

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139059/JO/2024

Date registered valid: 22 January 2024

Proposal: Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen.

Address: 325 - 327 Deansgate, Manchester, M3 4LQ

Ward(s): Deansgate Ward

Applicant: Ask Deansgate Ltd

Agent (if any): Mr Joe McElhone Deloitte Real Estate

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 30 January 2024

Standard consultations:

Printed: 23 January 2024 Expired: 13 February 2024

Neighbour notifications

Printed: 23 January 2024 Expired: 13 February 2024

Site notice

Posted: 30 January 2024 Expired: 29 February 2024

Press advert

Published: 30 January 2024 Expired: 29 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 0.25 hectares site is bounded by Trafford Street and the Deansgate public house, Century Street, Whitworth Street and Deansgate-Castlefield Metrolink stair and lift core and Deansgate. The Metrolink line runs along the Castlefield Viaduct.

The site is occupied by a commercial unit and servicing yard, two enclosed arches underneath the Grade II listed Castlefield Viaduct and an area of hard landscaping bordering Whitworth Street West. Vehicular access is via Century Street and Trafford Street into a customer parking and service yard which provides space for parking and refuse storage. The site slopes towards the Castlefield Viaduct. The western arch forms part of the commercial unit.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is highly accessible with rail, tram and bus services nearby. It is close to entertainment and leisure facilities at Manchester Central, Bridgewater Hall, the Great Northern Complex and Deansgate Locks. Nearby residential accommodation includes the Haçienda, Beetham Tower and the Great Northern Tower. The site is not within a conservation area but could impact upon the character and appearance of the St Peter's Square, Albert Square, Deansgate / Peter Street, St John Street and Castlefield Conservation Areas. Much of the site is part of the Grade II Listed Castlefield Viaduct particularly the brick arches underneath the viaduct. The Site is adjacent to the Grade II* Listed former Manchester Central Railway Station and the following listed buildings and structures are within a 250m radius: Grade II Castlefield Viaduct, Grade II

Manchester South Junction and Altrincham Railway Viaduct, Grade II Rochdale Canal Lock Keepers Cottage At Lock Number 91, Grade II Rochdale Canal Lock Number 91 At East End of Gaythorn Tunnel, Grade II Deansgate Station, Grade II Artingstalls Auctioneers, Grade II Rochdale Canal Lock Number 90, Grade II K6 Telephone Kiosk Beside South West Corner Of Number 330 Deansgate, Grade II Castlefield Information Centre, Grade II Former Market Hall, Grade II 235-291, Deansgate, Grade II* Deansgate Goods Station (Great Northern), Grade II Former Entrance to Deansgate Goods Station Including Numbers 223 To 233, Grade II 6 Telephone Kiosk in Front Of St John Street Chambers, Grade II* Manchester Central (GMex), Grade II Rochdale Canal Lock Number 92 and Castle Street Bridge, Grade II Merchants Warehouse, Grade II Middle Warehouse and Scheduled Ancient Monument Remains of eastern wall of the Roman fort.

Description of development

Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen.

Consultations & Notification Responses

Publicity The proposal has been advertised as a major development, being of public interest, affecting the setting of a conservation area and listed buildings and being subject to an Environmental Impact Assessment. Site notices were displayed and notification letters were sent to local residents and businesses.

Environmental Health advise that they have no comments on make.

Highway Services advise that doors should not open onto the highway.

Design for Security at Greater Manchester Police advise that they have no comments.

Transport for Greater Manchester advise that they have no comments

Policy

Manchester Core Strategy (2012) – Relevant policies SP1, EC3, CC9, CC10, CC4, T1, C1, EN1, EN3, EN4, EN5, EN6, EN9, EN14, EN15, EN16, EN17, EN18, EN19 and DM1

Unitary Development Plan for the City of Manchester (1995) – Relevant policies DC18, DC19, DC20, DC26 and E3.3.

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

Manchester Green and Blue Infrastructure Strategy 2015

Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework (SRF) (February 2017)

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

National Planning Policy Framework

Other legislative requirements Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Manchester City Council . Report to the Chief Executive Secretary of State 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 Listed Building 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. Members should consider whether there is justification for overriding the presumption in favour of preservation. Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Environmental Impact Assessment

The approved development was subject to an EIA.

Due to the limited nature and scale of the changes to the approved development, the proposed amendment – in isolation or cumulatively with changes progressed in the previous amendment applications (Ref. 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) - will have no significant environmental effects on townscape and visual impact; construction methodology and phasing; built heritage; noise and vibration; sunlight daylight and solar glare; or wind microclimate.

Due to the nature of amendments relating to façade changes and an increase in height, three of the verified townscape views included in the original planning application have been updated.

The updated viewpoints have been submitted as part of this application and the TVIA consultant has concluded that the visual changes to the façade appear to be very minor and do not alter the overall appearance of the building, while the increase in height is perceptible in the views however unlikely to cause any further visual effects beyond those identified in the 2019 ES chapter.

A Daylight and Sunlight consultant has also reviewed the proposed amendments and confirmed that the only change capable of affecting the daylight or sunlight received by neighbouring properties is the increase in height. However, the impact on nearby properties would be negligible to minor in all instances and are considered non-significant.

The proposed amendments have been reviewed by a Wind Microclimate consultant, who has confirmed that the increase in the overall height of the building is negligible with respect to wind and would not have any impact on wind conditions. Thus, the wind microclimate 2019 ES chapter remains valid.

Issues

This proposal seeks to make amendment to the external façade of the building. During the detailed design process it has been identified that the construction methodology would preclude the use of a precast concrete façade without risk to the adjacent tram lines.

An alternative approach to the façade is not proposed. At Ground to Level 3, a brick cladding will be used in lieu of the approved red precast concrete. This will use a mortared rain screen system. Visually, the proposed 'Manchester red' brick will match the surrounding traditional brick facades of the adjacent viaduct and Deansgate pub.

The upper levels of the building, a white glazed terracotta façade is proposed. This will provide contrast to the colour and texture of the lower levels. Alongside this, a slight inflection is proposed in the elevation grid, which will repeat across all of the gridded elevations. The scale and size of the grid will remain as the approved scheme.

While the proposals amend the material of the façade, the colour and grid remain identical to the proposed façade.

The proposal would increase the height of the cladding parapet by 600mm to ensure that the roof top plant is not visible from ground or views within the visual impact assessment. This increase in height is considered to be modest and not permissible.

The panel detailing is also proposed to be amended. The approved design included a louvre panel at the slab edge on each floor, in the zones of glazed curtain walling. This was originally to provide a connection for the mechanical ventilation ductwork included in the original proposal.

The proposed change will seek to replace the louvre panel with an opaque glass panel in all areas. The revised scheme does not include any ventilation connections to the façade, rendering the louvres as purely decorative. The replacement of the louvres with a glass panel further reinforces the verticality of the curtain walling. The change is considered to be acceptable and would enhance the overall appearance of the building.

The building's façade includes a grid of punched windows. Application Ref. 134854/NMC/2022 increased the total no. of bedrooms to 357 through reconfiguration of the internal layout. The amendment to the number of bedrooms on the floor plate, alongside the introduction of a steel frame compared to the original concrete, requires the redistribution of a number of opaque windows. This includes both the east and west elevations where partitions or columns sit behind what would otherwise be vision glass. The revised plans for the west elevation maintain the approved development's emphasis on symmetry and verticality. The first and last windows on the floor plate feature vertical bands of opaque glass, which frame the rest of the façade.

The approved east elevation features 90 window reveals with either solid or opaque glass across the hotel bedroom floor plates from Level 04 upwards. The proposed changes also include 90 opaque window reveals but with a revised distribution to accommodate the updated layout. This proposal maintains the solid material reveals at each end of the floor plate, while opaque glass is proposed for central locations.

Minor amendments are also required for the Century Street and Trafford Street elevations, which serve as back of the house areas at ground level. It is proposed to amend the distribution of infill louvre panels at the lower levels to suit ductwork connections and internal space planning. The panels will still be recessed, and the number of louvre infills remains as approved.

Alongside this, the doors serving the escape corridor, substation, refuse store, and linen store are proposed to be repositioned to reflect internal space planning.

Overall, the changes are considered to be acceptable and would not diminish the quality of the scheme. Planning conditions have been updated to reflect the above.

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise and traffic impacts. Further work and discussion have taken place with the applicant through the course of the application, particularly in respect of the highways and environmental health consideration along with other matters arising from the consultation and notification process. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than 26 June 2023.

Reason - Required to be imposed pursuant to Section 91 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:

Drawings and documents approved as part of planning application 139059/JO/2024

10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-0M-PL-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-01-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-02-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-03-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-TY-PL-A-B5D8-G200-0002_Rev 03, 10185-SHP-Z1-RF-PL-A-B5D8-G200-0001_Rev 02, 10185-SHP-Z1-AA-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-BB-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-CC-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-DD-SE-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-EN-EL-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-ES-EL-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-EE-EL-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0001_Rev 03, 10185-SHP-Z1-EW-EL-A-B5D8-G200-0002_Rev 01, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0001_Rev 01, 10185-SHP-Z1-XX-3D-A-B5D8-G200-0002_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0001_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0002_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0003_Rev 01, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0004_Rev 01, 10185-SHP-Z1-XX-SC-A-B5D8-F900-0001_Rev 01 and 10185-SHP-Z1-XX-SC-A-B5D8-F900-0002_Rev 01 received by the City Council, as Local Planning Authority on the 15 January 2024

Daylight and Sunlight Technical Note received by the City Council, as Local Planning Authority on the 15 January 2024

Drawings and documents approved as part of Non Material Amendment 134854/NMC/2022

Drawings 10185-SHP-Z1-01-PL-A-B5D8-G200-0001 Rev 01 received by the City Council, as Local Planning Authority, on the 2 September 2022

Covering Letter received by the received by the City Council, as Local Planning Authority, on the 6 September 2022.

Design and Access Statement Addendum prepared by SimpsonHaugh", Transport Statement Addendum prepared by Civic Engineers received by the City Council, as Local Planning Authority, on the 2 September 2022

Drawings and documents approved as part of planning permission 125804/FO/2019

Drawings

10185-SHP-Z0-XX-XP-A-B5D8-G100-0001, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0002,
10185-SHP-Z0-XX-XP-A-B5D8-G100-0003, 10185-SHP-Z0-XX-XP-A-B5D8-G100-0004,
10185-SHP-Z0-XX-PL-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0001,
10185-SHP-Z0-ES-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0001,
10185-SHP-Z0-EW-XE-A-B5D8-G100-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0002,
10185-SHP-Z0-ES-XE-A-B5D8-G100-0002, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0002,
10185-SHP-Z0-EW-EX-A-B5D8-G100-0002, 10185-SHP-Z1-21-PL-A-B5D8-G200-0001,
10185-SHP-Z1-EN-EL-A-B5D8-G2000-0001, 10185-SHP-Z1-XX-SC-A-F900-0001, 10185-SHP-Z0-EN-XE-A-B5D8-G100-0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003, 10185-SHP-Z0-EE-XE-A-B5D8-G100-0003, 10185-SHP-Z1-EE-SE-A-B5D8-G200-0001, 10185-SHP-Z1-TY-DE-A-B5D8-G251-0005 and 10185-SHP-Z1-TY-DE-A-B5D8-G251-0006

all stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020

Supporting Information

Planning and Tall building statement prepared by Deloitte, Environmental Statement, Design and access statement stamped as received by the City Council, as Local Planning Authority, on the 28 February 2020

Waste management proforma, Transport statement and travel plan prepared by Civil Engineers, Heritage Statement prepared by Stephen Levant, Preliminary Environmental Risk Assessment prepared by Ground Tech Consulting, Flood Risk Assessment prepared by Civil Engineers, Ecology report prepared by Penny Anderson, Air Quality assessment prepared by SLR (Ref. 427.09799.00001), Archaeology Desk based assessment prepared by Salford Archaeology, BREEAM pre-assessment (ref. Rev 1.2), Construction Management Plan prepared by McLaren, Crime Impact Statement (Version B) prepared by Design for Security, local labour statement, operational management statement, TV survey prepared by Pager power, ventilation strategy report prepared by JH partners and Wind Microclimate Study prepared by BMT stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020

Energy and Environmental Standards Statement prepared by JH Partners stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020

Access and servicing (Version 3) statement stamped as received by the City Council, as Local Planning Authority, on the 5 June 2020

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

3) Demolition shall be carried out in accordance with Preliminary roost assessment for bats and nesting birds prepared by Penny Anderson received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Reason - In the interest of protecting any species or habitats within the existing building pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) a) Recruitment of local labour shall be carried out in accordance with the Local Labour Agreement prepared by Assured CMS Ltd received by the City Council, as Local Planning Authority, on the 21 February 2023 and KPI table received by the City Council, as Local Planning Authority, on the 14 April 2023 as approved under CDN/23/0123.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) (a) A phased programme and methodology of investigation and recording shall be carried out in accordance with the Written Scheme of Investigation (WSI) produced by Salford Archaeology received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Prior to the first use of the development, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) A programme for post investigation assessment to include:

- production of a final report on the investigation results

(c) Deposition of the final report with the Greater Manchester Historic Environment Record.

(d) Dissemination of the results of the archaeological investigations commensurate with their significance.

(e) Provision for archive deposition of the report and records of the site investigation.

(f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

6) The drainage strategy shall be implemented in accordance with the Drainage Strategy Note (June 2023) prepared by Eckersley O'Callaghan. received by the City Council, as Local Planning Authority, on the 6 July 2023 and further drainage details received by the City Council, as Local Planning Authority, on the 27 October 2023 as approved under CDN/23/0466.

(b) The development shall then be constructed in accordance with the approved details and be in place prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

7) The ground conditions and remediation shall be carried out in accordance with the Phase II Geo-Environmental Site Investigation Report (March 2023) prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 6 July 2023 and Gas Monitoring Certificate received by the City Council, as Local Planning Authority, on the 27 October 2023 as approved under CDN/23/0466.

Once approved, the development shall then be carried out in accordance with the approved details.

(b) 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 as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

8) The construction management of the development shall be carried out in accordance with the Site Waste Management Plan, Dust and Noise Management Plan and CEMP received by the City Council, as Local Planning Authority, on the 14 April 2023, Email from Joe McElhone dated 20 April 2023 and Traffic Management Plans received by the City Council, as Local Planning Authority, on the 21 April 2023 as approved under CDN/23/0123.

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN9, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) (a) The demolition works shall be carried out in accordance with Framework Construction Environmental Management Plan and condition 12 discharge request 'Structural engineering strategy' prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

(b) The main development shall be carried out in accordance with the Construction Environment Framework Plan and Construction Phase Plan (June 2023) prepared by Assured CMS received by the City Council, as Local Planning Authority, on the 6 July 2023, DEA-EOC-XX-00-DR-S-1000, DEA-EOC-XX-XX-SP-S-0001 and DEA-EOC-XX-XX-SP-S-0002 received by the City Council, as Local Planning Authority, on the 16 August 2023 and Installation report and piling mat certificate received by the City Council, as Local Planning Authority, on the 22 August 2023 as approved under CDN/23/0466.

The approved CMP shall be adhered to throughout the development.

Reason: To safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

10) (a) The materials programme is approved in accordance with the Materials Schedule (June 2023) prepared by SimpsonHaugh & Partners received by the City Council, as Local Planning Authority, on the 15 January 2024.

(b) The materials panel shall be submitted for approved in line with (part a) of this condition in line with the timescales previously agreed.

The approved materials shall then be implemented as part of the development.

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.

11) Vegetation clearance shall be carried out in accordance with - Preliminary Roost Assessment for Bats and Nesting Birds received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

12) (a) The structural designs/surveys for the demolition works shall be carried out in accordance with Condition 12 discharge request 'Structural engineering strategy' prepared by Eckersley O'Callaghan received by the City Council, as Local Planning Authority, on the 21 February 2023 as approved under CDN/23/0123.

(b) The structural designs/surveys for the main development shall be carried out in accordance with Construction Environment Framework Plan and Construction Phase Plan (June 2023) prepared by Assured CMS received by the City Council, as Local Planning Authority, on the 6 July 2023, DEA-EOC-XX-00-DR-S-1000, DEA-EOC-XX-XX-SP-S-0001 and DEA-EOC-XX-XX-SP-S-0002 received by the City Council, as Local Planning Authority, on the 16 August 2023, Installation report and piling mat certificate received by the City Council, as Local Planning Authority, on the 22 August 2023, Structural Drawing pack prepared by Eckersley O'Callaghan Ltd and a Construction Environment Framework Plan (June 2023) including a Structural Monitoring Summary prepared by Assured CMS and Mabeyhire Ltd received by the City Council, as Local Planning Authority, on the 6 July 2023 and Vibration monitoring reports and other reports received by the City Council, as Local Planning Authority, on the 16 August 2023 as approved under CDN/23/0466.

The approved strategy shall be adhered to throughout the development.

Reason: To safeguard Metrolink infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of constriction;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements 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, EN14 and DM1 of the Manchester Core Strategy (2012).

14) (a) Notwithstanding landscaping strategy included within the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first occupation of the aparthotel element of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting and boundary treatments) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the aparthotel element. 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.

15) The development hereby approved shall be carried out in accordance with the Environmental Standards and energy statement prepared by JH Partners stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020. For the avoidance of doubt the development shall achieve minimum of 22% above Part L 2010.

A post construction review certificate/statement 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 policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

16) The development hereby approved shall be carried out in accordance with the BREEAM pre-assessment prepared by Sustainably Built Ltd stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. For the avoidance of doubt the aparthotel element shall achieve minimum Very Good Rating.

A post construction review certificate/statement 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 policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

17) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the aparthotel hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the commercial unit, as shown on drawing 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, prior to the first use of each commercial unit development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{A90}) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, (a) prior to the first use of the commercial units as indicated on drawing 10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, a scheme of acoustic insulation of each commercial unit shall be submitted be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the L_{Aeq} (entertainment noise) shall be controlled to 10dB below the L_{A90} (without entertainment noise) in each octave band 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 shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Where an A3 use is proposed, the scheme proposed shall normally include measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

(b) The approved scheme shall be implemented and prior to the first use of the hotel, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

20) Notwithstanding the noise and vibration section (including appendices) of the ES stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, prior to the first use of the aparthotel, (a) a scheme for acoustically insulating the proposed accommodation against noise from Deansgate and Trafford Street shall be submitted for approval 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 and the Metrolink Line.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB L Aeq

(b) The approved scheme shall be implemented and prior to the first use of the hotel, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

21) The waste management strategy for the aparthotel and the commercial unit shall be carried out in accordance with drawing 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024 and the waste management strategy outlined within the Design and Access statement stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. The approved scheme shall be implemented prior to the first use of the hotel and the commercial unit and thereafter be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

22) Prior to the first use of the commercial unit, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, received by the City Council, as Local Planning Authority, on the 15 January 2024, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units within each phase and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial unit pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

23) Prior to the first use of commercial unit, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, received by the City Council, as Local Planning Authority, on the 15 January 2024, details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn when operational. Full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of the aparthotel element and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

25) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

26) When the development is first occupied, deliveries, servicing and collections including waste collections by commercial operators shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): No deliveries/waste collections

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the first use of the commercial unit, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, received by the City Council, as Local Planning Authority, on the 15 January 2024, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved opening hours shall then become the operating hours for the unit (any subsequent permitted changes of use) and shall thereafter be retained and maintained.

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

28) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

29) (a) Three months prior to the first use of the development by aparthotel guests, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first use of the development by aparthotel guests, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

30) The commercial unit as shown on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, received by the City Council, as Local Planning Authority, on the 15 January 2024, shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

31) The commercial unit as shown on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03, received by the City Council, as Local Planning Authority, on the 15 January 2024, can be occupied as A1 (with the exception of convenience retail), A2, A3, A4 and D2. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development hereby approved (with the exception of the commercial unit) shall only be used for an aparthotel (Use Class C1) with ancillary gym and café / restaurant and for no other purpose.

Reason - In the interest of retaining the provision of hotel within the development pursuant to policies SP1 and CC4 of the Manchester Core Strategy (2012).

33) The development of each phase shall be carried out in accordance with the Crime Impact Statement (Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

34) The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those staying at the development;
- ii) a commitment to surveying the travel patterns of guests/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for guests and staff, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first occupation of the aparthotel element, the provision of 32 cycle spaces (internal) and 10 external spaces, as indicated on drawing 10185-SHP-Z1-00-PL-A-B5D8-G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, shall be implemented prior to the first use of the aparthotel element of the

development hereby approved and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycle stand provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

36) Prior to the first use of the aparthotel element within of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site including tactile paving and dropped kerbs;
- Resurfacing of Century Street;
- Creation of a loading bay and disabled bay on Trafford Street;
- Installation of street trees to Deansgate.

The approved scheme shall be implemented and be in place prior to the first use of the aparthotel element of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

37) Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, within one month of the practical completion of the development or before the aparthotel element of the development is first occupied, whichever is the sooner, 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 a 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 above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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 affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

38) Prior to the first use of the aparthotel hereby approved a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

39) Prior to the first use of the commercial units, as indicated on drawing 10185-SHP-Z1-00-PL-A-B5D8-G200- 0001 Rev P02 received by the City Council, as Local Planning Authority, on the 2 September 2022, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of each phase of the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) Prior to the first use of the aparthotel, details of the wind mitigation scheme, for the introduction of the screen to the viaduct, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the aparthotel and thereafter retained and maintained.

Reason - In the interest of visual amenity and to secure the appropriate wind mitigation measures pursuant to policy DM1 of the Manchester Core Strategy (2012).

41) Prior to the first use of the aparthotel elements of the development hereby approved, details of the doorways to the ground floor entrances of building, showing them opening inwards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained for as long the development remains in use.

Reason - To provide a satisfactory pedestrian environment pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

42) In the event that the commercial unit, as indicated on drawings 10185-SHP-Z1-00-PL-A-B5D8- G200-0001_Rev 03 and 10185-SHP-Z1-0M-PL-A-B5D8- G200-0001_Rev 03 received by the City Council, as Local Planning Authority, on the 15 January 2024, is occupied as an A3 use, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. This shall include:
- Dispersal policy;
- Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

43) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

44) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

45) Prior to the first use of the aparthotel hereby approved, a review of the pedestrian and cycling environment at the Trafford Street junction with Deansgate shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall provide details on the current pedestrian and cycling environment including surfaces, quality of crossing points and adequacy of the visibility and safety between footways together with measures to improve the junction should it be determined necessary. Any approved mitigation as part of this review shall be implemented prior to the first use of the aparthotel.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink
Planning Casework Unit

Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Campfield Market, Liverpool Road, Manchester, M3 3NG
12 Southern Street, Manchester, M3 4NJ
Flat 2, 8 Bridgewater Street, Manchester, M3 4NH
Flat 6, 9 Barton Street, Manchester, M3 4NN
Flat 5, 9 Barton Street, Manchester, M3 4NN
Flat 5, 8 Bridgewater Street, Manchester, M3 4NH
3 Barton Street, Manchester, M3 4NN
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 5, 2 Southern Street, Manchester, M3 4NJ
Greater Manchester Arts Centre Ltd, Whitworth Street West, Manchester, M1 6FU
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
343 Deansgate, Manchester, M3 4LG
321 Deansgate, Manchester, M3 4LQ
374 Deansgate, Manchester, M3 4LY
27 Liverpool Road, Manchester, M3 4NW
Arch 90, Hewitt Street, Manchester, M15 4GB
Third Floor, 2 - 4 Castle Street, Manchester, M3 4LZ
Basement, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
322 - 330 Deansgate, Manchester, M3 4FN
Arch 92, Hewitt Street, Manchester, M15 4GB
289 - 291 Deansgate, Manchester, M3 4EW
Fourth Floor, 340 Deansgate, Manchester, M3 4LY
Fifth Floor, 340 Deansgate, Manchester, M3 4LY
293 Deansgate, Manchester, M3 4EW
4 Whitworth Street West, Manchester, M1 5WY

Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
11 Southern Street, Manchester, M3 4NJ
Ground Floor And First Floor, 380 Deansgate, Manchester, M3 4LY
Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
380 Deansgate, Manchester, M3 4LY
9 Barton Street, Manchester, M3 4NN
Arch 10, Bridgewater Street, Manchester, M3 4NN
No 4 Arch, Bridgewater Street, Manchester, M3 4NN
No 3 Arch, Bridgewater Street, Manchester, M3 4NN
No 7 Arch, Bridgewater Street, Manchester, M3 4NN
First Floor, 6 Southern Street, Manchester, M3 4NN
Arch 86, Hewitt Street, Manchester, M15 4GB
ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY
Rebellion, 2B Whitworth Street West, Manchester, M1 5WZ
10 Southern Street, Manchester, M3 4NJ
Flat 7, 9 Barton Street, Manchester, M3 4NN
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Ground Floor, 340 Deansgate, Manchester, M3 4LY
Flat 2, 20 Southern Street, Manchester, M3 4NJ
Flat 1, 20 Southern Street, Manchester, M3 4NJ
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Second Floor, 4 Whitworth Street West, Manchester, M1 5WY
First Floor, 4 Whitworth Street West, Manchester, M1 5WY
9 Century Street, Manchester, M3 4QL
346 Deansgate, Manchester, M3 4LY
Ground Floor, 346 Deansgate, Manchester, M3 4LY
First Floor, 346 Deansgate, Manchester, M3 4LY
5 Century Street, Manchester, M3 4QL
Arch 1, Trafford Street, Manchester, M3 4LQ
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Second Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 4, 3 Barton Street, Manchester, M3 4NN
Flat 1, 3 Barton Street, Manchester, M3 4NN
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 3 Barton Street, Manchester, M3 4NN
Flat 7, 3 Barton Street, Manchester, M3 4NN
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 10, 3 Barton Street, Manchester, M3 4NN
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 1, 18 Southern Street, Manchester, M3 4NJ
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
376 Deansgate, Manchester, M3 4LY
Arch 88, Hewitt Street, Manchester, M15 4GB
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN

Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
CENTRE SCREEN PRODUCTIONS LTD, First Floor West Wing, Eastgate, 2 - 4 Castle Street,
Manchester, M3 4LZ
Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Serviced Apartment 9, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 3, 11 Liverpool Road, Manchester, M3 4NS
Flat 4, 9 Barton Street, Manchester, M3 4NN
Flat 1, 9 Barton Street, Manchester, M3 4NN
Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
East Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Second Floor, 346 Deansgate, Manchester, M3 4LY
Deansgate Railway Station, Deansgate, Manchester, M3 4LG
Serviced Apartment 6, 11 Liverpool Road, Manchester, M3 4NS
Flat 9, 8 Bridgewater Street, Manchester, M3 4NH
Flat 10, 8 Bridgewater Street, Manchester, M3 4NH
Flat 1, 8 Bridgewater Street, Manchester, M3 4NH
Flat 2, 9 Barton Street, Manchester, M3 4NN
Flat 14, 3 Barton Street, Manchester, M3 4NN
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Arch 8, Bridgewater Street, Manchester, M3 4NN
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 8, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 5, 11 Liverpool Road, Manchester, M3 4NS
Flat 4, 8 Bridgewater Street, Manchester, M3 4NH
Flat 9, 3 Barton Street, Manchester, M3 4NN
345 Deansgate, Manchester, M3 4LG
Arch 5 And 6, Bridgewater Street, Manchester, M3 4NN
Flat 6, 20 Southern Street, Manchester, M3 4NJ
Arch 91, Hewitt Street, Manchester, M15 4GB
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
ANDERS ELITE, First Floor East Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 6, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 9 Barton Street, Manchester, M3 4NN
Flat 14, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 3 Barton Street, Manchester, M3 4NN
Flat 2, 3 Barton Street, Manchester, M3 4NN
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Third Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3, 20 Southern Street, Manchester, M3 4NJ
6 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
332 - 334 Deansgate, Manchester, M3 4LY
1 Southern Street, Manchester, M3 4NJ
Basement, 380 Deansgate, Manchester, M3 4LY
Arch 9, Bridgewater Street, Manchester, M3 4NN
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
14 Southern Street, Manchester, M3 4NJ
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
JON MALE LTD, Arch 87, Hewitt Street, Manchester, M15 4GB
Arch 91A, Hewitt Street, Manchester, M15 4GB
Arch 89, Hewitt Street, Manchester, M15 4GB
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Maguires Solicitors, Deansgate, Manchester, M3 4LY
Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
East Wing Ground Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
West Wing Third Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Ground Floor West Wing, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 12, 8 Bridgewater Street, Manchester, M3 4NH
Basement To First Floor, 289 - 291 Deansgate, Manchester, M3 4EW
Flat 9, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 3 Barton Street, Manchester, M3 4NN
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 6, 3 Barton Street, Manchester, M3 4NN
Flat 8, 3 Barton Street, Manchester, M3 4NN
Flat 5, 3 Barton Street, Manchester, M3 4NN
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Second Floor, 340 Deansgate, Manchester, M3 4LY
First Floor, 340 Deansgate, Manchester, M3 4LY
First Floor, Eastgate, 2 - 4 Castle Street, Manchester, M3 4LZ
Flat 4, 20 Southern Street, Manchester, M3 4NJ
Flat 5, 20 Southern Street, Manchester, M3 4NJ
PANNONE CORPORATE LLP, 378 - 380 Deansgate, Manchester, M3 4LY
8 Southern Street, Manchester, M3 4NJ
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Serviced Apartment 2, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 1, 11 Liverpool Road, Manchester, M3 4NS
Flat 8, 8 Bridgewater Street, Manchester, M3 4NH
Flat 7, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 11, 8 Bridgewater Street, Manchester, M3 4NH
Flat 3, 8 Bridgewater Street, Manchester, M3 4NH
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 4, 11 Liverpool Road, Manchester, M3 4NS
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL