

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140016/LO/2024		
Date registered valid:	14 May 2024		
Proposal:	Listed Building Consent for repair work to facade stone following fire damage. Reinstatement of lighting columns and replacement contrasting stair inserts.		
Address:	Midland Hotel, Peter Street, Manchester, M60 2DS		
Ward(s):	Deansgate		Ward
Applicant:	Mr M Paxman-Hughes Padox Wonderwall Propco Limited		
Agent (if any):	Ms Heloise Wood Atelier MB Ltd		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	8 July 2024		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 June 2024

Standard consultations:

Printed: 28 May 2024 Expired: 18 June 2024

Neighbour notifications

Printed: 28 May 2024 Expired: 18 June 2024

Site notice

Posted: 3 June 2024 Expired: 24 June 2024

Press advert

Published: 4 June 2024 Expired: 18 June 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

Description of area

The Midland Hotel is Grade II* Listed and is within Deansgate Conservation Area and is diagonally opposite St Peter's Square Conservation area within Manchester City Centre. The building is bounded by Peter Street, Lower Mosely Street, Windmill Street and Mount Street.

The Midland Hotel dates to c.1898-1903 and was designed by Charles Trubshaw in an eclectic style with Neo Baroque and Art Deco influences. The building is built on an irregular pentagon plan form, forms two irregular courtyards within the site, and is of five diminishing storeys with cellars and attics.

Surrounding listed buildings include the Grade II* Listed Central Library, the Grade II* Listed Town Hall Extension and the Grade II* Listed Manchester Central Convention Complex.

This application relates to the reception area of the hotel, which is an area of the building that was heavily remodelled in the 1930s, 1960s and again in the 1980s resulting in the loss of a significant amount of original fabric from this area of the building.

The refurbishment in the 1960s was brutal with significant amounts of demolition and significant changes to the layout of the hotel.

The 1980s refurbishment removed more original fabric and features, but included works to restore the natural light above reception.

Description of development

Listed building consent is sought to repair the fire damage caused to the entrance on Mount Street in January 2024 due to an arson attack, which comprises the following works:

- Cleaning of Dalbeattie and Peterhead and Shap granite, Portland limestone steps, and faience terracotta tiles using the TORC heated steam system.
- Insertion of new stone.
- Cleaning of the whole area with a DOFF steam clean system following the completion of all the works.
- 100mm deep full stone indent repairs to Dalbeattie and for Peterhead and Shap granite areas.
- Indent repairs would be undertaken to Portland limestone steps
- Cutting back the stone at the centre of the arch to a sound surface, using hand tools, to a profile matching those to either side and polish to match the surrounding surfaces.
- The removal, cleaning and repair of metal hinges and reinstatement.
- The replacement of anti-slip carborundum inserts to steps and insertion of new recessed anti-slip strips.
- The replacement of two non-original powder coated steel and glass lighting columns with like for like versions.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent; a site notice was displayed on site and letters were sent to surrounding residents. No responses were received.

Issues

The Adopted Core Strategy for the City of Manchester

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

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

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

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

CC10 (A Place for Everyone) states that development that promotes high standards of accessibility to buildings and across spaces in the City Centre.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places) aims 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-P 2 (Heritage) aims 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.

Policy JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the

development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 196 states that in determining planning 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 wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states 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.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The Impact on the Character of the Listed Building -

Under these criteria the effect of the proposal has been considered.

It is assumed that the decorative artificial planting that was in place around the entrance was set alight and generated the intense heat of the fire that caused substantial damage the granite stonework. It doesn't appear that the terracotta above was as badly affected, but a condition is required to allow the agreement of additional works should they become apparent to any areas within or adjacent to the area of work after the cleaning.

Combustible material such as the previous artificial planting should not be used as external decoration and an informative would be applied on the application for this.

The proposal to agree small sample areas using the DOFF first and then the TORC if needed before a full clean is undertaken is welcomed and will be required to be agreed by condition.

A condition would also require the agreement of the stone and mortar samples for both the entrance surround and the steps and the pointing, including the areas of indents to ensure a matching material is used.

The extent and type of repair of the terracotta and the amount of replacement would require more justification including a structural engineers report and the final extent and detail of this would require a hold and review point that requires further inspection when works are on site. This would need to be conditioned.

The existing non-original door that was lost in the fire would be replaced with a 'like for like' door.

The like for like replacement of the lanterns is acceptable provided it is exactly like for like. Full fabrication drawings from the supplier would be required to be submitted and agreed by condition.

A condition would require a sample of the inset contrasting strip to be applied to the stairs.

As a contractor hasn't been employed yet a condition would require a new method statement to be submitted and agreed.

The applicant has advised that there may be a small number of areas where it is possible to retain the stone, subject to tap testing and that all stone would be sourced from supplies which match originals. The stone would be finished to match existing surrounding stone, any ferrous cramps would be replaced with non-ferrous stainless-steel cramps which would address any potential deterioration. New stone would sit on a bed and back of lime mortar and match the surrounding material. Mortars would also be matched to those in close proximity.

The repair of the entrance is definitely welcomed and done in the correct way as would be required by the conditions the works would be beneficial. It is considered that works are beneficial and are consistent with paragraphs 203 and 208 of the NPPF and address sections 66 and 72 of the

Planning Act in relation to preservation and enhancement. They would allow the repair of an original entrance that has been damaged by fire.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

The location plan received by the City Council as local planning authority on 14 May 2024

The drawings referenced:

P100

P210

P400

received by the City Council as local planning authority on 14 May 2024

The Design & Access Statement prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Repair Specification prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Schedule of Works prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The Heritage Statement prepared by Atelier MB received by the City Council as local planning authority on 14 May 2024

The email from Atelier MB dated 3 July 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) Prior to the removal of any part of any original fabric of the Mount Street elevation of the building a detailed method statement for the repair works proposed shall be submitted to and approved in writing by the City Council as local planning authority. The works to repair the elevation shall then be carried out only in accordance with the approved method statement.

Reason - In the interests of ensuring the correct rebuilding of the wall and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) a) Notwithstanding the details submitted with the application, prior to the commencement of any the following works, samples and specifications including detailed drawings of:

- i) The DOFF and TORC cleaning systems on all types of stone and all surfaces prior to a full clean of any surfaces.
- ii) The new stone and mortar for both the entrance surround and the steps and the pointing, including the areas of indents.
- iii) The extent and type of treatment of the Terracotta surrounding the area of obvious damage.
- iv) The replacement lanterns.
- v) The inset contrasting strip to be applied to the stairs

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) The following information shall also be for approval in writing by the City Council, as Local Planning Authority.

(i) jointing and fixing details between all component materials

(ii) a strategy for quality control management.

(iii) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

The approved materials shall be used in the construction of the development hereby approved and all approved materials shall be implemented prior to the reuse of the entrance.

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details submitted with the application, prior to the removal of any stone from the building the extent and type of repair of the terracotta and the amount of replacement, including a structural engineers report, the final extent and detail of works to the terracotta and a method statement includes hold and review points that requires further inspection when works are on site shall be submitted to and agreed by the City Council as local planning authority.

Reason - Because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

- 1) The consent hereby granted does not grant or imply grant of consent for combustible material such as the previous artificial planting to be installed or retained at the building.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Security Office, 101 Barbirolli Square, Manchester, M2 3WS
Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Henry's Cafe Bar, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Third Floor, 24 Mount Street, Manchester, M2 3NX
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Club Coliseum, Peter Street, Manchester, M2 3NQ
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
Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
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
Second Floor Suite 2.17, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
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
Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sub Basement And Basement And Ground Floor, 101 Barbirolli Square, Manchester, M2 3WS
6 Oxford Court, Manchester, M2 3WQ
Peter House, Lower Mosley Street, Manchester, M2 3WQ
Premier Inn, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
22 Mount Street, Manchester, M2 3NX
Second Floor, 24 Mount Street, Manchester, M2 3NX
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
Red Star Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Hammond Raggett & Co Ltd, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Central Library, St Peter's Square, Manchester, M2 5PD
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
2 Oxford Court, Manchester, M2 3WQ
Prema Health And Fitness Centre, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
St Georges House, 56 Peter Street, Manchester, M2 3NQ
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
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
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
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
63 Peter Street, Manchester, M2 5PB
Basement, 65 Peter Street, Manchester, M2 5PB
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
1 Oxford Court, Manchester, M2 3WQ
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
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
Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, 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
Amanda Cunliffe Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, 65 Peter Street, Manchester, M2 5PB
Fifth Floor Suite 5.28, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
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
3 Oxford Court, Manchester, M2 3WQ

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
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.04, 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
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
65 Peter Street, Manchester, M2 5PB
Fourth Floor To Sixth Floor, 101 Barbirolli Square, Manchester, M2 3WS
8 Oxford Court, Manchester, M2 3WQ
Peter House, Oxford Street, Manchester, M1 5AN
Basement And Ground Floor, Bishopgate, 7 - 11 Lower Mosley Street, Manchester, M2 3DW
Sixth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, 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
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 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 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
PIZZAEXPRESS, Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
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
Sub Basement, 101 Barbirolli Square, Manchester, M2 3WS
Ground Floor To Third Floor, 101 Barbirolli Square, Manchester, M2 3WS
4 Oxford Court, Manchester, M2 3WQ
Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
Ground Floor, 24 Mount Street, Manchester, M2 3NX
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Tenth Floor Suite 10.09, 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 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.07, 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
Second Floor Between Suites 2.2.02 And 2.6.01, 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

Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL