sixth Floor Suite 6.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
16 Oxford Street, Manchester, M1 5AE
Unit 2, Peter House, Oxford Street, Manchester, M1 5AN
Fifth Floor Suite 5.28, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
Seventh Floor Suite 7.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Offices, 16 Oxford Street, Manchester, M1 5AE
Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, Oxford Street, Manchester, M1 5AN
Sixth Floor Suite 6.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
Tenth Floor Suite 10.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 307, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
YINGDE LAWYERS, Seventh Floor Suite 7.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Eighth Floor Suite 8.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Peters Square Conservation Area 1973
Area Team Boundary - Name: CENTRAL