

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 137299/LO/2023

**Date registered valid:** 25 August 2023

**Proposal:** LISTED BUILDING CONSENT - Refurbishment of the roof of the building, involving the replacement of the roofing material

**Address:** Manchester Royal Exchange , Old Bank Street, Manchester, M2 7PE

**Ward(s):** Deansgate Ward

**Applicant:** BVK Retail High Street Royal Exchange Manchester Ltd

**Agent (if any):** Danny Cremen Avison Young

**Case officer:** Emily Booth  
Tel: 0161 234 4193  
Email: [emily.booth@manchester.gov.uk](mailto:emily.booth@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 5 December 2023

## Application details

**Type of application:** Listed Building Consent

**Development type:** Listed building alteration

**Date of site visit:** 10 October 2023

### Standard consultations:

Printed: 8 September 2023

Expired: 29 September 2023

### Neighbour notifications

Printed: 8 September 2023

Expired: 29 September 2023

### Site notice

Posted: 13 September 2023

Expired: 4 October 2023

### Press advert

Published: 12 September 2023

Expired: 26 September 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of site/building

**Listed building:** Grade II

**Conservation area:** St Anns Square Conservation Area 1970

**Tree Preservation Order:** Not applicable

## Description of area

The application relates to the Grade II Listed Royal Exchange, which is a mixed use building that houses offices, a theatre, shops, bars, restaurants, banks, takeaways and cafes.

The Royal Exchange is bounded by Cross Street, Market Street, Exchange Street/St Ann's Square and Old Bank Street. St Ann's Square is a hard landscaped public square in Manchester City Centre that accommodates a Grade II Listed statue named Cobden's Statue and the Grade II Boer War Memorial and other non-listed sculptures and is frequently used for events including the Christmas Markets. Market Street and St Ann's Square are major shopping areas.

The current building is the third version of the Royal Exchange built between 1867 and 1874 and extended between 1914 and 1931. The building was further modified following the damage caused by the IRA bomb in 1996. It is four storeys, plus two attic storeys in height. The roof is slate and has three glass domes, a baroque turret is in the Northwest corner and domes are located in the other corners. There is also a balustraded parapet and mansard roof. The elevations are highly detailed and include channelled rusticated piers, Corinthian columns, arched windows, entablature, modillioned cornice and grand entrances.

The original Royal Exchange was a trade exchange for Lancashire's cotton industry. Trading ceased in 1968 and the building began use as a theatre in 1973.

Other listed buildings surrounding St Ann's Square include the Grade I listed St Ann's Church, the Grade II\* Listed 25 St Ann's Street and Grade II listed buildings at 16, 18 and 22 and 17 to 21 St Ann's Square. The site is also within St Ann's Square Conservation Area.

Surrounding uses include the Arndale Centre, St Ann's church, shops, hotels, residential accommodation, banks, offices, bars, restaurants, takeaways and cafés.

## **Description of development**

Listed Building Consent is sought for the replacement of the existing non-original asphalt flat roof covering material with a bituminous waterproofing roof system. These works include:

- The stripping of the asphalt material
- Patch repair of the existing roof structure
- Priming of the roof
- Installation of a membrane and control layer
- Installation of insulation boards
- Installation of Garland Torch Evolution Base
- Installation of one layer of Garland Stress Ply Flex Plus cap sheet

## **Consultations & Notification Responses**

Publicity - The application was advertised as an affecting a listed building and a conservation area, letters were sent to surrounding occupiers and a site notice was displayed on site. No replies were received.

## **Issues**

### **Issues and Policy**

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) advises on shop front works.

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

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

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

#### Places for Everyone -

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P 2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is

clearly justified and outweighed by the public benefits of the proposal.

## National Policy

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

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

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 194 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 200 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II\* listed buildings should be wholly exceptional.

Paragraph 201 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

## Visual Amenity -

Under these criteria the effect of the proposal on the affected heritage assets has been considered:

The existing roof covering is non-original but could be historic. It is now failing, and the type of fabric is obsolete. The fabric does not contribute significantly to the listed building in its current form and does not form an integral part of the building's historic or architectural interest.

The proposed material would replicate the existing in appearance, colour and texture. The build-up would also be of a similar depth. The chosen material is understood to be a durable, low maintenance and light weight solution that would minimise intervention and stress on the historic fabric.

The existing rooves are in varying condition but are all in need of replacement to prevent further water ingress and provide a long-term solution to the problems and protect the underlying fabric of the building.

Measures are proposed to reduce the intervention with the retained fabric of the building. Repairs are also proposed but the extent of repairs would not be known until the asphalt can be removed. Conditions are needed to require the extent of repairs and any changes to the upstand level.

Given the above the works would resolve the problems, help to protect the building and would have a similar appearance to the existing. A method has been submitted and agreed.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement due to the public benefit of repairing the roof and preventing water damage to the internal building fabric.

### **Other Legislative Requirements Equality Act 2010**

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

### **Human Rights Act 1998 considerations**

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

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

**Recommendation:** Approve

### **Article 35 Declaration**

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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

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

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

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

The location plan referenced 04B600735 Rev A received by the City Council as local planning authority on 14 June 2023

The drawings referenced:

04B600735 Rev A (3 no. drawings)

received by the City Council as local planning authority on 25 August 2023

The Heritage Assessment prepared by Buttress received by the City Council as local planning authority on 8 November 2023

The StressPly Flex Plus - Bituminous waterproofing Warm Roof System product specification prepared by Garland received by the City Council as local planning authority on 27 June 2023

The Manchester Royal Exchange Condition Survey prepared by The Garland Company UK Ltd. received by the City Council as local planning authority on 27 June 2023

The letter from Avison Young dated 13 June 2023

The emails from Avison Young dated 17 October 2023 and 16th November 2023

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) The alterations hereby approved shall be supervised by a suitably qualified specialist for the duration of the removal of each roof covering on each roof.

b) Prior to the removal of the roof covering there shall be a heritage induction for all workers on the site and absolute clarity and clear communication as to the nature, locations and extent of works and methodology for implementation.

c) Prior to any of the works to install the new materials hereby approved commence the roof shall be surveyed by a suitably qualified specialist and a list of repairs and a list of features discovered, a method statement for the repairs containing annotated photographs of repair

locations and a plan of the roof with the location of repairs identified shall be submitted to and approved in writing by the City Council as local planning authority.

d) The repairs shall be carried out fully and only with the approved information (c) before the roof recovering of the relevant roof is completed.

e) In the event that any unexpected features of significance are discovered works shall stop in and around the location of discovery and photographs of the item, a method statement for the treatment of the item and a plan of the roof with the location of the item identified shall be submitted to and approved in writing by the City Council as local planning authority.

f) The treatment of these features (e) shall be fully and only in accordance with the approved information and shall be completed prior to the completion of the recovering of the relevant roof.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Should there be any areas where the existing fabric including flashing is required to be modified in any way due to the installation of the upstand, full details of the proposed modification shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any upstand that requires additional amendment to the approved to allow installation, per each of the rooves, prior to the re-covering of that roof.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

## **Appendix 1 – List of consultees & neighbours notified**

### Heritage & Urban Design

329 Royal Exchange, Exchange Street, Manchester, M2 7BR  
513 Royal Exchange, Exchange Street, Manchester, M2 7EN  
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester, M2 7DA  
2 Old Bank Street, Manchester, M2 7PF  
Barbour, 6 St Ann's Square, Manchester, M2 7HD  
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ  
14 St Ann's Square, Manchester, M2 7HQ  
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF  
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF  
12 Royal Exchange Arcade, Manchester, M2 7EA  
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF  
First Floor, 26 Cross Street, Manchester, M2 7AQ  
Fourth Floor, 26 Cross Street, Manchester, M2 7AQ  
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
328 Royal Exchange, Exchange Street, Manchester, M2 7BR  
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA  
16 Market Street, Manchester, M1 1PT  
48 Royal Exchange, Exchange Street, Manchester, M2 7DA  
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF  
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF  
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF  
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ  
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA  
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA  
11 Royal Exchange Arcade, Manchester, M2 7EA  
3 Royal Exchange Arcade, Manchester, M2 7EA  
10 Royal Exchange Arcade, Manchester, M2 7EA  
1 Royal Exchange Arcade, Manchester, M2 7EA  
4 Royal Exchange Arcade, Manchester, M2 7EA  
First Floor, 15 St Ann's Square, Manchester, M2 7PW  
Third Floor, 26 Cross Street, Manchester, M2 7AQ  
Eighth Floor, 26 Cross Street, Manchester, M2 7AQ  
437 Royal Exchange, Exchange Street, Manchester, M2 7EP  
326 Royal Exchange, Exchange Street, Manchester, M2 7BR  
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN  
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR  
2A Cross Street, Manchester, M2 7AE  
2 Cross Street, Manchester, M2 7AE  
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ  
15 Cross Street, Manchester, M2 1WE  
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP  
438 Royal Exchange, Exchange Street, Manchester, M2 7EP  
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF  
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ  
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Advertising Right JC Decaux Outside 2 To 4, Exchange Street, Manchester, M2 7HA

STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA  
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Acresfield, Exchange Street, Manchester, M2 7HA  
14 Royal Exchange Arcade, Manchester, M2 7EA  
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP  
225 - 226 Royal Exchange, Exchange Street, Manchester, M2 7DA  
10 Market Street, Manchester, M1 1PT  
8 - 10 Cross Street, Manchester, M2 7AE  
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE  
14 Market Street, Manchester, M1 1PT  
229 Royal Exchange, Exchange Street, Manchester, M2 7DD  
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP  
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP  
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ  
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
15 Royal Exchange Arcade, Manchester, M2 7EA  
9 Royal Exchange Arcade, Manchester, M2 7EA  
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF  
5 Old Bank Street, Manchester, M2 7PE  
Fifth Floor, 26 Cross Street, Manchester, M2 7AQ  
47 Royal Exchange, Exchange Street, Manchester, M2 7DA  
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL  
4 Market Street, Manchester, M1 1PT  
6 Market Street, Manchester, M1 1PT  
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA  
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT  
12 Market Street, Manchester, M1 1PT  
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR  
441 Royal Exchange, Exchange Street, Manchester, M2 7EP  
12B St Ann's Square, Manchester, M2 7HW  
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA  
Acresfield, 10 Exchange Street, Manchester, M2 7HA  
9 Old Bank Street, Manchester, M2 7PE  
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE  
Lululemon, 7 St Ann's Square, Manchester, M2 7EF  
19 Royal Exchange Arcade, Manchester, M2 7EA  
Seventh Floor, 26 Cross Street, Manchester, M2 7AQ  
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR  
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
521 Royal Exchange, Exchange Street, Manchester, M2 7EN  
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP  
441A Royal Exchange, Exchange Street, Manchester, M2 7EP  
Barclays Bank Plc, 17 - 21 St Ann's Square, Manchester, M2 7PW  
15 St Ann's Square, Manchester, M2 7PW  
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD  
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA  
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA

6 Royal Exchange Arcade, Manchester, M2 7EA  
231 Royal Exchange, Exchange Street, Manchester, M2 7DD  
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR  
333 Royal Exchange, Exchange Street, Manchester, M2 7BR  
435 - 436 Royal Exchange, Exchange Street, Manchester, M2 7EP  
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN  
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
3 Exchange Street, Manchester, M2 7EE  
228 Royal Exchange, Exchange Street, Manchester, M2 7DD  
15 - 17 Old Bank Street, Manchester, M2 7PE  
519 Royal Exchange, Exchange Street, Manchester, M2 7EN  
446 Royal Exchange, Exchange Street, Manchester, M2 7EP  
3 Cross Street, Manchester, M2 1WE  
Advertising Right JC Decaux Outside 1, Cross Street, Manchester, M2 1HX  
1 Exchange Street, Manchester, M2 7EE  
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE  
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA  
12 - 14 Cross Street, Manchester, M2 7AE  
16 Cross Street, Manchester, M2 7AE  
31 Royal Exchange Arcade, Manchester, M2 7EA  
Third Floor, 2 Old Bank Street, Manchester, M2 7PF  
Sixth Floor, 26 Cross Street, Manchester, M2 7AQ  
330 Royal Exchange, Exchange Street, Manchester, M2 7BR  
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR  
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP  
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
2 Market Street, Manchester, M1 1PT  
18 Market Street, Manchester, M1 1PT  
332 Royal Exchange, Exchange Street, Manchester, M2 7BR  
232 Royal Exchange, Exchange Street, Manchester, M2 7DD  
18 Cross Street, Manchester, M2 7AE  
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP  
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street,  
Manchester, M2 7DD  
424 Royal Exchange, Exchange Street, Manchester, M2 7EP  
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street,  
Manchester, M2 7EN  
327 Royal Exchange, Exchange Street, Manchester, M2 7BR  
1 Cross Street, Manchester, M2 1HX  
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF  
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ  
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
7 Royal Exchange Arcade, Manchester, M2 7EA  
8 Royal Exchange Arcade, Manchester, M2 7EA  
13 Old Bank Street, Manchester, M2 7PE  
20 Royal Exchange Arcade, Manchester, M2 7EA  
5 Royal Exchange Arcade, Manchester, M2 7EA  
Second Floor, 2 Old Bank Street, Manchester, M2 7PF  
Second Floor, 26 Cross Street, Manchester, M2 7AQ  
8 Market Street, Manchester, M1 1PT  
5 Exchange Street, Manchester, M2 7EE

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Conservation Area - St Anns Square Conservation Area 1970

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL