

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137894/FO/2023
Date registered valid: 16 October 2023
Proposal: Installation of steel door and associated platform to form additional entrance/exit.
Address: 2 Piccadilly Place, Manchester, M1 3BN
Ward(s): Piccadilly Ward

Applicant: Mr Eamonn Kearney Transport for Greater Manchester
Agent (if any): Mr Eamonn Kearney Transport for Greater Manchester
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 07 December 2023

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 October 2023

Standard consultations:

Printed: 17 October 2023 Expired: 7 November 2023

Neighbour notifications

Printed: 17 October 2023 Expired: 7 November 2023

Site notice

Posted: 19 October 2023 Expired: 9 November 2023

Press advert

Published: 24 October 2023 Expired: 7 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Area/Site

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site in question is a large building in the Piccadilly Place section of the Piccadilly Area. The building serves as the headquarters of Transport for Greater Manchester. The site is bordered by London Road on the East Elevation, by 1 Piccadilly Place to the North. The pedestrian area of Piccadilly Place sits to the West of the building. A Metrolink line runs across the South of the building.

The immediately adjacent area is a strong commercial destination, characterized by a mix of uses including offices, hotels, restaurants, residential and leisure facilities. Piccadilly Station and Piccadilly Approach sit directly across London Road from the building and are directly accessible from both London Road and by crossing an elevated footbridge.

Description of Development

The proposal seeks the installation of a steel door and associated platform to form additional entrance/exit.

Related Applications

118719/FO/2017 - Provision of new fire exit door to London Road elevation from basement. Relocation of basement security grilles to perimeter of building.

Approved February 2018

Consultations & Notification Responses

Highway Services - Advised that the staff access door should open inward to ensure that they do not impact on pedestrian safety. They advised that notwithstanding this recommendation the submitted plans indicate that the new door will be designed using the same materials as the current fire door with a platform and pedestrian barriers indicating the location of the door and then given these design features it is considered that the proposed arrangement is considered acceptable in this location.

Network Rail - No objections.

Metrolink - No objections.

High Speed Two (HS2) Limited - Requested that an informative be added regarding HS2 issues.

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

Policy

The main policies that relate to the proposal are section 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the revised National Planning Policy Framework (2021), Policies SP1 (Spatial Principles), EN3 (Heritage), EN19 (Waste), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management), of the Adopted Core Strategy for the City of Manchester and saved policies, and DC18.1 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Issues

Principle

When considering an application for elevational alterations including replacement entrance doors and the installation of three external lighting units, the issues of visual amenity, public safety and access requirements must be considered.

Visual Amenity

A similar door and associated platform was installed next to the proposed location under 118719/FO/2017 to facilitate the creation of a fire exit. It is not considered that the proposed steel door and associated platform will cause much further harm to the visual amenity of this elevation and the surrounding street scene.

Whilst another location would have been preferable for an exit, an options appraisal has been provided that has discounted placing the exit on another elevation. The arguments set out in the options appraisal that this location is the most appropriate location are accepted.

Moving the proposal to the south elevation was discounted as it would route staff down a tram line which is not advisable. There is very narrow footpath space next to the railway line. This would not be acceptable on public safety grounds.

There is main reception on the front elevation, but to operate this at 24 hours would be extremely costly. There is no other appropriate space on this elevation that would not cause harm to the visual amenity of the building and surrounding area.

Public Safety

There are no public safety concerns with the proposal. Whilst an access door that opens onward would not generally be supported, as it could impact on pedestrian safety, the proposal is considered accepted as it will be designed using the same materials as the current fire door with a platform and pedestrian barriers indicating the location of the door.

Access

There will be an access ramp that provides access to the proposed steel door. There are supporting handrails in place as well for assistance.

Conclusion

Given all of the above, it is considered that the proposals are acceptable in accordance with policies DM1, EN3, CC9, CC10, SP1, T1, T2, of the Adopted Core Strategy for the City of Manchester and saved policies DC10, DC18.1, DC19, DC26 of the Unitary Development Plan for the City of Manchester and Sections 7 and 12 of the National Planning Policy Framework.

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 based on seeking solutions to problems arising in relation to dealing with the planning application.

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 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:

Received by the City Council, as the local planning authority, on 25 August 2023:

Existing and Proposed Elevations

Received by the City Council, as the local planning authority, on 09 October 2023:

Proposed Basement Plan
Pictures of Proposed Works

Received by the City Council, as the local planning authority, on 07 December 2023:
Existing and Proposed Section Drawing of 2PP

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

3) For the avoidance of doubt, the door shall be grey to match the surrounding elevations, the door shall open inwards to ensure there is no impact on pedestrian safety, and the handrails will be painted yellow to ensure handrails are clearly visible.

Reason - In the interests of visual amenity and appearance of this building and to ensure the safety of pedestrians in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway. The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

2) The applicant is advised that part of the application site falls within land that is currently safeguarded for construction and/or operation of HS2 Phase 2b (Crewe to Manchester and Birmingham to Leeds). Although the Government have announced the cancellation of this section of high-speed rail line, Safeguarding Directions are still in place. However, in line with the commitments made in the accompanying Network North Command Paper, safeguarding is to be amended for HS2 Phase 2b by summer 2024 to allow for any safeguarding needed for Network North schemes.

As such, the applicant is advised to closely follow ongoing progress of the Network North programme for any updates at: Network North - GOV.UK (www.gov.uk)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police
Transport For Greater Manchester
High Speed Two (HS2) Limited
Network Rail

Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
3 Piccadilly Place, Manchester, M1 3BN
STARBUCKS COFFEE, 3B Piccadilly Place, Manchester, M1 3BN
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 17, 14 Whitworth Street, Manchester, M1 3BS
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 1, 14 Whitworth Street, Manchester, M1 3BS
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP

Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
14 Whitworth Street, Manchester, M1 3BS
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
Flat At, 38 London Road, Manchester, M1 2PF
34 London Road, Manchester, M1 2PF
Flat 3, 14 Whitworth Street, Manchester, M1 3BS
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Staycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
10 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Sixth Floor, 3 Piccadilly Place, Manchester, M1 3BN
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Flat 4, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
14 - 16 Whitworth Street, Manchester, M1 3BS
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP

Fourth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Third Floor, 3 Piccadilly Place, Manchester, M1 3BN
2 Piccadilly Place, Manchester, M1 3BN
Pita Pit, 3C Piccadilly Place, Manchester, M1 3BN
4 Piccadilly Place, Manchester, M1 3BN
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
9 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
16 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 913, 5 Piccadilly Place, Manchester, M1 3BP
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Fifth Floor, 3 Piccadilly Place, Manchester, M1 3BN
4C Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Cex, 1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
Starbucks, 3D Piccadilly Place, Manchester, M1 2AB
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
38 London Road, Manchester, M1 2PF
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR

Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR
First Floor, 3 Piccadilly Place, Manchester, M1 3BN
First Floor, 4 Piccadilly Place, Manchester, M1 3BN
17 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
4A Piccadilly Place, Manchester, M1 3BN
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Eighth Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 2, 14 Whitworth Street, Manchester, M1 3BS
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
City Inn, 1 Piccadilly Place, Manchester, M1 3DG
The Co-operative Food, 11 - 15 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP

Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR
Second Floor, 3 Piccadilly Place, Manchester, M1 3BN
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: CENTRAL