MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137873/JO/2023
Date registered valid:	17 August 2023
Proposal:	Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations
Address:	Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate, Manchester, M2 5GU
Ward(s):	Deansgate Ward
Applicant:	Jacksons Row Developments Limited
Agent (if any):	Nikki Sills Zerum
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**07.08.2024**

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:
Printed: 24 August 2023 Expired: 14 September 2023

Neighbour notifications
Printed: 24 August 2023 Expired: 14 September 2023

Site notice
Posted: Expired:

Press advert
Published: 29 August 2023 Expired: 28 September 2023

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

Description of development

Variation of planning conditions 2 and 7 attached to planning permission 135827/JO/2022 to allow increase in height of building by two floors to facilitate the increase in the number of residential apartments from 213 to 229, reconfiguration of level 6 hotel, amendment to basement cycle store and other associated elevational alterations

Consultations & Notification Responses

Publicity – The application has been advertised by way of site and press notice on the basis this is a major and EIA development together with impact on the setting of listed buildings and conservation areas. Letters have also been sent to an extensive area of neighbouring residential properties and businesses.

Two objections have been received to the application as follows:

- The original height of the tower in such close proximity to our town hall and Albert Square was totally inappropriate. To now try to add two floors to make a bit more money is a total disgrace.

Highway Services advise that the increase the total number of apartments from 213 to 229 and includes the reconfiguration of the basement cycle store to provide an addition 13 cycle spaces, a total of 512. Highways are satisfied with the proposed addition of a cycle spaces to compliment the additional residential dwelling and have no objections in principle. The updated waste management is also acceptable.

Environmental Health advise that the revised waste management strategy is acceptable. Further additional information would be required in respect of the acoustic insultation of the residential accommodation and the plant.

Historic England advise that they have assessed the current scheme and concluded that the proposed increase in height by two storeys does not further increase the impact on the following high grade assets Town Hall (Grade I); the Town Hall Extension (Grade II*); the Central Library (Grade II*); St. Ann's Church (Grade I); and the Albert Memorial (Grade I).

However, we have concluded that the increase in height would cause a greater impact on the appreciation of the architectural form of the Central Library.

Historic England consider that the harm to the significance of the Central Library that will arise as a result of the proposed amendments is 'less than substantial', but it is still harm which requires clear and convincing justification. Also, that the City Council has to continue to be convinced that the potential wider public benefits delivered by the development convincingly outweigh the harm caused to the significance of the heritage assets before coming to a decision.

Issues

The proposed modifications to the planning permission are as follows (phase 3 only):

- Height of the tower is proposed to be increased by 7 metres to accommodate two additional floors of residential accommodation.
- Increase in over all number of apartments from 213 to 229
- Internal alterations to meet operational requirements including to the layout of floor 06 relating to the hotel operator requirements, and reconfiguration of the bicycle parking and bin provision to reflect the increased quantity of residential apartments.

The changes floor by floor are set out below:

- Basement Level -02: Reconfiguration of internal layout to provide staff changing rooms for the hotel.
- Basement Level -01: Reconfiguration of internal layout to allow for changes in cycle and bin provision, to allow an additional 13 bike parking spaces for the additional apartments, resulting in 521 spaces overall. Bin provision has been increased for the additional apartments. Cyclists can access the cycle stores via dedicated entrances with wider corridors.
- Ground Floor: Internal layout amendments are proposed to allow for the changes in cycle provision. The cycle lift to the basement has been replaced with a bicycle stair ramp located in Stair 03. Additional layout amendments are proposed as part of detailed design development.
- Level 06: The internal layout of the event space and dining area within the hotel has been redesigned to reflect the operator's requirements.

- Level 07: The number of rooflights has been reduced to keep a clear landing zone for Building Maintenance Units.
- Level 07-16: The bathroom layouts for the Accessible King Rooms have been updated to comply with Part M and MI standards. The typical hotel floor layouts remain the same as the previous consent.
- Level 41-42: The additional two floor levels will be to the same layout as Level 26, providing eight additional apartments in total.
- Level 43: The four-bedroom penthouse has moved up 2 storeys to the 43rd floor, to accommodate the additional floors of apartments.

The impact of the changes is considered below:

Visual amenity

The Townscape and Visual Impact Assessment has been updated, including key views, to asses the impact of the changes on the townscape.

The potential impact of the changes is limited to views to where the top of the tower is visible and where additional storeys have the potential to result in effects beyond those identified in previous TVIAs.

Of the 31 static views and 2 kinetic tracks identified in the 2017 assessment, the following views are considered the most likely for the proposed amendments to be perceptible, and where the proposed amendments have the potential to alter the previously assessed effects:

- View 22 - View west from the centre of Library Walk
- View 23 - View west across St. Peters Square from northern corner of 1 St. Peter's Square
- View 25 - View south from the centre of New Cathedral Street • View 27 - View facing south-west across Albert Square
- View 28 - View facing north-west from the corner of Oxford Street and Lower Mosley Street

These views have been reassessed below:

View 22 - View west from the centre of Library Walk

The viewpoint is taken from the managed access route between Central Library and the Town Hall Extension. The viewpoint is characterised by the narrow view between the historic assets, set within the context of contemporary public realm and a contemporary access into the Library. The viewpoint is only accessible during the day, however Library Walk remains a movement route of interest, if not a busy one, through the civic quarter. The limited space between the buildings visible in the view provides an oasis from the busy city beyond, therefore creating an opportunity to sit and relax, as seen in the view. This provides the potential for the view to be enjoyed.

The Portland stone Bootle Street Police Station terminates the view down Central Street. The emerging concrete core associated with construction of the lower storeys of the proposed development sets a new baseline height datum in the view, associated with contemporary development.

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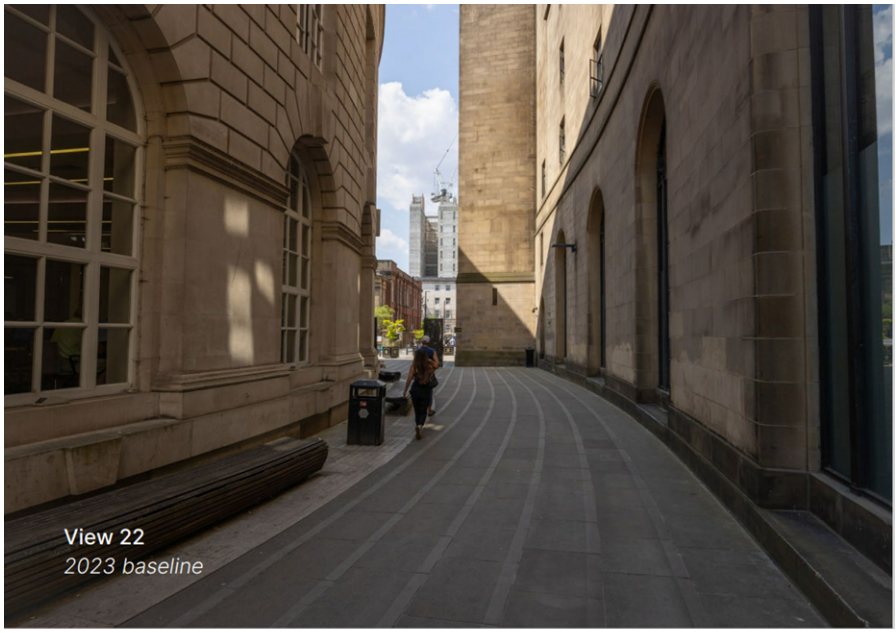


Baseline view 2023

In 2017, the proposed development was visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1 Spinningfields. The setting of Friends Meeting House is impacted by the proposed development, which formed a new contemporary feature to the view.

The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky

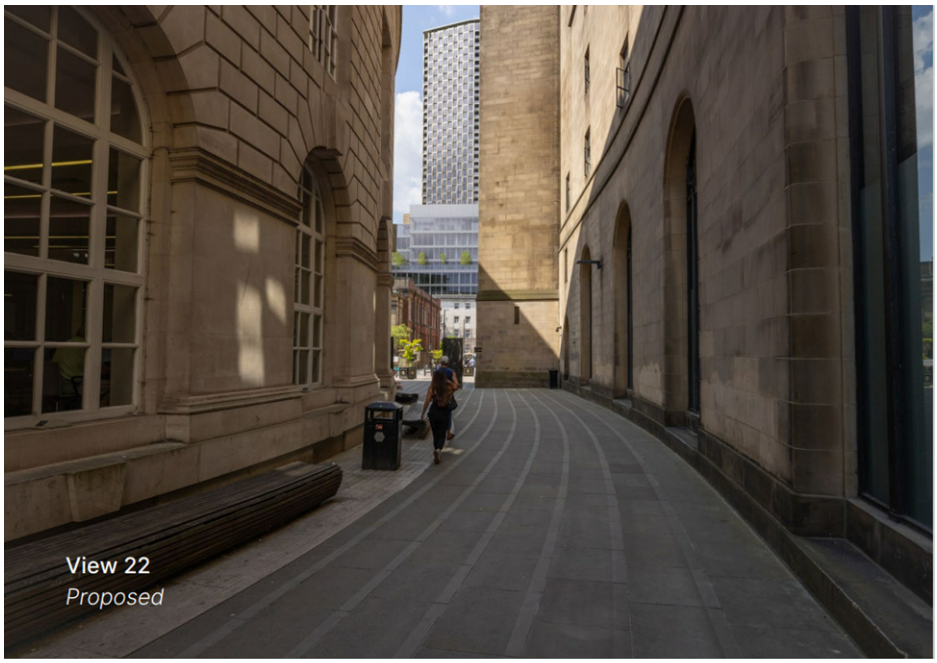
2017 assessment

The proposed development would remain visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1
Spinningfields.

As was previously the case, the setting of Friends Meeting House is impacted by the development and forms a contemporary feature in the view.

The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape.

The addition of two storeys to the tower are noticeable but does not further alter the character of the view or magnitude of impact from that previously assessed. The impact remains a clearly noticeable change to the view.



Proposed view as part of this planning submission

View 23 - View west across St. Peters Square from northern corner of 1 St. Peter's Square

The viewpoint directly faces Central Library, across St. Peter's Square, a key civic space for the city and major disembarkation point for those arriving into the city from outlying areas on the Metrolink. Recent works to the square have re-orientated the space to benefit the pedestrian and has activated the edges of the space behind the viewpoint location with new Grade A office space.

This viewpoint will therefore be visible to a large number guests to the city, visiting the new office space or appreciating the square and its heritage assets, and therefore becomes a major point of impression on visitors to the city. The viewpoint is dominated by the heritage assets of Central Library, Town Hall Extension and Midland Hotel which together, form a cluster of important city landmarks.

Contemporary architecture is visible above the Midland Hotel, as the Great Northern Tower reaches its peak. Roofscape is a noticeable feature to the view, with an interesting mix of angular turrets, chimneys and gable ends, reflected in the angular form of Great Northern Tower, all of which is softened by the regular and controlled curved form of the Central Library. Materiality is mixed across the view. The materials of the heritage assets range from terracotta, Portland stone to sandstone – however despite the range, the tones blend to complement each

other. The blue/ grey tones of Great Northern Tower stand out as differing from the heritage assets.

Open view for a high number of viewers across a key civic space with cultural associations and heritage value. Major point of arrival into the city. Likely to be visible to residents, workers and visitors to the city.

Baseline view 2023

In the 2017 assessment it was concluded that a small extent of the development would is visible above the roofline of the listed Central Library.

The development would be clearly read in the context of the heritage assets. The tower does not obscure the library, however the Scheme removes the ability to read the architecture of the library, particularly its sweeping roofscape, without also reading the development. Historic England raised concerns regarding the impact of the development on this view.

2017 assessment

The addition of two storeys to the tower is a noticeable change to the view, resulting in more visibility of the tower beyond the roofline of Central Library.

The additional impact of the tower height is considered to further alter the magnitude of impact from that previously assessed. It was previously considered that the tower rising slightly above the roofline of Central Library would not materially affect the appreciation of the view, due to the limited scale of visibility from this receptor.

The additional storeys have resulted in the tower becoming a clearly noticeable change to the baseline view, which further alters the appreciation of the listed Central Library.

This change has resulted in a degree of harm to the listed environment. The level of harm is considered to be less than substantial and is outweighed by the public benefits which will be considered elsewhere in this report. Historic England consider that the change would result in a greater impact on the appreciation of the Historic England but that this would remain less than substantial harm that would require clear and convincing justification. This is considered elsewhere within this report.

Proposed view as part of this planning submission

View 25 - View south from the centre of New Cathedral Street • View 27 - View facing south-west across Albert Square

The viewpoint is taken at the centre of New Cathedral Street, a popular street within the heart of Manchester's retail district. The viewpoint is characterised by a mixed architectural townscape. Both contemporary and historic buildings preserve the historical view through the city, towards St. Ann's Church, a Grade I Listed building. The Beetham Tower, Great Northern Tower and Owen Street (future baseline) (Deansgate Square) also sit within this vista, forming a cluster of towers at the back of the view, with the Beetham Tower located directly behind the tower of St.Ann's Church, forcing the church to be read in conjunction with contemporary townscape. Yellow to terracotta tones are apparent in the view, responding to the materiality of St. Ann's, through Royal Exchange and the modern cladding to the right of the view.

Baseline view 2023

In the 2017 assessment the development would rises above the Grade I Listed St. Ann's Church to form the backdrop of the vista through St. Ann's Square. The slender elevation of the tower is visible, however this sits directly behind the tower of St. Ann's Church, limiting the legibility of this Grade I listed building and preventing it from being read without appreciating the contemporary townscape beyond. This is not a new character to the view – which is already impacted by Beetham Tower, Owen Street and Great Northern Tower – however the proximity between the development and the heritage asset accentuates this relationship.

The development is the most prominent within the emerging tower cluster resulting in a noticeable change to the view with a cluster of taller building beyond.

2017 assessment

The addition of two storeys to the tower would result in a negligible impact on the view and would not result in any greater impact than previously considered in the 2017 assessment.

The impact remains a clearly noticeable change to the view, limiting the legibility of St. Ann's Church, as a result of this, altering the composition and appreciation of the view.

Proposed view as part of this planning submission

View 28 - View facing north-west from the corner of Oxford Street and Lower Mosley Street

The view faces directly across Albert Square, within the presence of the surrounding historic townscape which characterises the heart of the city. The view is framed by the Grade I Listed Town Hall to the left of the view, and tree canopies to the right of the view – with the Grade I listed Albert Memorial providing the dominant feature drawing the attention of the viewer. The trees attenuate the dominance of Albert Memorial by limiting distractions of the surrounding uses, including the perimeter road. Contemporary architecture is apparent in the view. Heron House lies directly behind the Albert Memorial, and acts as 'background architecture' – limiting the amount of attention that may be drawn away from the Albert Memorial. Beetham Tower, Great Northern Tower and Owen Street (future baseline) Deansgate Square cluster together to the left of the view and compete again the Albert Memorial for attention. The mix of glazing and grey cladding within these contemporary towers limit their visual impact against blue or grey skies.

Baseline view 2023 (2017 image)

When the planning permission was granted in 2017, it was acknowledged that the development would be clearly visible at the centre of the view, directly behind the Grade I Listed Albert Memorial and rising above the Grade II* Listed Memorial Hall and Grade II Listed Lloyds House.

The development would create a new scale which is currently not found in the view.

The scale of the podium is also dominant, beyond the approximate 6 storey datum of the surrounding townscape. The orientation of the tower has caused the wide elevation to sit behind Albert Memorial and the intricate façade treatment does which causes a degree of harm to its setting and legibility.

2017 assessment

The addition of two storeys to the tower are noticeable but does not further alter the character of the view or magnitude of impact from that previously assessed. The impact remains a clearly noticeable change to the view.

Proposed view as part of this planning submission

The development is a substantial structure within a sensitive environment both from a city scape and historic environment perspective. It has been demonstrated that in the four most sensitive views identified, that the increase in the height of the building would not have any further impact that those considered and permitted under the original 2017 permission.

View 23 - View west across St. Peters Square from northern corner of 1 St. Peter's Square would, however, result in a greater degree of harm to the appreciation of the view and the historic building, particularly the library, that previous permitted. It is acknowledged that this would result in additional harm. However, it is considered that this is modest in nature and the significant regeneration and public benefits that the scheme would provide would remain sufficient to out weigh this increase in harm. This is considered in greater detail below.

Impact on the historic environment

The impact on the historic environment was carefully considered through the 2017 planning application.

The conclusions of that assessment were that the proposal would result in 'less than substantial' harm to the historic environment and that there were significant public benefits to outweigh that harm.

The proposal would increase the height of the residential tower by a further two storeys. This has been tested in detail through the view assessments above. This has demonstrated that the proposal would result in a modest increase in the level of harm particularly when viewed above central library. It is considered that the magnitude of the harm would remain less than substantial and that the regeneration benefits of the scheme would remain sufficient to outweigh that harm.

Affordable Housing

The applicant has submitted a revised affordable housing position to the City Council which increases the contribution sought towards affordable housing and to review any uplift in the agreed position at the agreed date in the future. Modifications have been made to the legal agreement to reflect this up to date position as a result of the increase in the number of new homes at the site in line with the requirements of policy H8.

Impact on daylight, sunlight and overshadowing

The daylight, sunlight and overshadowing assessment has been updated to reflect the changes to the scheme. It has been determined that there would be no impacts which would be of a magnitude which would impact on surrounding properties.

TV reception

The proposed development's impact on digital satellite television (Freesat and Sky) may cause reception degradation for properties immediately southeast of the site on Bootle Street and beyond.

If any interference occurs, simple and cost-effective antenna betterment should restore the reception of all DTT services. T

he use of tower cranes and the proposed development may cause disruption to the reception of digital satellite television services to the north and north-west of the site within 338m of the site's boundary (an increase of 14m from the findings of the previous assessment).

Mitigation comprising repositioning satellite dishes to new locations without an obscured line of sight view to the satellites should restore all services, and if satellite dish relocations are not possible, the use of DTT receiving equipment would offer affected viewers an alternative source of digital television broadcasts.

The impact of the proposed development on the digital terrestrial television (Freeview) may cause reception degradation for properties immediately southeast of the site on Bootle Street. If there is any interference, simple and cost-effective antenna betterment should restore the reception of all DTT services.

The impact of the proposed development will have a minimal impact on the television signal and reception around the site, compared to the original assessment.

Mitigation would be secured by planning condition.

Waste management

The management of operational waste for the residential development, has been updated. Bin numbers have been quantified using residential waste generation metrics detailed within the Guidance. The total waste generation for 229 residential units is 51,525 litres. Therefore, the total number of bins in the main waste store has increased to 23 no. refuse bins, 12 no. dry mixed recycling bins, 12 no. pulpable recycling bins and 5 no. organic waste bins.

All other aspects of the waste collection and removal strategy remain unchanged.

Environmental Health have assessed the proposed changes to the development in this regard and found them to be acceptable. The corresponding planning condition should be updated to reflect this.

Impact on the wind environment

The wind assessment has been updated to reflect the proposed changes. This also includes a review of cumulative developments.

Since the previous assessment, consent has been granted for the Great Northern Warehouse scheme (ref. 135565/FO/2022). The scheme is located approximately 200m south of the site and comprises three residential buildings above the retained car park, with heights of 16, 27, and 34 storeys.

Given its position relative to the prevailing wind and the Beetham Tower to the south, it is anticipated that the wind conditions in and around the St Michael development would remain similar or slightly improved due to shielding effect provided by this scheme in the cumulative configuration.

Wind conditions remain safe for all pedestrians and substantially comfortable for intended uses within and around the site. With the introduction of cumulative developments, wind conditions within and around the site are materially similar to the existing surrounds scenario. The wind conditions for the proposed development within existing surrounds and the proposed development within the cumulative surrounds are consistent with the findings in wind tunnel testing report, and are suitable for their intended use.

The proposed amendments have not significantly altered the findings of the Wind Microclimate Assessment.

Impact on traffic and transport

Highway Services have confirmed that the proposal would continue to comply with relevant standards and would not impact on the local highway network.

The internal layout of the basement level -1 of No. 2 St Michael's has been updated to provide additional cycle parking spaces for the additional 16 apartments at a 1:1 ratio.

Access to the basement -1 level from the ground floor is amended to be via a bike ramp in a stairway. The cycle storage spaces for residents equate to 229 (1 per apartment) and these will be in a semi vertical stacked rack. The number of cycle parking spaces for the offices will remain consistent from the consented decision at 90, in the form of 34 double stack spaces, 48 vertical stacks, 8 Sheffield stands. For hotel staff, eight spaces in the form of double stack spaces will be provided.

Within the entire development (Phases 2 and 3), the cycle parking spaces in the bike store on Basement Level -01 are proposed to increase from 494 to 521.

There are 15 parking spaces including one disabled space within the building at Basement level -1. A total of 30 spaces are provided in Phase 2, not affected by these amendments. 4.15 Disabled space provision will remain constant at 5 spaces and the proportion of the total parking spaces remains 11%, in excess of parking standards. Electric charging spaces will continue to be provided at 19 spaces, with eight of these in the basement of the Phase 3 building

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

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

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

Recommendation: Approve

Article 35 Declaration

Officers have 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. The proposal has been determined in a timely manner.

Condition(s) to be attached to decision for approval

1) The development hereby permitted was certified as having commenced on 21 May 2021, as confirmed by the Certificate of Lawfulness reference 130296/LE/2021 issued on that date.

REASON: For the avoidance of doubt, and to comply with Section 91 (as amended) 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:

o Site Demolition Plan (-0)001 1:500@A1
o 0601-S73-205 Elevations - Block B West (Temporary Façade) (P04)
o 0643-HOD-S73-100 (P02) - BASEMENT B3 PLAN
o 0643-HOD-S73-101 (P02) - BASEMENT B2 PLAN
o 0643-HOD-S73-102 (P02) - BASEMENT B1 PLAN
o 0643-HOD-S73-103 (P02) - GROUND LEVEL GA PLAN
o 0643-HOD-S73-104 (P02) - LEVEL 01 GA PLAN

o 0643-HOD-S73-105 (P02) - LEVEL 02 GA PLAN
o 0643-HOD-S73-106 (P02) - LEVEL 03 GA PLAN
o 0643-HOD-S73-107 (P02) - LEVEL 04 GA PLAN
o 0643-HOD-S73-108 (P02) - LEVEL 05 GA PLAN
o 0643-HOD-S73-109 (P02) - LEVEL 06 GA PLAN
o 0643-HOD-S73-110 (P02) - LEVEL 07 GA PLAN
o 0643-HOD-S73-111 (P02) - LEVEL 08 GA PLAN
o 0643-HOD-S73-112 (P02) - LEVEL 09 GA PLAN
o 0643-HOD-S73-113 (P02) - LEVEL 10 GA PLAN
o 0643-HOD-S73-114 (P02) - LEVEL 11 GA PLAN
o 0643-HOD-S73-115 (P02) - TOWER GA PLANS - HOTEL
o 0643-HOD-S73-116 (P02) - TOWER GA PLANS - RESIDENTIAL
o 0643-HOD-S73-117 (P02) - TOWER GA PLANS - RESIDENTIAL
o 0643-HOD-S73-118 (P02) - SITE ROOF PLAN
o 0643-HOD-S73-201 (P02) - ELEVATIONS - EAST & WEST
o 0643-HOD-S73-202 (P02) - ELEVATIONS – NORTH
o 0643-HOD-S73-203 (P02) - ELEVATIONS - SOUTH
o 0643-HOD-S73-204 (P02) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B
o 0643-HOD-S73-251 (P02) - BUILDINGS SECTIONS - WEST-EAST
o 0643-HOD-S73-252 (P02) - BUILDINGS SECTIONS - WEST-EAST BRIDGE
o 0643-HOD-S73-253 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK A
o 0643-HOD-S73-254 (P02) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B
o 0643-HOD-S73-500 (P01) - Retail Unit Plan - Level 0UG
o 0643-HOD-S73-510 (P01) - Retail Unit Plan - Level 10
o 0643-HOD-S73-511 (P01) - BUILDING ENCLOSURE - HOTEL PODIUM
o 0643-HOD-S73-512 (P01) - BUILDING ENCLOSURE - HOTEL TOWER
o 0643-HOD-S73-513 (P01) - BUILDING ENCLOSURE - RESIDENTIAL TOWER
o 0643-HOD-S73-514 (P01) - BUILDING ENCLOSURE - OFFICE PODIUM
o 0643-HOD-S73-515 (P01) - BUILDING ENCLOSURE - OFFICE
o 0643-HOD-S73-901 (P02) - WASTE MANAGEMENT - BASEMENT 1
o 0643-HOD-S73-902 (P02) - WASTE MANAGEMENT - GROUND LEVEL
o 0643-HOD-S73-903 (P01) - ACCESS - GROUND LEVEL

SOM Drawings
o S73 011 P01 Site Plan 1:1000

Zerum Drawings
o STM PPP 01 P02 Phasing Plan

Planit ie Drawings
o STM PIE EX ZZ DR L 0001 S2 P03 Public Realm Ground Floor GA 1:200
Vectos Drawings

VN222463 TR100 - Bin Tug Sketch
VN222463 TR103 - Vehicular Access Arrangement Ground Floor
VN222463 TR104 - Vehicular Access Arrangement Basement

Documents

Documents
o Section 73 Revisions Statement, August 2023
o Supplementary Design Report, July 2023
o Addendum Heritage Statement: Updated Visual Impact Assessment, 18th July

2023
o Environmental Statement Addendum to Daylight, Sunlight and Overshadowing Chapter, July 2023
o Energy Strategy Report, Ref: P1785-ES-001 Rev D, 19th June 2023
o Waste Management Strategy, REV.01, July 2023
o Wind Microclimate Report, 7 July 2023
o Energy Strategy Statement, June 2023
o Baseline Television Signal Survey & Television Reception Impact Assessment, 11 August 2023
o Socio Economics Environmental Statement Addendum, August 2023
o Townscape and Visual Impact Assessment, Technical Note, August 2023

o Flood Risk Assessment, December 2022
o Drainage Strategy Report, December 2022
o Transport Statement, December 2022
o Framework Travel Plan, December 2022
o Environmental Standards Statement, December 2022
o Waste Management Strategy, December 2022
o Ventilation Strategy Statement, December 2022
o Energy Strategy Statement, December 2022
o Baseline Television Signal Survey & Television Reception Impact Assessment, December 2022
o Addendum to Statement of Community Involvement, December 2022
o Statement of Community Involvement, December 2022
o Crime Impact Statement, December 2022
o Plant Noise Assessment, March 2023
o Phase II Geo-Environmental Report, April 2023
o Addendum Environmental Statements Volume 1, December 2022
o Addendum Environmental Statement Volume 1, November 2019
o Environmental Statement Volume 1 November 2017
o Environmental Statement Volume 3 Non Technical Summary, December 2022
o Environmental Statement Volume 4 Technical Summary of Environmental Statement, December 2022

Appendix Reports

o Environmental Statement Volume 2, November 2017 Assessments
o Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016
o Biodiversity Assessment (including bat surveys), September 2021
o Biodiversity Assessment (including bat surveys), November 2019
o Preliminary Geotechnical and Environmental Assessment, November 2016
o Air Quality Assessment, November 2017
o Archaeological Desk Based Assessment, November 2016
o Written Scheme of Investigation, Version 1.0, 21st September 2016

Waste Management Strategy January 2023 V2 received by the City Council, as Local Planning Authority, on the 18 January 2023

Email from Agent Zerum received by the City Council, as Local Planning Authority, on the 13 June 2023

Phase II Geo Environmental Assessment (CM/C5128/11668 Rev C) received by the City Council, as Local Planning Authority, on the 2 June 2023

Drawings VN222463-TR103 and VN222463-TR104 received by the City Council, as Local Planning Authority, on the 21 March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1

3) Prior to the commencement of Phase 3 of the development as defined by Condition 51, a programme for the issue of samples and specifications of all material to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Phase 2 shall be carried out in accordance with the programme and details approved under consent referenced CDN/21/0644.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development shall be carried out in accordance with the Construction Management Plan 'Zerum Construction & Environmental Management Plan Condition 4 & 45 Rev 5' as approved on 9/3/21 under consent referenced CDN/20/0725 and 'Bowmer + Kirkland, St Michaels Construction Works Office Building/Retained Building Construction Environmental Management Plan, Rev B' as approved under consent referenced CDN/21/0642 and Domis' Construction Management Plan - Project: St. Michaels Development Phase Three Revision 4' as approved on 04/08/23 under consent reference CD/23/0230.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) a) The development shall be carried out in accordance with the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071 and Curtins Site investigation dated 3rd October 2022 reference 078847-CUR-00-XX-RP-GE-001 received by the City Council, as Local Planning Authority, on the 12 October 2022 (as approved under CDN/22/0732 (Phase 2 only)).

b) The development shall be carried out in accordance with the 11668 Rev E Phase II GeoEnvironmental Assessment Report January 2024 CM/C5128/11668 Rev F and drawing P1785-NOV-XX-B1-DR-ME-9001 Rev P02 received by the City Council, as Local Planning Authority, on the 19 January 2024 and Water risk assessment received by the City Council, as Local Planning Authority, on the 26 January 2024 (as approved under CDN/23/0823) (Phase 3 only)

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council prior to the first occupation of each phase. Any Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17.

6) The development shall be carried out in accordance with the 'Written Scheme of Investigation for an Archaeological Evaluation and Level 3 Historic Building Survey' approved on 12 January 2021 under permission reference CDN/20/0825

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

7) The development shall be carried out in accordance with the approved Waste Management Strategy Rev 01 July 2023 received by the City Council, as Local Planning Authority, on the17 August 2023. The approved scheme shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against noise from the local area, including nearby road network, venues and other sources of noise, has been submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

- Bedrooms (night time - 23.00 - 07.00)30 dB LAeq (individual noise events should not
- normally exceed 45 dB LAmax by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00)35 dB LAeq
- Gardens and terraces (daytime)55 dB LAeq

Additionally, where entertainment noise is a factor, in the noise climate, the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125 Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Core Strategy policies DM1 and SP1

9) The development shall be carried out in accordance with the Radar impact assessment received by the City Council, as Local Planning Authority, on the 31 August 2023 (as approved under CDN/23/0588).

The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of aviation safety, pursuant to policies DM1 and SP1 of the Core Strategy.

10) Prior to the commencement of Phase 3 of the development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The approved details shall be implemented as part of the development.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the surface water drainage details approved on 21/10/22 under consent referenced CDN/22/0213.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No above ground construction to Phase 3 of the development (as defined by Condition 51) shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development and be complete prior to the first use of the development hereby approved.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the details approved on 04/04/23 under consent referenced CDN/23/0113.

12) DELETED

13) The development (phase 3) shall be carried out in accordance with the Wind Micorclimate report received by the City Council, as Local Planning Authority, on the 20 October 2023 and Drawings of landscaping features received by the City Council, as Local Planning Authority, on the 15 January 2024 (as approved under CDN/24/0714).

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

14) No part of the development hereby permitted (as defined by condition 51) shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for that part have been submitted to and approved by the local planning authority. The scheme for that part of the development shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies SP1, DM1, EN08 and EN14 of the Core Strategy.

15) Prior to the completion of each part of development (as defined by condition 51), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around that part of the development shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

16) Samples and specifications of all hard landscape materials for each part of the development (as defined by condition 51), together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, together with a programme for their implementation, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in accordance with the approved programme.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

17) No part of the development (as defined by condition 51) shall be occupied unless and until a scheme for the detailed landscaping and design of all areas of public realm within that part have been submitted to and approved in writing by, the City Council, as local planning authority.

The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

18) Full details of all external seating areas, to be used in association with individual food and drink uses, shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.

Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

19) Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented

as part of the development, prior to commencement of use, and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) Prior to the first occupation of phase 3 of the development (as defined by condition 51), a detailed parking strategy, including provision for 5 disabled parking spaces, 19 electric car charging points, and details of car parking management, and car parking space allocation, including how priority for vehicles accessing / egressing the car park will be managed, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include an implementation programme, a temporary parking strategy and the introduction of fast charging for electric vehicle points. The parking strategy shall be fully implemented in accordance with the approved implementation programme.

Reason: To ensure that a satisfactory parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

21) Prior to the first occupation of each part of the development (as defined by condition 51), a detailed cycle parking strategy for that part, including how spaces will be allocated between office and residential use (if relevant), full details of arrangements for each residential unit (if relevant), and a programme for implementation shall be submitted to, and approved by, the City Council, as local planning authority. The cycle parking strategy shall be fully implemented for that part in accordance with the approved implementation programme.

Reason: To ensure that satisfactory cycle parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

22) Prior to the first occupation of the new-build hotel or residential accommodation within the development (Phase 3 as defined by condition 51), a detailed strategy for visitor pick-up and drop-off locations and hotel valet services shall be submitted to, and approved by, the City Council, as local planning authority. Details are also required regarding ad-hoc residential deliveries and short-term pick-up / drop-off arrangements.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

23) Prior to the first occupation of each part of the development (as defined by condition 51), full details of the design and location of any taxi areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved taxi areas shall be fully implemented prior to the first occupation of that part of the development.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

24) Prior to the first occupation of each part of the development (as defined by condition 51), a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy.

Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The

results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

25) Prior to the first occupation of each part of the development (as defined by condition 51), a servicing strategy and management plan for that part, including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

26) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

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

27) The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 - URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. Each part of the development (as defined by condition 51) shall not be occupied unless and until the City Council, as local planning authority, has received written confirmation of a Secure by Design accreditation for that part.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

28) The local labour scheme in respect of Phase 2 of the development (as defined by condition 51) as approved under consent referenced CDN/21/0643 shall be kept in place.

The local labour scheme in respect of Phase 3 of the development (as defined by condition 51) as approved under consent referenced CDN/23/0291 shall be kept in place.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

29) Before first occupation of each part of the development (as defined by condition 51), a signage design strategy for that part of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

30) Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the

opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

31) Prior to the first occupation of each part of the development(as defined by condition 51) , a schedule of days and hours of operation of all areas of public realm, including terraces, within that part shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) No amplified sound or any music shall be produced or played in any part of external areas in the development, other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

34) 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 noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

35) Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved

in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

36) A post completion noise assessment report for each unit or use shall be undertaken to confirm that the recommended and agreed sound insulation measures have been adopted into the development. The report shall also include final sound testing to confirm acoustic criteria, required by condition, will be met based on the agreed recommended acoustic insulation and recommended internal entertainment noise levels. Details of any additional mitigation where necessary to comply with the noise criteria for the noise break in and noise breakout condition, together with external plant noise, shall be submitted and agreed by Environmental Health. Any additional mitigation will need to be verified and completed before occupation of that unit/ use.

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

37) The development shall be carried out in accordance with the 'Air Quality Assessment' reference 70010278-411, dated November 2017 approved on 11 January 2021 under consent reference: CDN/20/0573.

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

38) The development hereby approved shall be carried out in accordance with the Environmental Standards statement received by the City Council, as Local Planning Authority, in support of the application. A post construction review certificate/statement for each part of the development (as defined by condition 51) shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

39) Construction/demolition works shall be confined to the following hours:
- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

40) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant

unacceptable risk to groundwater. Each part of the development (as defined by condition 51) shall be carried out in accordance with the approved details.

In respect of Phase 2 the details were approved on 13/07/22 under consent referenced CDN/22/0083.

In respect of Phase 3 the details were approved on 13/07/22 under consent referenced CDN/23/0288.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

41) In respect of Phase 2 piling the details were approved on 13/07/22 under consent referenced CDN/22/0083 and shall be carried out in accordance with those details.

In respect of Phase 3 piling the details were approved on 13/07/22 under consent referenced CDN/23/0288 and shall be carried out in accordance with those details.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

42) Before first occupation of each part of the development (as defined by condition 51), full details of a Management and Maintenance Strategy for the external areas of that part, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

43) The development hereby approved shall include a lighting scheme for each part of the development (as defined by condition 51), including the illumination of any part of buildings and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each part of the development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

44) Prior to occupation of Phase 3 of the development (as defined by condition 51) which incorporates residential use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

45) Phase 2 of the development (as defined by Condition 51) shall be carried out in accordance with the 'Bowmer + Kirkland St Michaels Construction Works Office Building/ Retained Building Wheel Wash Information' approved under consent referenced CDN/21/0642. Phase 3 of the development (as defined by Cond51)shall be carried out in accordance with the Domis CMP Rev 4 received by the City Council, as Local Planning Authority, on the 26 July 2023 approved under CDN/23/230

Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

46) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason - In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

47) a) The development shall be carried out in accordance with the 'Baseline Television Signal Survey & Television Reception Impact Assessment' dated November 2019, as approved on 11 January 2021 under consent reference CDN/20/0573.

b) A study to assess the impact of Phases 2 and 3 of the development (as defined by Condition 51) on television signal reception within the potential impact area as defined in the report approved under (a) above shall be submitted to the City Council as local planning authority for approval within one month of the practical completion of each phase of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above.

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy

48) The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site to which such demolition relates, which is the subject of this application (ref 135827/JO/2022).

Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

49) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence

without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

50) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

51) The development hereby permitted shall be delivered in accordance with the Phasing Plan STM-PPP-01 P02 unless otherwise agreed in writing by Manchester City Council as local planning authority.

Reason: To clarify how the site is to be phased to assist with the determination of condition discharge applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development as it is delivered, pursuant to Core Strategy policies DM1 and SP1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Historic England (North West)
National Amenity Societies
Planning Casework Unit

Ground Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
First Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Third Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Seventh Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
First Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Elliot House, 151 Deansgate, Manchester, M3 3WD
First Floor Left Rear, St Johns House, 2 Queen Street, Manchester, M2 5JB
Sixth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Sixth Floor, 49 Peter Street, Manchester, M2 3NG
Fourth Floor, 49 Peter Street, Manchester, M2 3NG
HEALTH & CASE MANAGEMENT LTD, Fifth Floor, 49 Peter Street, Manchester, M2 3NG
Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Basement, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Front And North Wings Level 6, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
44 - 46 Brazennose Street, Manchester, M2 5EB
Second Floor, 1 Central Street, Manchester, M2 5WR
Amanda Cunliffe Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, 65 Peter Street, Manchester, M2 5PB
Suite 1A First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Rajdoot Tandoori Manchester Ltd, Basement, 18 Albert Square, Manchester, M2 5PE
First Floor Vivienne Hallack, 6 Central Street, Manchester, M2 5WG
First Floor Child Concern, 6 Central Street, Manchester, M2 5WG
Basement, 6 Mount Street, Manchester, M2 5NS
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
First Floor, 24 Mount Street, Manchester, M2 3NX
24 Mount Street, Manchester, M2 3NX
Christian Science Church, 42 Peter Street, Manchester, M2 5GP
Store Rear Of 192, Deansgate, Manchester, M3 3ND
London House, 193 Deansgate, Manchester, M3 3NE
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Third Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Basement, 23 Peter Street, Manchester, M2 5QJ
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ

Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Left, 133 Deansgate, Manchester, M3 3RW
Right, 133 Deansgate, Manchester, M3 3RW
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Second To Fourth Floors, Queens Court, 24 Queen Street, Manchester, M2 5HX
25 - 29 Lloyd Street, Manchester, M2 5LF
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Ground Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5QD
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Ground Floor, 49 Peter Street, Manchester, M2 3NG
Ground Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Third Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Third Floor And Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Third Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Second Floor, Heron House, Albert Square, Manchester, M2 5EA
Fourth Floor, 1 Central Street, Manchester, M2 5WR
1 Central Street, Manchester, M2 5WR
65 Peter Street, Manchester, M2 5PB
Second Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
First Floor, 2 Mount Street, Manchester, M2 5WQ
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Second Third And Fourth Floor, 40 Peter Street, Manchester, M2 5GP
Third Floor, 44 Peter Street, Manchester, M2 5GP
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Basement, 201 Deansgate, Manchester, M3 3NW
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor, 201 Deansgate, Manchester, M3 3NW
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
Advrtising Right Outside 184 Deansgate, Hardman Street, Manchester, M3 3HF
14 Lloyd Street, Manchester, M2 5ND
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Sixth Floor Lcl Law Ltd, St Johns House, 2 Queen Street, Manchester, M2 5JB
Fifth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
18 Lloyd Street, Manchester, M2 5WA
Third Floor, 18 Lloyd Street, Manchester, M2 5WA
10 Southmill Street, Manchester, M2 3NW
18 - 22 Lloyd Street, Manchester, M2 5WA
22 Lloyd Street, Manchester, M2 5WA
Lower Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
PIZZAEXPRESS, Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ

Slug And Lettuce, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 2, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Third Floor, 20 - 21 Albert Square, Manchester, M2 5PE
2 Mount Street, Manchester, M2 5WQ
Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5FA
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Ground Floor, 24 Mount Street, Manchester, M2 3NX
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Second Floor, 44 Peter Street, Manchester, M2 5GP
Fifth To Sixth Floor, 44 Peter Street, Manchester, M2 5GP
223 Deansgate, Manchester, M3 4BQ
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sub Basement, 201 Deansgate, Manchester, M3 3NW
Unit 3A, Spinningfields Square, Manchester, M3 2BA
164 Deansgate, Manchester, M60 6DS
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
First Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
DWF, 1 Scott Place, Manchester, M3 3AA
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF
Third Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Basement, St Johns House, 2 Queen Street, Manchester, M2 5JB
5 Jacksons Row, Manchester, M2 5WD
First Floor To Third Floor, 47 Peter Street, Manchester, M2 3NG
Second Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Alexandra Buildings, 31 Lloyd Street, Manchester, M2 5LF
First Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Second Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD
C, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Level 4, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
48 Brazennose Street, Manchester, M2 5EB
42 Brazennose Street, Manchester, M2 5EB
First Floor, 1 Central Street, Manchester, M2 5WR
Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Third And Fourth Floors, 2 Mount Street, Manchester, M2 5WQ
First Floor Jennifer Dale, 6 Central Street, Manchester, M2 5WG
6 Mount Street, Manchester, M2 5NS
First Floor, 44 Peter Street, Manchester, M2 5GP
Third Floor, 24 Mount Street, Manchester, M2 3NX
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Club Coliseum, Peter Street, Manchester, M2 3NQ
198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE

Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
The Venue, 29 Jacksons Row, Manchester, M2 5WD
Queens Court, 24 Queen Street, Manchester, M2 5HX
1 Spinningfields Square, Manchester, M3 3AP
MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
First Floor Left Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
MACRO 4 LTD, Second Floor Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Third Floor Rear, 47 Peter Street, Manchester, M2 3NG
Second Floor, 49 Peter Street, Manchester, M2 3NG
49 Peter Street, Manchester, M2 3NG
First Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Sixth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor, 16 Lloyd Street, Manchester, M2 5ND
35 Peter Street, Manchester, M2 5GD
Wings Restaurant, 1 Lincoln Square, Manchester, M2 5LN
Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
First Floor New Dimensions, 22 Lloyd Street, Manchester, M2 5WA
Sub Basement, 18 - 22 Lloyd Street, Manchester, M2 5WA
ADAM GEOFFREY & CO, Ground Floor, 18 - 22 Lloyd Street, Manchester, M2 5WA
Level 1, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Heron House, 47 Lloyd Street, Manchester, M2 5LE
Third Floor, 1 Central Street, Manchester, M2 5WR
Sixth And Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Third Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PR
Ground Floor, 2 Mount Street, Manchester, M2 5WQ
Ground Floor, 6 Mount Street, Manchester, M2 5NS
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
58 Peter Street, Manchester, M2 3NQ
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
Peaky Blinders, 23 Peter Street, Manchester, M2 5QJ
Seventh Floor, 44 Peter Street, Manchester, M2 5GP
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
209 Deansgate, Manchester, M3 3NW
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
Ground Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Betfred, 133 Deansgate, Manchester, M3 3RW

First Floor To Third Floor, 201 Deansgate, Manchester, M3 3NW
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
22 Queen Street, Manchester, M2 5HX
Fifth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Second Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
19 Jacksons Row, Manchester, M2 5WD
Fourth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
First Floor, 18 Lloyd Street, Manchester, M2 5WA
First Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Greggs, Brazennose Street, Manchester, M2 5EA
Heron House, Albert Square, Manchester, M2 5HD
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor Left, Carlton House, 18 Albert Square, Manchester, M2 5PE
Ground Floor Right, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
First Floor, 20 - 21 Albert Square, Manchester, M2 5PE
First Floor, 6 Central Street, Manchester, M2 5NS
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
22 Mount Street, Manchester, M2 3NX
Second Floor, 24 Mount Street, Manchester, M2 3NX
40 Peter Street, Manchester, M2 5GP
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, 44 Peter Street, Manchester, M2 5GP
188 - 192 Deansgate, Manchester, M3 3ND
Chinawhite, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
11 - 13 Bootle Street, Manchester, M2 5GU
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
3 Peter Street, Manchester, M2 5QR
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
St Johns House, 2 Queen Street, Manchester, M2 5JB
Fifth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
47 Peter Street, Manchester, M2 3NG
First Floor, 49 Peter Street, Manchester, M2 3NG
Radisson Edwardian Hotel, Peter Street, Manchester, M2 5GP
Second Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5BE
Second Floor, 18 Lloyd Street, Manchester, M2 5WA
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
24 Lloyd Street, Manchester, M2 5WA
Level 3, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
4 Mount Street, Manchester, M2 5WG
Red Star Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
1 Southmill Street, Manchester, M2 5PH
Suite 1B First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
18 Albert Square, Manchester, M2 6LW
16 Albert Square, Manchester, M2 5PF
Second Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Basement And Ground Floor, 20 - 21 Albert Square, Manchester, M2 5PE

Second Floor, 2 Mount Street, Manchester, M2 5WQ
Hammond Raggett & Co Ltd, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
St Georges House, 56 Peter Street, Manchester, M2 3NQ
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Albert's Schloss, 27 Peter Street, Manchester, M2 5QR
Purity, 36 Peter Street, Manchester, M2 5GP
223A Deansgate, Manchester, M3 4BQ
194 Deansgate, Manchester, M3 3ND
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
205 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
201 Deansgate, Manchester, M3 3DN
South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Second Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
12 Lloyd Street, Manchester, M2 5ND
Unit 4A, Spinningfields Square, Manchester, M3 3AP
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fourth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
4 Lloyd Street, Manchester, M2 5AB
Third Floor, 49 Peter Street, Manchester, M2 3NG
Samedaydoctor, First Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
Fourth Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Fifth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Sub Basement Unit 20, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
The Albert Square Chop House, 14 Albert Square, Manchester, M2 5PF
Level 5, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Level 7, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
50 - 52 Brazennose Street, Manchester, M2 5EA
40 Brazennose Street, Manchester, M2 5EB
Ground Floor, 1 Central Street, Manchester, M2 5WR
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
63 Peter Street, Manchester, M2 5PB
Basement, 65 Peter Street, Manchester, M2 5PB
First Floor, 6 Mount Street, Manchester, M2 5NS
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN
25 Peter Street, Manchester, M2 5GD

Ground Floor, 44 Peter Street, Manchester, M2 5GP
Royal London House, 196 Deansgate, Manchester, M3 3WF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
200 - 204 Deansgate, Manchester, M3 3NN
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
2 Bootle Street, Manchester, M2 5GU
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Greek Grill House, Kiosk Adjacent 223, Deansgate, Manchester, M3 4EN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Fourth Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL