

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138196/LO/2023

Date registered valid: 8 December 2023

Proposal: LISTED BUILDING CONSENT for internal refurbishment works to basement and ground floor to facilitate creation of gym and juice bar.

Address: 19 Royal Exchange Arcade, Manchester, M2 7EA

Ward(s): Deansgate Ward

Applicant: Mr Allyn Condon Luxe Fitness SW Ltd

Agent (if any): Andrew McCluskey Apm Design Ltd

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: TBC/03/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 13 December 2023

Expired: 6 January 2024

Neighbour notifications

Printed: 13 December 2023

Expired: 6 January 2024

Site notice

Posted: Expired:

Press advert

Published: 19 December 2023

Expired: 2 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Unit 19 of the Royal Exchange Arcade. The unit is located at ground floor and at basement level, being accessed from the arcade's entrance off of Cross Street and lies vacant, having last been in use as a Class E café use. The basement space of the application site has been subject to extensive partitioning, much of the original vaulted ceilings have been plaster boarded over, and the space was last in use as a gym. The Royal Exchange Arcade itself is a Grade II listed building formed of multiple commercial units, including a theatre. The current building is the third version of the Royal Exchange built between 1867 and 1874 and extended between 1914 and 1931. The building was further modified following the damage caused by the IRA bomb in 1996. It is four storeys, plus two attic storeys in height. The roof is slate and has three glass domes, a baroque turret is in the Northwest corner and domes are located in the other corners. There is also a balustraded parapet and mansard roof. The elevations are highly detailed and include channelled rusticated piers, Corinthian columns, arched windows, entablature, modillioned cornice and grand entrances. The original Royal Exchange was a trade exchange for Lancashire's cotton industry. The premises also features a subterranean car park space accessed from Old Bank Street.

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and Primary Shopping Area and is thus characterised by a high number of properties that lie within commercial use. The area to the north and east of the application is visually dominated by the contemporary architecture of the

Manchester Arndale. The area to the south and west conversely however is characterised by a high number of listed buildings, with said area forming that of the St Anns and Upper King Street Conservation Areas.

Description of development

The application seeks consent for various internal works to facilitate the creation of a basement gym and ground floor juice bar.

The proposed works to the ground floor would see the installation of new fascia signage comprised of individual aluminium letters to be located internally within the shopfront, the installation of new entrance turnstiles, creation of new doorways, the partitioning off of the original staircase and the insertion of a new modern staircase in place of a non-original staircase. Works to remove the property's existing shopfront bulk head are also proposed.

Works to the property's basement would comprise of the removal of original wall nibbs and non-original partitions to improve disabled access to the basement space. Works to expose the property's columns and vaulted ceiling are then also proposed.

Planning History

A high number of applications are on record for the application site, the most relevant of which are show below:

118796/LO/2018 - LISTED BUILDING CONSENT for works associated with change of use of vacant unit to A1 (retail)/A3 (cafe) including internal alterations to facilitate occupation – Approved April 2018.

118795/FO/2018 - Change of use of vacant unit to A1 (retail)/A3 (cafe) including internal alterations to facilitate occupation – Approved April 2018.

097011/FO/2011/C1 - Change of use to A3 (restaurant) at ground floor level and ancillary restaurant use at basement level – Approved December 2011.

077761/FO/2005/C1 - Change of use to A1, A3 and A4 at ground floor, A3 and D1 at Exchange and first floor level, and either A4 or D2 at basement level with associated ancillary storage and plant at sub-basement level, and associated minor external alterations – Approved January 2006.

Consultations & Notification Responses

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas

- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

Relevant policies to the proposal are show below:

- Policy JP-P2 – Heritage

Issues

Impact upon Heritage Asset

The application proposes extensive works to the ground floor unit of the application site. The ground floor space retains an original timber shopfront, with mosaic entrance, these elements are considered to be of historic importance. The ground floor interior is of little historic value, with non-original flooring and bulk head featuring in the space. The proposed works within this space would see the introduction of new Linoleum Flooring to match the non-original flooring present on site. 2no new openings that would involve the removal of historic wall fabric are proposed to allow for disabled access to the unit's lift. Other works include the introduction of turnstiles and the potential removal of the shopfront's bulkhead. Subject to planning conditions that would require the submission and approval of exact details with regard to the methodology and final finish of such works, this element of the proposal is considered to have a neutral impact on the significance of the listed building, with any harm caused by the removal of historic fabric being outweighed by the benefit of making the basement space fully accessible.

Similarly to the above, the removal of some historic walls within the property's basement space to allow for accessible entry and exit to the area is also proposed. Subject to a condition requiring the submission of exact details on the affixing/junction details of how new partitions and doorways shall abut/tie into original/historic fabric, this element of the development is also considered to be acceptable for the reason stated above.

Two staircases are located within the ground floor space of the unit, one historic (Labelled as "Stair 2" on the proposed plans) and the other non-original. In order to allow for a one way access system to be implemented on site and to restrict gym access to members, the proposal would see the insertion of a glazed partition across the historic staircase at ground floor. Works are then also proposed to partition the staircase at basement level, with works also proposed to reinstate the original form of the staircase, with its end currently featuring a non-original raised floor. The modern non-original staircase as existing is narrow, works are proposed to replace this staircase with a wider equivalent. Subject to conditions that would see confirmation of the finishes of both staircases submitted to and approved in writing by the Local Planning Authority, these works are considered to have a neutral impact on the significance of the building, with the original staircase still being able to be viewed by users of the space.

Confirmation on the final finishes of the unit's walls have not been confirmed, nor has the layout of any proposed M&E works, subject to conditions that would see full details regarding them be submitted, this element of the development is considered to be acceptable.

Within the property's basement, the site benefits from original support columns that have been cladded over. The development seeks to remove as much non-original cladding as possible. It is considered necessary that as the final finish of the columns cannot yet be confirmed until investigative works are undertaken, that such details should be reserved via planning condition. Subject to an appropriately worded condition, this element of the proposal is considered to have some public benefit in restoring the appearance of this element of the listed building.

The basement space features some original vaulted ceilings, however, much of the space has since been plaster boarded over. The development proposals seek to expose some of this space but without investigative work it has not been confirmed to what extent such works would be feasible. As such, in the event of an approval it is considered necessary to condition the proposal so that the extent of the ceiling that can feasibly be exposed is confirmed and approved and then that a verification report confirming the works have been completed also approved.

In light of the above, it is considered the proposal would result in a negligible level of harm to be caused to the significance of the listed building which would be outweighed by the benefits that would be brought about via the improved environment of the commercial unit. Therefore, whilst the proposal would not meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the public benefit that would be brought about via the carrying out of the works would outweigh the recognised harm. As such, the proposal is considered to accord with policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above and subject to appropriate planning condition, the proposal has been found to have a neutral impact on the historical significance of the Grade II listed building in accordance with policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance, due to the acceptability of the proposals, further negotiation has not been necessary.

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 be carried out in accordance with the following drawings and documents:

- o Location Plan (Dated 12/12/2017; Received 26/09/2023)
- o APM-LUXMAN-1005 Rev C: Proposed Gym Entrance GA Plan Ground Floor Plan
- o APM-LUXMAN-1006 Rev D: Proposed General Arrangement Plan Basement Floor

- o APM-LUXMAN-1007 Rev C: Landlords Refuse Collection Area Basement Floor
- o APM-LUXMAN-2001 Rev A: Proposed Gym Entrance - Flooring Layout Ground Floor Plan
- o APM-LUXMAN-2002 Rev A: Proposed Flooring Plan Basement Floor
- o APM-LUXMAN-3001 Rev A: Proposed Gym Entrance - Ceiling Plan Ground Floor Plan
- o APM-LUXMAN-3002 Rev A: Proposed Main Gym - Ceiling Plan Basement Floor
- o APM-LUXMAN-7001: Existing & Proposed Gym Elevations Basement Floor (Received 30/11/2023)
- o APM-LUXMAN-7002 Rev A: Existing & Proposed Gym Entrance Elevations - Ground Floor
- o APM-LUXMAN-7003 Rev B: Existing & Proposed Frontage Gym Entrance Elevation
- o APM-LUXMAN-9001 Rev A: Gym Entrance - Proposed New Walls Plan Ground Floor Plan
- o APM-LUXMAN-9002 Rev C: Main Gym - Proposed New Walls Plan Basement Floor
- o Planning, Design and Access Statement (Prepared by APM; Dated June 2023; Received 26/09/2023)
- o Heritage Statement (Prepared by APM; Dated May 2023; Received 26/09/2023)
- o Method Statement & Schedule of Works (Prepared by APM; Dated November 2023; Received 30/11/2023)

All received by the City Council as Local Planning Authority on 21/03/2024 unless specified otherwise.

Reason - 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) Prior to the removal of historic wall fabric within the property's lobby space, final details of the approved partitions and openings, including product specification, finishes and junction/fixing details, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full design specifications and affixing/junction details of how new partitions and doorways shall abut/tie into original/historic fabric. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

5) Prior to the removal of historic wall fabric within the property's basement space, final details of the approved partitions and openings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full design specifications and affixing/junction details of how new partitions and doorways shall abut/tie into original/historic fabric. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

6) Prior to the commencement of any decorative works to the property's walls, full and final details of the proposed finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

7) Notwithstanding the details approved in condition 2, prior to any works relating to the installation of new pipework, ducting, trays and any other mechanical and electrical services and drainage, full details of said works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details and be completed prior to the first occupation of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) Prior to the commencement of any works relating to the shopfront's bulk head, a scheme detailing its final finish, which shall include an investigation into removing the entirety of the bulk head, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

9) Prior to the commencement of any works relating to the property's historic basement staircase, including its partitioning, final details of the finish and method of installation of the approved glazed partitions, as well as the finish and method of installation for the reinstatement of the bottom of the staircase, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

10) Prior to the commencement of any works relating to the property's modern basement staircase, full and final engineer's drawings of the installation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

11) a) Prior to the commencement of works relating to the exposing of the property's vaulted ceiling, a scheme detailing the methodology of said works, which shall include detail on the extent of the original historic ceiling to be exposed and how it shall be repaired and made good where necessary, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) Prior to the occupation of the development, a verification report to confirm the approved works have been completed shall be submitted to and approved in writing by the Local Planning Authority. Any instances of non-conformity to the approved scheme shall be detailed, along with any measures required to ensure an acceptable finish.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

12) Upon completion of the works relating to the removal of non-original cladding around the property's basement columns and prior to any works to the columns taking place, details relating to the columns final finish shall be submitted to and approved in writing by the Local Planning Authority. The proposed finish shall be supported/justified by an investigation that will confirm if it is possible to expose the columns original finish. The approved details shall then be implemented as part of the development and be completed prior to its first occupation.

Reason - To ensure that the appearance of the development and listed building 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 and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
328 Royal Exchange, Exchange Street, Manchester, M2 7BR
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN
48 Royal Exchange, Exchange Street, Manchester, M2 7DA
11 Royal Exchange Arcade, Manchester, M2 7EA
326 Royal Exchange, Exchange Street, Manchester, M2 7BR
16 Market Street, Manchester, M1 1PT
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
10 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
438 Royal Exchange, Exchange Street, Manchester, M2 7EP
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP
225 - 226 Royal Exchange, Exchange Street, Manchester, M2 7DA
15 Cross Street, Manchester, M2 1WE

7 - 9 Old Bank Street, Manchester, M2 7PE
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP
14 Royal Exchange Arcade, Manchester, M2 7EA
2A Cross Street, Manchester, M2 7AE
10 Market Street, Manchester, M1 1PT
2 Cross Street, Manchester, M2 7AE
15 Royal Exchange Arcade, Manchester, M2 7EA
8 - 10 Cross Street, Manchester, M2 7AE
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP
229 Royal Exchange, Exchange Street, Manchester, M2 7DD
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL
47 Royal Exchange, Exchange Street, Manchester, M2 7DA
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ
14 Market Street, Manchester, M1 1PT
9 Royal Exchange Arcade, Manchester, M2 7EA
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
6 Market Street, Manchester, M1 1PT
4 Market Street, Manchester, M1 1PT
5 Old Bank Street, Manchester, M2 7PE
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
9 Old Bank Street, Manchester, M2 7PE
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR
12 Market Street, Manchester, M1 1PT
Lululemon, 7 St Ann's Square, Manchester, M2 7EF
441 Royal Exchange, Exchange Street, Manchester, M2 7EP
435 - 436 Royal Exchange, Exchange Street, Manchester, M2 7EP
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
231 Royal Exchange, Exchange Street, Manchester, M2 7DD
521 Royal Exchange, Exchange Street, Manchester, M2 7EN
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR
333 Royal Exchange, Exchange Street, Manchester, M2 7BR
6 Royal Exchange Arcade, Manchester, M2 7EA
3 Exchange Street, Manchester, M2 7EE
441A Royal Exchange, Exchange Street, Manchester, M2 7EP
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
15 - 17 Old Bank Street, Manchester, M2 7PE
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP
228 Royal Exchange, Exchange Street, Manchester, M2 7DD
519 Royal Exchange, Exchange Street, Manchester, M2 7EN
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR
3 Cross Street, Manchester, M2 1WE
330 Royal Exchange, Exchange Street, Manchester, M2 7BR
1 Exchange Street, Manchester, M2 7EE

31 Royal Exchange Arcade, Manchester, M2 7EA
12 - 14 Cross Street, Manchester, M2 7AE
16 Cross Street, Manchester, M2 7AE
18 Market Street, Manchester, M1 1PT
2 Market Street, Manchester, M1 1PT
446 Royal Exchange, Exchange Street, Manchester, M2 7EP
424 Royal Exchange, Exchange Street, Manchester, M2 7EP
232 Royal Exchange, Exchange Street, Manchester, M2 7DD
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street,
Manchester, M2 7EN
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street,
Manchester, M2 7DD
18 Cross Street, Manchester, M2 7AE
1 Cross Street, Manchester, M2 1HX
327 Royal Exchange, Exchange Street, Manchester, M2 7BR
20 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
7 Royal Exchange Arcade, Manchester, M2 7EA
332 Royal Exchange, Exchange Street, Manchester, M2 7BR
8 Royal Exchange Arcade, Manchester, M2 7EA
5 Exchange Street, Manchester, M2 7EE
8 Market Street, Manchester, M1 1PT
13 Old Bank Street, Manchester, M2 7PE
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester,
M2 7DA
513 Royal Exchange, Exchange Street, Manchester, M2 7EN
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
329 Royal Exchange, Exchange Street, Manchester, M2 7BR
12 Royal Exchange Arcade, Manchester, M2 7EA

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Anns Square Conservation Area 1970
Area Team Boundary - Name: CENTRAL