

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136493/FO/2023
Date registered valid: 23 May 2023
Proposal: Replacement shop front
Address: Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ward(s): Deansgate Ward

Applicant: Papa Johns (GB) Ltd
Agent (if any): Baldip Basi Smith Jenkins Ltd
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 11/07/2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 May 2023

Standard consultations:

Printed: 26 May 2023 Expired: 16 June 2023

Neighbour notifications

Printed: 26 May 2023 Expired: 16 June 2023

Site notice

Posted: 26 May 2023 Expired: 16 June 2023

Press advert

Published: 6 June 2023 Expired: 20 June 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to Unit 5 Peter House on the south-western side of Oxford Street. The property is a ground floor commercial unit with stepped access and glazed shopfront. The site forms part of a series of ground floor commercial units within Peter House, an eleven storey building dating from the 1960s. The commercial units fronting out onto Oxford Street have a visual consistency, all featuring frameless or black framed glazed shopfronts. The unit also features numerous advertisements in the form of a single projecting sign, fascia sign and multiple vinyl signs. The site is in use as a hot food takeaway (Sui Generis).

Listed building: Not applicable

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms the commercial and historic heart of Manchester City Centre lying within the St Peter's Square Conservation Area. Said Conservation Area is home to some of Manchester's most iconic historic buildings, including the Grade II* listed Midland Hotel, Central Library, Town Hall Extension and Grade II listed Memorial Cross. Neighbouring uses consist mainly of retail and office uses, with the notable exception of the Midland Hotel to the north of the application site. St Peter's Square's built form represents a blend of historical Victorian and Edwardian architecture, with modern 21st century architecture in the form of one & two St Peter's Square. More modern additions to St Peter's Square utilise large elements of glazing at ground floor and subdued colours in order to respect the historical significance of the area.

Description of development

The application seeks consent for the installation of a replacement shopfront.

The proposed shopfront would be comprised of a doorway and 4no 2m high by 1.05m wide panes of glass, with 2no 0.929m high by 2.15m wide, and one 0.929m by 1.05m fanlights above.

The shopfront would maintain its stepped access and be finished in powder coated aluminium coloured green. The supporting information makes clear the proposed shopfront forms part of a national rebranding of Papa John's takeaways.

Planning History

103398/JO/2013/C1 - Variation of condition 3 on application reference 101460/JO/2013/C1 under section 73 of the Town and Country Planning Act 1990 in order to extend the approved opening hours of the take away from 10:00 to 03:00 to 10:00 to 05:00 – Approved November 2013.

101460/JO/2013/C1 - Variation of condition 3 on application reference 100044/FO/2012/C1 under section 73 of the Town and Country Planning Act 1990 in order to extend the approved opening hours of the take away from 10:00 to 23:00 to 10:00 to 03:00 – Approved July 2013.

100044/FO/2012/C1 - Change of use from retail (Use Class A1) to a hot food takeaway (Use Class A5) with installation of fume extraction and ventilation equipment – Approved November 2011.

Consultations & Notification Responses

Environmental Health – No objection.

Highways – No objection subject to an informative relating to construction works.

Metrolink – No objection.

Transport for Greater Manchester – No objection.

Publicity – None received.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC14 – Shop fronts and related signs
- Policy DC18 – Conservation Areas

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

- Chapter 16 – Conserving and enhancing the historic environment

Guide to Development in Manchester Supplementary Planning Document (SPD)

Other legislative requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

The proposed development would see the installation of a replacement shopfront on site and would not fundamentally change the use of the application site as a hot food takeaway. On this basis the proposal is considered to be acceptable in principle and is in accordance with Core Strategy Policy SP1 and DM1 subject to the matters discussed below.

Design & Visual Amenity

As noted previously within this report the application site forms part of Peter House, a 1960s office block finished in concrete blocks. The ground floor of the property is segmented into 5 no separate commercial units, 4 no of which face out onto Oxford Street, with the fifth fronting out onto Lower Mosley Street. The units, with the exception of the fifth unit on Lower Mosley Street which is visually separated from the others, share an underpinning design philosophy, in that their shopfronts are completed in large glazed panels, free from fanlights. Such a design approach gives each unit an open feel and prevents the ground floor of Peter's House from appearing cluttered and haphazard. Similarly, neighbouring units within or adjacent to the St Peter's Square Conservation Area feature large, glazed shopfronts, utilising colours that match their host properties', this includes Fumo at no1 St Peter's Square and Unit 2 at no2 St Peter's Square. This design philosophy allows the commercial units present within the street scene to be recognisable but at the same time prevents them for vying for visual dominance through the installation of garish features and colours.

In contrast to the above however, the proposed development would see the insertion of a standardised shopfront that has been designed with no regard to the wider building or neighbouring street scene. The development's proposal to segment the unit's shopfront into 4 no separate glazed panels, 5 no when including the property's door, and then insert fanlights above, would give the unit a busy appearance in comparison to the more minimalist neighbouring shopfronts. This harm would be compounded by the use of a green finish, which would give the unit an incongruous and garish appearance when compared to its neighbouring units to the north and south. Taking the above into account the proposal is considered would have an unacceptable impact on neighbouring visual amenity contrary to Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC18 and the National Planning Policy Framework.

Impact upon Heritage Assets

Section 72(1) of the Listed Buildings and Conservation Areas Act relates to conservation areas and states "In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

The application site sits within the St Peter's Square Conservation Area. The area spans Museum Street, Peter Street and Southmill Street; Central Street and Library Walk; Dickinson Street and George Street; Hall Street, Bale Street, Lower Mosley Street and Windmill Street. The Conservation Area is visually dominated by the Central Library, Town Hall Extension and Midland Hotel. More modern development is present in the form of Peter House and One St Peter's

Square. Said buildings commercial units however respect the setting of the Conservation Area by utilising the design principles mentioned above. It is noted that where more vibrant colours are used in commercial units it is limited to internal advertisements.

The proposal in contrast to the above would see the installation of a shopfront that would fail to follow the design principles of its neighbouring units and would be coloured green. It is considered that the introduction of such a shopfront would detract from the setting and appearance of the Conservation Area through the use of a garish colour which would stand in harsh contrast to the subtlety of the colour pallet of the Conservation Area. Furthermore, the standardised layout of the shopfront would fail to respond to it's environment, where more modern development has been designed so that it compliments the historic nature of the Conservation Area by not competing with it for visual dominance. On this basis it is considered the proposal would result in a level of less than substantial harm to be caused to the setting and appearance of the St Peter's Square Conservation Area.

Per the requirements of paragraph 202 of the National Planning Policy Framework, the identified harm of the proposal should be weighed against the public benefits that would be brought about it via the delivery of the proposal. It is considered however that the delivery of the proposed shopfront would provide no public benefit. Taking the above into account the proposal would fail to meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is contrary to policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC18 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The proposed shopfront would not extend beyond the confines of that of the existing and would be glazed. On this basis, it is considered the proposal would have an imperceivable impact on neighbouring amenity and is therefore acceptable an in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

Disabled Access

As stated previously within this report, the proposed shopfront would maintain a stepped access and thus would fail to provide disabled access. During negotiation with the applicant/agent it was requested that disabled access be provided. The applicant/agent stated that an internal ramp could not be accommodated due to how the internal layout of the commercial unit would need to be reconfigured. They then proposed that disabled access could be provided through the form of a temporary ramp which would be placed on site when required and then removed when not. The practical application of such a method would require a disabled person to signal the employees of the premises to provide the ramp to allow them entrance to the property. This was considered to be an impractical, undignified and an unsuitable solution. When prompted why the floor level of the commercial unit could not be lowered to provide step free access, as has been done for 3no of the other 4no commercial units at the base of Peter House, with the exception of unit 6, the applicant/agent stated that this was a disproportional course of action and would incur too higher cost. No other potential solutions for providing disabled access were put forward or discussed.

Manchester's local development plan makes clear that disabled access should form a key part of new development and should not be disregarded. Due to the proposal altering the site access, i.e. through the provision of a new doorway, it is reasonable to assume disabled access should be provided for or at minimum have an options assessment conducted. It is considered the justification provided by the applicant/agent is insufficient and an acceptable alternative

arrangement has not been provided. Therefore, the proposed development is unacceptable in this regard contrary to Core Strategy policies SP1, CC10, and DM1, The Guide to Development in Manchester Supplementary Planning Document and the National Planning Policy Framework.

Highway and Rail Safety

The proposed plans depict that the shopfront door would open inwards away from the public highway. Metrolink and Transport for Greater Manchester do not object to the proposal and Highways do not object subject to an informative relating to if any construction works are to impede on the public highway. Subject to such an informative it is considered the proposal is acceptable in this regard and therefore accords with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it has been determined that the proposed shopfront would have an unacceptable impact on the setting and appearance of the St Peter's Square Conservation Area and local street scene. Additionally, the proposal would fail to provide disabled access and has provided insufficient justification for this failure. The proposal is therefore contrary to Policies SP1, CC9, CC10, EN3 and DM1 of the Manchester Core Strategy, Saved Policy DC14 of the Unitary Development Plan, guidance contained within the Guide to Development in Manchester SPD, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990, and should therefore be refused.

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: Refuse

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. However, negotiation has been unable to resolve the issues identified in a satisfactory way and due to the harm, which has been clearly identified within the reason for the refusal, approval has not been possible.

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

1) By way of its design and finish, the proposed shopfront would have an unacceptable impact on the character and appearance of Peter House and the neighbouring street scene. This would also have an unduly harmful impact on the St Peter Square conservation area resulting in less than substantial harm. The necessary public benefits to outweigh that harm have not been provided. The proposal is therefore contrary to Policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy, Policies DC14 and DC18 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The applicant has failed to provide sufficient justification for why disabled access cannot be provided on site, nor have they demonstrated an acceptable alternative access arrangement. The proposed development would not provide inclusive access for people whose mobility may be impaired which is contrary to the Manchester City Council's adopted Core Strategy Policies SP1, CC10 and DM1, The Guide to Development in Manchester Supplementary Planning Document and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Metrolink

Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Peter House, Lower Mosley Street, Manchester, M2 3WQ
Fifth Floor Suite 5.28, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.17, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Sixth And Seventh Floors, 1 St Peter's Square, Manchester, M2 3DE
Sixth Floor Suite 6.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, Oxford Street, Manchester, M1 5AN
Fifth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Greggs, Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AE
Twelfth Floor, 1 St Peter's Square, Manchester, M2 3DE
Second Floor, 1 St Peter's Square, Manchester, M2 3DE
Thirteenth Floor, 1 St Peter's Square, Manchester, M2 3DE
Fifth Floor, 1 St Peter's Square, Manchester, M2 3DE
Ninth Floor, 1 St Peter's Square, Manchester, M2 3DE
Eleventh Floor, 1 St Peter's Square, Manchester, M2 3DE
Third Floor, 1 St Peter's Square, Manchester, M2 3DE
Tenth Floor, 1 St Peter's Square, Manchester, M2 3AE
1 St Peter's Square, Manchester, M2 3DE
Ground Floor, 1 St Peter's Square, Manchester, M2 3DE
Fourth Floor, 1 St Peter's Square, Manchester, M2 3DE
Eighth Floor, 1 St Peter's Square, Manchester, M2 3DE
First Floor, 1 St Peter's Square, Manchester, M2 3DE
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 6.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 307, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
YINGDE LAWYERS, Seventh Floor Suite 7.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Fifth Floor Suite 5.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

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 Peters Square Conservation Area 1973
Area Team Boundary - Name: CENTRAL