MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138287/JO/2023
Date registered valid:	10 October 2023
Proposal:	Variation of Listed Building Consent 129252/LO/2021 to allow the development to be phased
Address:	Former Kendals Building , 98-116 Deansgate And 35-47 King Street, King Street West, Manchester, M3 2GQ
Ward(s):	Deansgate Ward
Applicant:	Kendals Regeneration Ltd.
Agent (if any):	Lewis Evans Turley
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	24.11.2023
Date of recommendation:	24 November 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 18 October 2023 Expired: 8 November 2023

Site notice
Posted: Expired:

Press advert
Published: 24 October 2023 Expired: 7 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order:

Description of area

Description of development

Full Planning Permission for the change of use of the upper floors and the erection of a three-storey rooftop extension to the existing Kendal Milne building to provide office and commercial floorspace and the demolition of an adjacent multi-storey car park and the erection of an office building in its place was granted by Manchester City Council ('MCC') on 4th June 2021.

An accompanying Listed Building Consent2 ('LBC') was also granted by Manchester City Council on 4th June 2021.

The planning permission and listed building consents are yet to be implemented. They expire on 21st June 2024.

Consultations & Notification Responses

Publicity – The application was advertised by way of press notice and site notice. Notification letters were also sent to adjacent neighbours. No comments were received as part of this process.

Issues

Investec is the parent company of Kendal Regeneration Company Ltd and owns the freehold of the subject site. There have been complex land ownership and leasehold constraints.

In this instance, the existing multi-storey car park was subject to a lease in favour of Manchester City Council which had 153 years to expiry. The terms of that lease would preclude the delivery of the development as consented. It has therefore been necessary to agree an alternative lease arrangement with Manchester City Council to remove this constraint. This was formally achieved in November 2022 following several months of negotiation. As a result, this particular constraint has been removed, and Investec can progress to the next stage of delivering the scheme.

Up to the point of this milestone being reached, it has not been possible for Investec to secure funding for the development or to commission the next phase of detailed design work to enable the development to be delivered. In essence, the viable delivery of the scheme, and therefore the ability to commit further funds to the development, was dependent on addressing the leasehold constraint.

The renegotiated lease on the car park site resolves this issue. Investec are grateful to the City Council for its collaboration in reaching this point.

The lease renegotiation has been progressed alongside an ongoing negotiation with existing tenants of the ground floor commercial units of the car park and resolution of Rights of Light issues relating to surrounding buildings, requiring protracted engagements with third parties. These issues must also be resolved to enable legal impediments to the site's delivery to be removed and thus enabling funding to be committed and the scheme marketed to occupiers. Significant progress has now been made to the extent that detailed design work can be funded and commenced with confidence.

Investec is fully committed to the scheme and, following extensive work undertaken to address the above constraints, is now in a position to move towards the next phase of delivery. At present the Kendal Milne building continues to be occupied by a trading House of Fraser department store. A new lease was agreed with House of Fraser in 2019 to enable their continued occupation of the premises following the parent businesses' liquidation in 2018. Investec recognises that this is a high profile and prominent site which, if left vacant over a long period of time, would have a significant adverse impact on Deansgate as a busy route through the city centre. It has effectively agreed a rent-free lease which enables House of Fraser to continue trading from this site whilst the majority of other stores across the country have now ceased trading.

The extant permission for the development of the site expires in June 2024. Significant additional design work, which would take over a year to complete, now needs to be commissioned to enable the scheme to come forward fully. This includes some changes to the scheme design to reflect changes to Building Regulations. As a result of the amount of time needed to renegotiate the lease on the car park site, there is now insufficient time to complete this detailed design work before the permission lapses in June 2024. It is therefore Investec's proposal to deliver an initial phase of works on site by 21st June 2024, sufficient to constitute commencement of the development before the planning permission lapses. These works would not require the aforementioned detailed design work to be completed. To enable this, non-

material amendments are required to the extant planning permission relating to the phased delivery of the scheme and associated changes made to the listed building consent which are explained further in this letter.

The alterations to the permission include the introduction of a phasing condition and amendment to the other condition to ensure they are not triggered by a phase 1 series of works.

The proposed changes do not change the scale, nature or extent of the approved scheme. The mix of uses comprised in the development, its built form and design quality are unaffected. Accordingly, the applications do not engage a reconsideration of the physical form of the scheme or its uses proposed or indeed of its harm to heritage assets.

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

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

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

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 4 June 2024.

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

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

Drawings and documents approved under 138287/JO/2023

Covering letter
Drawing no. 6273-SRA-KE-XX-DR-A-01801 Rev P02 Phasing Plan
Drawing no. DGA-FRH-Q1-ZZ-DR-S-4700 Demolition Plan
Drawing no. DGA-FRH-Q1-ZZ-DR-S-4701 Demolition Elevations and Sections

All received by the City Council, as Local Planning Authority, on the 10 October 2023

Drawings and documents approved under 129252/LO/2021

Kendals drawings

- 6273-SRA-KE-00-DR-A-00810 Ground Floor Plan - Existing P01
- 6273-SRA-KE-00-DR-A-01810 Ground Floor Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-20810 General Arrangement Ground Floor Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-21840 King Street West / Southgate Reception Entrance Study P01
- 6273-SRA-KE-00-DR-A-21841 Deansgate / St Mary's Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21842 Deansgate / King Street West Street Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21843 St Mary's Street / Southgate Corner Entrance Study P01
- 6273-SRA-KE-00-DR-A-21844 Southgate Elevation Study P01
- 6273-SRA-KE-00-DR-A-22810 Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-00-DR-A-35810 Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-00-DR-A-35830 Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-35850 Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-00-DR-A-42810 Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-00-DR-A-43810 Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-00811 First Floor Plan - Existing P01
- 6273-SRA-KE-01-DR-A-01811 First Floor Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-20811 General Arrangement First Floor Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-22811 First Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-01-DR-A-33801 Raised Access Floors - First Floor Plan P01
- 6273-SRA-KE-01-DR-A-35811 First Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-01-DR-A-35831 First Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-35851 First Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-01-DR-A-42811 First Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-01-DR-A-43811 First Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-00812 Second Floor Plan - Existing P01
- 6273-SRA-KE-02-DR-A-01812 Second Floor Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-20812 General Arrangement Second Floor Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-22812 Second Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-02-DR-A-33802 Raised Access Floors - Second Floor Plan P01
- 6273-SRA-KE-02-DR-A-35812 Second Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-02-DR-A-35832 Second Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-35852 Second Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-02-DR-A-42812 Second Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-02-DR-A-43812 Second Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-00813 Third Floor Plan - Existing P01
- 6273-SRA-KE-03-DR-A-01813 Third Floor Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-20813 General Arrangement Third Floor Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-22813 Third Floor Plan Internal Walls - Proposed P01

- 6273-SRA-KE-03-DR-A-33803 Raised Access Floors - Third Floor Plan P01
- 6273-SRA-KE-03-DR-A-35813 Third Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-03-DR-A-35833 Third Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-35853 Third Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-03-DR-A-42813 Third Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-03-DR-A-43813 Third Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-00814 Fourth Floor Plan - Existing P01
- 6273-SRA-KE-04-DR-A-01814 Fourth Floor Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-20814 General Arrangement Fourth Floor Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-22814 Fourth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-04-DR-A-33804 Raised Access Floors - Fourth Floor Plan P01
- 6273-SRA-KE-04-DR-A-35814 Fourth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-04-DR-A-35834 Fourth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-35854 Fourth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-04-DR-A-42814 Fourth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-04-DR-A-43814 Fourth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-00815 Fifth Floor Plan - Existing P01
- 6273-SRA-KE-05-DR-A-01815 Fifth Floor Plan - Demolition P01 S2 - Planning
- 6273-SRA-KE-05-DR-A-20815 General Arrangement Fifth Floor Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-22815 Fifth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-05-DR-A-33805 Raised Access Floors - Fifth Floor Plan P01
- 6273-SRA-KE-05-DR-A-35815 Fifth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-05-DR-A-35835 Fifth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-35855 Fifth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-05-DR-A-42815 Fifth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-05-DR-A-43815 Fifth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-00816 Sixth Floor Plan - Existing P01
- 6273-SRA-KE-06-DR-A-01816 Sixth Floor Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-20816 General Arrangement Sixth Floor Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-22816 Sixth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-06-DR-A-33806 Raised Access Floors - Sixth Floor Plan P01
- 6273-SRA-KE-06-DR-A-35816 Sixth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-06-DR-A-35836 Sixth Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-35856 Sixth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-06-DR-A-42816 Sixth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-06-DR-A-43816 Sixth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-00817 Seventh Floor Plan - Existing P01
- 6273-SRA-KE-07-DR-A-01817 Seventh Floor Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-20817 General Arrangement Seventh Floor Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-22817 Seventh Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-07-DR-A-33807 Raised Access Floors - Seventh Floor Plan P01
- 6273-SRA-KE-07-DR-A-35817 Seventh Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-07-DR-A-35837 Seventh Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-35857 Seventh Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-07-DR-A-42817 Seventh Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-07-DR-A-43817 Seventh Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-00818 Eighth Floor Plan - Existing P01
- 6273-SRA-KE-08-DR-A-01818 Eighth Floor Plan - Demolition P01
- 6273-SRA-KE-08-DR-A-20818 General Arrangement Eighth Floor Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-22818 Eighth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-08-DR-A-33808 Raised Access Floors - Eighth Floor Plan P01
- 6273-SRA-KE-08-DR-A-35818 Eighth Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-08-DR-A-35838 Eighth Floor Reflected Ceiling Plan - Proposed P01

- 6273-SRA-KE-08-DR-A-35858 Eighth Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-08-DR-A-42818 Eighth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-08-DR-A-43818 Eighth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-00819 Plant Deck Floor Plan - Existing P01
- 6273-SRA-KE-09-DR-A-01819 Plant Deck Floor Plan - Demolition P01
- 6273-SRA-KE-09-DR-A-20819 General Arrangement Plant Deck Floor Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-22819 Ninth Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-09-DR-A-42819 Nineth Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-09-DR-A-43819 Nineth Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-00808 Basement Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-01808 Basement Plan - Demolition P01
- 6273-SRA-KE-B1-DR-A-20808 General Arrangement Basement Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-22808 Basement Plan Internal Walls - Proposed P01
- 6273-SRA-KE-B1-DR-A-35808 Basement Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-B1-DR-A-35828 Basement Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-35848 Basement Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-B1-DR-A-42808 Basement Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-B1-DR-A-43808 Basement Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-00809 Lower Ground Floor Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-01809 Lower Ground Floor Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-20809 General Arrangement Lower Ground Floor Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-22809 Lower Ground Floor Plan Internal Walls - Proposed P01
- 6273-SRA-KE-LG-DR-A-35809 Lower Ground Floor Reflected Ceiling Plan - Existing P01
- 6273-SRA-KE-LG-DR-A-35829 Lower Ground Floor Reflected Ceiling Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-35849 Lower Ground Floor Reflected Ceiling Plan - Demolition P01
- 6273-SRA-KE-LG-DR-A-42809 Lower Ground Floor Internal Wall Finishes Plan - Proposed P01
- 6273-SRA-KE-LG-DR-A-43809 Lower Ground Floor Floor Finishes Plan - Proposed P01
- 6273-SRA-KE-RF-DR-A-20820 General Arrangement Roof Plan - Proposed P01
- 6273-SRA-KE-XX-DR-A-00850 East Elevation, Deansgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00851 South Elevation, King Street West - Existing P01
- 6273-SRA-KE-XX-DR-A-00852 West Elevation, Southgate - Existing P01
- 6273-SRA-KE-XX-DR-A-00853 North Elevation, St Mary's Street - Existing P01
- 6273-SRA-KE-XX-DR-A-01850 East Elevation, Deansgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01851 South Elevation, King Street West - Demolition P01
- 6273-SRA-KE-XX-DR-A-01852 West Elevation, Southgate - Demolition P01
- 6273-SRA-KE-XX-DR-A-01853 North Elevation, St Mary's Street - Demolition P01
- 6273-SRA-KE-XX-DR-A-20850 General Arrangement East Elevation, Deansgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20851 General Arrangement South Elevation, King Street West - Proposed P01
- 6273-SRA-KE-XX-DR-A-20852 General Arrangement West Elevation, Southgate - Proposed P01
- 6273-SRA-KE-XX-DR-A-20853 General Arrangement North Elevation, St Mary's Street - Proposed P01
- 6273-SRA-KE-XX-DR-A-20860 General Arrangement Proposed Sectional Elevations A-A P01
- 6273-SRA-KE-XX-DR-A-20861 General Arrangement Proposed Sectional Elevations B-B P01

- 6273-SRA-KE-XX-DR-A-21800 East Elevation, Deansgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21801 South Elevation, King Street West - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21802 West Elevation, Southgate - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21803 North Elevation, St Mary's Street - Fabric Analysis - Existing P01
- 6273-SRA-KE-XX-DR-A-21810 East Elevation, Deansgate - Fabric Analysis Proposed P01
- 6273-SRA-KE-XX-DR-A-21811 South Elevation, King Street West - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-21812 West Elevation, Southgate - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-21813 North Elevation, St Mary's Street - Fabric Analysis - Proposed P01
- 6273-SRA-KE-XX-DR-A-24800 Core B - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24801 Core B - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24805 Core C - Southgate Stair South - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24808 Core E - Deansgate Stair East - Existing General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24820 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24821 Core B - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24824 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24825 Core C - Southgate Stair South - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24828 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24829 Core E - Deansgate Stair East - Proposed General Arrangement P01
- 6273-SRA-KE-XX-DR-A-24842 Second Floor - Core B Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24843 Second Floor - Core C Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24844 Second Floor - Lift Lobby Decorative Cladding Study - Existing P01
- 6273-SRA-KE-XX-DR-A-24847 Second Floor - Core B Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24848 Second Floor - Core C Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-24849 Second Floor - Lift Lobby Decorative Cladding Study - Proposed P01
- 6273-SRA-KE-XX-DR-A-27860 Sixth Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27861 Seventh Floor Terrace - Typical Detail P01
- 6273-SRA-KE-XX-DR-A-27862 Roof Top Extension / Existing Roof Interface Detail P01
- 6273-SRA-KE-XX-DR-A-27863 Roof Top Extension / Retailed Rear Elevation Interface Detail P01

Fraser Building / New Build drawings

- 6273-SRA-NX-00-DR-A-00810 Existing Carpark Ground Floor Plan P01
- 6273-SRA-NX-00-DR-A-01810 Demolition Plan P01
- 6273-SRA-NX-00-DR-A-20810 Proposed Ground Floor Plan P01
- 6273-SRA-NX-01-DR-A-00811 Existing Carpark First Floor Plan P01
- 6273-SRA-NX-01-DR-A-20811 Proposed Level 1 Floor Plan P01
- 6273-SRA-NX-02-DR-A-00812 Existing Carpark Second Floor Plan P01
- 6273-SRA-NX-03-DR-A-00813 Existing Carpark Third Floor Plan P01
- 6273-SRA-NX-04-DR-A-00814 Existing Carpark Fourth Floor Plan P01
- 6273-SRA-NX-07-DR-A-20817 Proposed Level 7 Floor Plan P01
- 6273-SRA-NX-08-DR-A-20818 Proposed Level 8 Floor Plan P01
- 6273-SRA-NX-09-DR-A-20819 Proposed Level 9 Floor Plan P01
- 6273-SRA-NX-10-DR-A-20820 Proposed Level 10 Floor Plan P01
- 6273-SRA-NX-B1-DR-A-00809 Existing Carpark Basement Plan P01
- 6273-SRA-NX-B1-DR-A-20809 Proposed Basement Plan P01
- 6273-SRA-NX-RF-DR-A-00815 Existing Carpark Roof Plan P01
- 6273-SRA-NX-RF-DR-A-20824 Proposed Roof Plan P01
- 6273-SRA-NX-XX-DR-A-20850 Proposed Elevation - East P01
- 6273-SRA-NX-XX-DR-A-20851 Proposed Elevation - South P01
- 6273-SRA-NX-XX-DR-A-20852 Proposed Elevation - West P01
- 6273-SRA-NX-XX-DR-A-20853 Proposed Elevation - North P01
- 6273-SRA-NX-XX-DR-A-20860 Proposed Section A-A P01
- 6273-SRA-NX-XX-DR-A-20862 Proposed Section B-B P01
- 6273-SRA-NX-XX-DR-A-20871 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20872 Proposed Bay Study One P01
- 6273-SRA-NX-XX-DR-A-20873 Proposed Bay Study One P01

Site-wide drawings

- 6273-SRA-SI-00-DR-A-00803 Proposed Site Plan P01
- 6273-SRA-SI-XX-DR-A-00800 Site Location Plan P01
- 6273-SRA-SI-XX-DR-A-00801 Existing Block Location P01
- 6273-SRA-SI-XX-DR-A-00802 Proposed Block Location P01
- 6273-SRA-SI-XX-DR-A-00850 Existing Site Elevation East P01
- 6273-SRA-SI-XX-DR-A-00851 Existing Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-00852 Existing Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-00860 Existing Site Section A-A & B-B P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00861 Existing Site Section C-C & D-D P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-00862 Existing Site Section E-E P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20840 Proposed Site Elevation East P01 S2 - Planning
- 6273-SRA-SI-XX-DR-A-20841 Proposed Site Elevation North & East P01
- 6273-SRA-SI-XX-DR-A-20842 Proposed Site Elevation South & West P01
- 6273-SRA-SI-XX-DR-A-20845 Proposed Site Section A-A & BB P01
- 6273-SRA-SI-XX-DR-A-20846 Proposed Site Section C-C & DD P01
- 6273-SRA-SI-XX-DR-A-20847 Proposed Site Sections E-E P01

Reports

Planning and Regeneration Statement prepared by Deloitte Real Estate;
Design and Access Statement (including Landscaping Strategy) 6273-SRA-XX-XX-RP-A-00801 prepared Sheppard Robson and Layer, including a schedule of accommodation;
Statement of Consultation prepared by Deloitte Real Estate;
Public Benefits Statement prepared by Deloitte Real Estate;

Market Commentary prepared by OBI;
Energy Statement prepared by Cundall and Environmental Standards Statement prepared by Cundall;
Whole Life Carbon Assessment prepared by Cundall;
Ecology Survey (including Bat Survey) prepared by ERAP;
Crime Impact Statement prepared by Greater Manchester Police;
Interim Travel Plan prepared by Curtins and Transport Assessment prepared by Curtins;
Phase 1 Desktop Geo-environmental Assessment prepared by Fairhurst;
Waste Management and Servicing Strategy prepared by Curtins;
Archaeological Desk-Based Assessment prepared by Salford Archaeology;
Television and Radio Reception Impact Assessment prepared by GTech Surveys Ltd;
Broadband Connectivity Assessment prepared by GTech Survey Ltd;
MEP Statement (including Ventilation and Extraction) prepared by Cundall;
Local Labour Agreement prepared by MHBC Cumming;
Noise Assessment prepared by Cundall;
Outline Management Strategy prepared by AllPlus Management;
Air Quality Assessment (Construction) prepared by Cundall and Air Quality Assessment (Operation) prepared by Cundall;
Wind Microclimate Assessment prepared by Cundall;
Structural Report prepared by Fairhurst;
Environmental Statement: Volume 1 prepared by Deloitte Real Estate with reports from technical consultants including: Daylight, Sunlight and Overshadowing prepared by GIA; Built Heritage prepared by Stephen Levrant Heritage Architecture; Townscape and Visual Impact prepared by Layer; and Socio-Economic prepared by ekosgen; Environmental Statement Volume 2 - Technical appendices; and
Environmental Statement - Non Technical Summary.

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) (a) Notwithstanding the details submitted with the application, prior to the commencement of development of any phase of the development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all materials to be used on all external elevations of that phase of the development, including the roof terraces, and drawings to illustrate details of the full sized sample panels that will be produced. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations in that phase of the development to include jointing and fixing details, details of the drips to be used to prevent staining, details of the glazing and a strategy for quality control management.

(b) All samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition.

The development shall be carried out in accordance with the approved materials.

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

4) a) Prior to the commencement of development (excluding phase 1), a programme for the submission of final details of the landscaping, lighting, ecological enhancements, public realm

works and planting of street trees shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(i) The proposed hard landscape materials, including the materials to be used for the footpaths surrounding the site and for the areas between the pavement and the line of the proposed building, and within the public realm works area;
(ii) Any external lighting;
(iii) The ecological enhancements to be installed at the buildings to enhance and create new biodiversity within the development;
(iv) The landscaping proposed for the roof terraces;
(v) A strategy for the planting of street trees within the pavements/public realm adjacent to/within the site, and/or a mechanism for funding the provision of off-site street trees, including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance.

The approved scheme for part (v) shall be implemented not later than 12 months from the date the proposed building is first occupied. 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,

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of this condition. The development shall be carried out in accordance with the approved details.

Reason - To ensure that a satisfactory landscaping scheme and ecological enhancements for the development are carried out, in accordance with saved policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

5) The development hereby approved shall be carried out in accordance with the phasing plan 6273-SRA-KE-XX-DR-A-01801 Rev P02 received by the City Council, as Local Planning Authority on the 10 October 2023.

Reason – This is a phased development pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Fourth Floor, 1 King Street, Manchester, M2 6AW
Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Third Floor, 1 King Street, Manchester, M2 6AW
14 - 16 St Ann Street, Manchester, M2 7LF
Basement And Ground Floor, 4A South King Street, Manchester, M2 6DQ
Basement Floor, 65 Bridge Street, Manchester, M3 3BQ
Basement And Ground Floor, 61 Bridge Street, Manchester, M3 3BQ
40 King Street West, Manchester, M3 2WY
Sixth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
4A South King Street, Manchester, M2 6DQ
First Floor, 69 Bridge Street, Manchester, M3 3BQ
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
International House, 82 - 84 Deansgate, Manchester, M3 4HF
Arcane, 2 South King Street, Manchester, M2 6DQ
Ground Floor, Cotswold Outdoors, 118 - 124 Deansgate, Manchester, M3 2GQ
Ground Floor, Bem Brasil, 118 - 124 Deansgate, Manchester, M3 2GQ
93 Deansgate, Manchester, M3 2BW
113 Deansgate, Manchester, M3 2BQ
19 Back Bridge Street, Manchester, M3 2PB
61 Bridge Street, Manchester, M3 3BQ
14 St Mary's Street, Manchester, M3 2LB
16 St Mary's Street, Manchester, M3 2LB
12 - 12A St Mary's Street, Manchester, M3 2LB
Second Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Fifth Floor Suite D, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Second Floor, 1 - 2 North Parade, Manchester, M3 2NH
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Front, 31 King Street West, Manchester, M3 2PF
Ground Floor, 31 King Street West, Manchester, M3 2PF
Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Petit Paris, 10 King Street, Manchester, M2 6AG
Ground Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Gaucho, 2A St Mary's Street, Manchester, M3 2LB
1 - 2 North Parade, Manchester, M3 2NH
Flat 1, 8 King Street, Manchester, M2 6AQ
Flat 3, 8 King Street, Manchester, M2 6AQ
Third Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Fourth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
3 Smithy Lane, Manchester, M3 2PR
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 21, 8 King Street, Manchester, M2 6AQ
Caretakers Flat Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GP
First Floor, 1 St Ann Street, Manchester, M2 7LG
DOOLEY ASSOCIATES LTD, Fourth Floor, 1 St Ann Street, Manchester, M2 7LG

Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
Reedham House, 31 King Street West, Manchester, M3 2PN
LOPIAN GROSS BARNETT AND CO, Sixth Floor And Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LG
First Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Third Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Ground Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
2 Ridgefield, Manchester, M2 6EQ
Third Floor, 2 Ridgefield, Manchester, M2 6EQ
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
4 King Street, Manchester, M2 6AQ
33 King Street West, Manchester, M3 2PW
Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
83 Deansgate, Manchester, M3 2BW
Second Floor, 1 St Ann Street, Manchester, M2 7LG
Third Floor, 1 St Ann Street, Manchester, M2 7LG
Seventh Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
CLAIMS CONSULTING SOLUTIONS LTD, Fourth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Second Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Third Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
First Floor, 1 - 2 North Parade, Manchester, M3 2NH
Ground Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Second Floor Front Left, 31 King Street West, Manchester, M3 2PF
Mezzanine Floor, 31 King Street West, Manchester, M3 2PF
First Floor, 31 King Street West, Manchester, M3 2PF
Basement, 31 King Street West, Manchester, M3 2PF
Third Floor, 31 King Street West, Manchester, M3 2PN
31 King Street West, Manchester, M3 2PF
Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH
Ground Floor And First Floor, 61 Bridge Street, Manchester, M3 3BQ
95 - 97 Deansgate, Manchester, M3 2BQ
4 Manera Apartments, 46 King Street West, Manchester, M3 2WN

2 Manera Apartments, 46 King Street West, Manchester, M3 2WN
12 Manera Apartments, 46 King Street West, Manchester, M3 2WN
6 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Sainsbury's, Ground Floor, 130 - 136 Deansgate, Manchester, M3 2GQ
89 Bridge Street, Manchester, M3 2RE
Flat 3, 67 Bridge Street, Manchester, M3 3BQ
67 Bridge Street, Manchester, M3 3BQ
Flat 2, 67 Bridge Street, Manchester, M3 3BQ
First Floor, 83 Bridge Street, Manchester, M3 2RF
First Floor And Second Floor, 1 Back Bridge Street, Manchester, M3 2PB
Second Floor, 38 King Street West, Manchester, M3 2WZ
Second Floor, Reedham House, 31 King Street West, Manchester, M3 2PN
Sixth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
Ninth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 6, 8 King Street, Manchester, M2 6AQ
Flat 14, 8 King Street, Manchester, M2 6AQ
Flat 20, 8 King Street, Manchester, M2 6AQ
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
67 Deansgate, Manchester, M3 2BW
Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
75 Deansgate, Manchester, M3 2BW
Second Floor, 77 Deansgate, Manchester, M3 2BW
14 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Second Floor And Third Floor, Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
Basement, Kings House, 42 King Street West, Manchester, M3 2NY
17 Back Bridge Street, Manchester, M3 2PB
59 Bridge Street, Manchester, M3 3BQ
83 Bridge Street, Manchester, M3 2RF
First Floor, 71 - 75 Bridge Street, Manchester, M3 3RH
39 King Street West, Manchester, M3 2PW
Basement And Ground Floor, 38 King Street West, Manchester, M3 2WZ
Eighth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Seventh Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Fourth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH
Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 2, 8 King Street, Manchester, M2 6AQ
Basement, Church House, 90 Deansgate, Manchester, M3 2GP
Ground Floor, 88 Deansgate, Manchester, M3 2ER
Store Rear Of 88, Deansgate, Manchester, M3 2ZZ
88 Deansgate, Manchester, M3 2ER
Advertising Right JC Decaux Outside 92, Deansgate, Manchester, M3 2QG
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
9 John Dalton Street, Manchester, M2 6FW
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
78 Deansgate, Manchester, M3 2FW
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Basement Store, 27 - 29 King Street West, Manchester, M3 2PN
Ground Floor And First Floor, 105 - 107 Deansgate, Manchester, M3 2BQ
109 Deansgate, Manchester, M3 2BQ
10 Manera Apartments, 46 King Street West, Manchester, M3 2WN
40A King Street West, Manchester, M3 2WY
ALEXANDRA ASSOCIATES LTD, Second Floor Offices 20-25, 83 Bridge Street, Manchester, M3 2RF
45 King Street West, Manchester, M3 2PW
Eighth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
First Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 9, 8 King Street, Manchester, M2 6AQ
Flat 10, 8 King Street, Manchester, M2 6AQ
Flat 16, 8 King Street, Manchester, M2 6AQ
92 Deansgate, Manchester, M3 2QG
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
63 Deansgate, Manchester, M3 2BW
111 Deansgate, Manchester, M3 2BQ
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
1 Manera Apartments, 46 King Street West, Manchester, M3 2WN
9 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Unit 2, 130 - 136 Deansgate, Manchester, M3 2GQ
87 Bridge Street, Manchester, M3 2RE
63 Bridge Street, Manchester, M3 3BQ
55 Bridge Street, Manchester, M3 3BQ
First Floor, 40 King Street West, Manchester, M3 2WY
Basement, 40A King Street West, Manchester, M3 2WY
Sub Basement, 40 King Street West, Manchester, M3 2WY
Third Floor, 83 Bridge Street, Manchester, M3 2RF
71 - 75 Bridge Street, Manchester, M3 2RH
Third Floor Newton Estates, 38 King Street West, Manchester, M3 2WZ
First Floor, 38 King Street West, Manchester, M3 2WZ
Third Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ

First Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 19, 8 King Street, Manchester, M2 6AQ
Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Basement And Ground Floor, 88 Deansgate, Manchester, M3 2ER
87 Deansgate, Manchester, M3 2BW
First Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
79 - 81 Deansgate, Manchester, M3 2BW
101 Deansgate, Manchester, M3 2BQ
Basement And Ground Floor, 69 Bridge Street, Manchester, M3 3BQ
Flat 4, 67 Bridge Street, Manchester, M3 3BQ
Kings House, 42 King Street West, Manchester, M3 2NU
69 Bridge Street, Manchester, M3 3BQ
Second Floor, 69 Bridge Street, Manchester, M3 3BQ
35 King Street West, Manchester, M3 2PW
Basement, 42 King Street West, Manchester, M3 2NY
Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
KUIT STEINART LEVY LLP, 3 St Mary's Parsonage, Manchester, M3 2RD
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 4, 8 King Street, Manchester, M2 6AQ
4A Ridgefield, Manchester, M2 6EQ
Second Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
International House, 82 - 86 Deansgate, Manchester, M3 2ER
Advertising Right BT Inlink Opposite 27 - 29, King Street West, Manchester, M3 2PN
130 - 136 Deansgate, Manchester, M3 2GG
Second Floor Office, 59 Bridge Street, Manchester, M3 3BQ
First Floor, 65 Bridge Street, Manchester, M3 3BQ
79 - 81 Bridge Street, Manchester, M3 2RH
Ground Floor, 71 - 75 Bridge Street, Manchester, M3 2RH

40 - 42 King Street West, Manchester, M3 2WY
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH
86 Deansgate, Manchester, M3 2ER
103 Deansgate, Manchester, M3 2BQ
3 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Ground Floor And First Floor, 130 - 136 Deansgate, Manchester, M3 2QS
Kings House, King Street West, Manchester, M3 2NY
6 - 7 Butter Lane, Manchester, M3 2PD
Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Fifth Floor, Cardinal House, 20 St Mary's Parsonage, Manchester, M3 2LY
73 Deansgate, Manchester, M3 2BW
Seventh Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
105 - 107 Deansgate, Manchester, M3 2BQ
Halifax House, 93 - 101 Bridge Street, Manchester, M3 2GX
Second Floor, 65 Bridge Street, Manchester, M3 3BQ
15 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Second Floor, 83 Bridge Street, Manchester, M3 2RF
77 Bridge Street, Manchester, M3 2RH
Third Floor, 69 Bridge Street, Manchester, M3 3BQ
37 King Street West, Manchester, M3 2PW
43 King Street West, Manchester, M3 2PW
Ground Floor, 40 King Street West, Manchester, M3 2WY
Basement, Kings House, King Street West, Manchester, M3 2NY
Betfred, Ground Floor, 38 King Street West, Manchester, M3 2WZ
Third Floor, 38 King Street West, Manchester, M3 2WZ
65 Bridge Street, Manchester, M3 3BQ
38 King Street West, Manchester, M3 2WZ
Fifth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
80 Deansgate, Manchester, M3 2ER
Fourth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Ground Floor, 65 Bridge Street, Manchester, M3 3BQ
Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, 8 King Street, Manchester, M2 6AQ
Flat 11, 8 King Street, Manchester, M2 6AQ
Flat 15, 8 King Street, Manchester, M2 6AQ
Flat 13, 8 King Street, Manchester, M2 6AQ
Flat 18, 8 King Street, Manchester, M2 6AQ
Flat 17, 8 King Street, Manchester, M2 6AQ
Sixth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Fifth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Tenth Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
Second Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
1 King Street, Manchester, M2 6AW
12 - 14 St Ann Street, Manchester, M2 7LF
83 - 85 Deansgate, Manchester, M3 2BW
Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
6 King Street, Manchester, M2 6AQ
84B Deansgate, Manchester, M3 2ER
99 Deansgate, Manchester, M3 2BQ
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Flat 1, 67 Bridge Street, Manchester, M3 3BQ

41 King Street West, Manchester, M3 2PW
71 Deansgate, Manchester, M3 2BW
1 South King Street, Manchester, M2 6EX
47 King Street West, Manchester, M3 2PW
65 Deansgate, Manchester, M3 2BW
27 - 29 King Street West, Manchester, M3 2PN
7 John Dalton Street, Manchester, M2 6FW
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86 Deansgate, Manchester, M3 2ER
118 - 124 Deansgate, Manchester, M3 2QG
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
EAT., Ground Floor, 1 St Ann Street, Manchester, M2 7LG
89 - 91 Deansgate, Manchester, M3 2BW
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
First Floor, Church House, 90 Deansgate, Manchester, M3 2GP
12 - 14 King Street, Manchester, M2 6AG
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
Basement And Ground Floor, 2 - 10 St Mary's Street, Manchester, M3 2LB
2 - 10 St Mary's Street, Manchester, M3 2LB
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH
Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 7, 8 King Street, Manchester, M2 6AQ
Flat 8, 8 King Street, Manchester, M2 6AQ
Flat 5, 8 King Street, Manchester, M2 6AQ
Church House, 90 Deansgate, Manchester, M3 2GJ
BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street, Manchester, M2 6AW
Fourth Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Ground Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Basement, 111 Deansgate, Manchester, M3 2BQ
5 Manera Apartments, 46 King Street West, Manchester, M3 2WN
11 Manera Apartments, 46 King Street West, Manchester, M3 2WN
126 Deansgate, Manchester, M3 2GR
Eleventh Floor, Alberton House, 30 St Mary's Parsonage, Manchester, M3 2WJ
7 Manera Apartments, 46 King Street West, Manchester, M3 2WN
85 Bridge Street, Manchester, M3 2RE
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
1 St Ann Street, Manchester, M2 7LG
Fifth Floor, 1 King Street, Manchester, M2 6AW
8 Manera Apartments, 46 King Street West, Manchester, M3 2WN
Waggon And Horses, 1 Back Bridge Street, Manchester, M3 2PB
Arkwright House, Parsonage Gardens, Manchester, M3 2LF
96 Deansgate, Manchester, M3 2QG
Third Floor, Queens Chambers, 5 John Dalton Street, Manchester, M2 6ET
Basement, 1 King Street, Manchester, M2 6AW
77 Deansgate, Manchester, M3 2BW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Parsonage Gardens Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL