

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 135123/FO/2022  
**Date registered valid:** 31 October 2022  
**Proposal:** Development comprising extension to the sixth floor; creation a new rooftop terrace; internal refurbishment to the existing ground floor, mezzanine, first, second, third, fourth and fifth floor to facilitate new amenities; creation of plant area; enhancements to features on the external building; replacement of louvres; erection of PV systems and associated works  
**Address:** 4 Hardman Square, Manchester, M3 3EB  
**Ward(s):** Deansgate Ward  
**Applicant:** Quartz Project Services  
**Agent (if any):** Mrs Larna Smith Avison Young  
**Case officer:** Lucy Harrison  
Tel: 0161 234 5795  
Email: [lucy.harrison@manchester.gov.uk](mailto:lucy.harrison@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:**

#### Application details

**Type of application:** Full Application Consent  
**Development type:** Minor Other  
**Date of site visit:** 21.11.2022

#### Standard consultations:

Printed: 9 December 2022 Expired: 30 December 2022

#### Neighbour notifications

Printed: 9 November 2022 Expired: 30 November 2022

#### Site notice

Posted: 21.11.2022 Expired: 12.12.2022

**Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

**Description of area**

The application relates to a six storey office building on the north side of Hardman Square in Spinningfields. The building is adjacent to the southern end of Manchester Crown Court. Other buildings within the vicinity are used for offices, shops and food and drink uses. The building consists of a steel frame predominantly clad in glazed curtain walling.

**Description of Development**

The proposal is for a rooftop extension to provide: further Cat A office accommodation; a roof top terrace including a louvred pergola system and secondary timber pergola; reconfigured plant area with replacement screening; and photovoltaic panels. A new entrance canopy with feature cladding is proposed to the main entrance on Hardman Square following removal of the existing revolving door. The roof top extension would be clad in glazed curtain walling to match the existing facades.

**Consultations & Notification Responses**

Publicity – Occupiers of neighbouring properties have been notified of the application and site notices have been displayed. No representations have been received.

Highway Services - Suggests Travel Plan and CMP conditions.

Environmental Health - Recommends the following conditions: CMP, rooftop hours, management plan for external areas and plant/equipment acoustics.

Manchester Airport Safeguarding Officer - No objections.

**Issues**

The main issues to consider in assessing this application are visual amenity, noise, highway safety and the provision of disabled access. The application should be considered against the following policies: SP1 (Spatial Principles), CC10 (A Place for Everyone), T2 (Accessible Areas of Opportunity and Need), and DM1 (Development Management) of the Core Strategy; and Saved Policy DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester (UDP).

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

“For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay” and “where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

The following sections of the NPPF are relevant to the consideration of this application: Section 6 (Building a strong and competitive economy), Section 7 (Ensuring the Vitality of Town Centres), Section 9 (Promoting Sustainable Transport) and Section 12 (Requiring Good Design).

### Visual Amenity

The building was designed by Foster and Partners and forms a partner to 3 Hardman Square. It has a light colour palette and glazed curtain walling that gives the building clean lines and a simple aesthetic. The proposed roof extension would continue the curtain walling up by one storey, which would maintain the clean lines of the building. The western end of the roof top would be open with an aluminium frame continuing the lines of the roof to create a roof terrace area. The aluminium frame would tie in with the structure of the building and would reflect the rooftop framing that forms part of 3 Hardman Square.

The proposed structure to the ground floor entrance area would be fairly large but would not be out of keeping with other structures within Spinningfields. The proposed use of copper would be reconsidered as part of the materials condition to ensure that the material used tones with the colour palette of the rest of the building. Other materials proposed are considered to be in keeping with the building and the surrounding area.

Given the above, it is considered that the proposed development would not be out of keeping with the appearance of the building or the surrounding area and would have an acceptable impact on visual amenity.

### Noise

The proposed roof top terrace and reconfigured plant area have the potential to cause a noise issue and, whilst there are no residential uses in the immediate vicinity, there are other noise sensitive uses, such as the Courts and offices, close by. It is considered, therefore, that the proposal is acceptable so long as it is managed through the imposition of conditions relating to acoustic insulation, a construction management plan and a plan for how the external rooftop area is managed/used, including hours of operation and the restriction of amplified music.

### Highway Safety

The proposal includes internal cycle parking that is considered adequate. There would be no impact on highway safety other than during construction and a construction management plan condition should therefore be attached to any permission.

## Access

The proposal would provide level access into and throughout the premises.

## Conclusion

The proposal has been designed to maintain the design aesthetic of the building and its appearance would be in keeping with the area. Conditions should be attached to ensure the amenity of surrounding occupiers and highway safety is maintained. Given the above, it is considered that the scheme is in accordance with relevant planning policy, as set out above, and should be approved.

## **Other Legislative Requirements**

### **Equality Act 2010**

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

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

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

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

**Recommendation:** Approve

### **Article 35 Declaration**

Officers work with applicants in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with planning applications. The planning officer worked with the applicant at the pre-application and application stages to resolve issues of visual amenity.

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

PL.1200 Existing Site Block Plan  
PL.1211 Proposed Site Block Plan  
PL.1310 Proposed Ground Floor GA Plan  
PL.1311 Proposed Mezz Floor GA Plan  
PL.1323 Proposed Second Floor GA Plan  
PL.1313 Proposed Sixth Floor GA Plan  
PL.1314 Proposed Roof Plan  
PL.1510 Proposed Elevation South  
PL.1511 Proposed Elevation North  
PL.1512 Proposed Elevations East & West  
PL.1515 Entrance Section

Design and Access Statement, September 2022, by Spratley & Partners Architects  
Circular Economy Statement, September 2022, by adw Developments  
External Lighting Assessment, September 2022, by WSP  
Noise Impact Assessment, June 2022, by Hann Tucker Associates  
Local Labour Agreement, 3 October 2022, by Avison Young  
Environmental Standards Statement, September 2022, by WSP  
Waste Management Strategy, September 2022, by Quartz Project Services  
Roof Garden Management dated November 2022.

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) Prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- i. baseline samples and specifications of all materials to be used on all external elevations, which shall include a reconsideration of the use of copper;
- ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

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

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) The development shall be carried out in accordance with a Construction Management Plan (CMP) that has been submitted to and approved in writing by the City Council as local planning authority before the development commences. The CMP shall include:

- a community consultation strategy that details how and when the Courts, local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;
- details of an emergency contact telephone number for the site contractor to be displayed in a publicly accessible location;
- the routing of construction traffic;
- details of the vehicular activity associated with the construction including appropriate swept-path assessment and identification of vehicular access points into the site;
- compound locations where relevant;
- details of the location and arrangements for any parking of vehicles of site operatives, contractors and visitors;
- measures to control dust and mud including on the surrounding highway and including how the wheels of contractor's vehicles are to be cleaned during the construction period;
- a highway dilapidation survey including photographs and commentary on the condition of the carriageways/footways on construction vehicle routes surrounding the site;
- the loading and unloading of plant and materials;
- dust suppression measures; and
- sheeting of construction vehicles.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

5) The rooftop terraces shall not be open outside the following hours:-

08:00 to 23:00 Monday to Saturday; and  
09:00 to 22:00 Sunday and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The external areas within the application site shall only be used in accordance with a Management Plan that shall be submitted to and approved in writing by the City Council as local planning authority before the development is first occupied and shall include:

- a schedule of days and hours of operation;
- number of occupiers (capacity); and
- statement of intended use.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

7) a) Ancillary plant, equipment, servicing and louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the development hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before first occupation of the development.

b) Prior to first occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

Reason - To safeguard the amenities of the occupiers of nearby noise sensitive accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

8) Prior to the installation of the green wall hereby approved, full details of the precise planting species to be used within the green wall shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

9) Prior to the installation of the green wall hereby approved, a bespoke maintenance and management plan for the green wall on this building shall be submitted to and approved in writing by the City Council as Local Planning Authority. The maintenance plan shall also include details of regular safety inspections to ensure that there is no falling debris from the green wall. The development shall then be carried out in accordance with the approved details.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

## **Informatives**

### **1) Hours of Construction/Demolition Work**

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm;  
Saturday: 8.30am - 2pm;  
Sunday / Bank holidays: No work.

### **2) Materials**

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.



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

Urban Design & Conservation  
Helipad Manager - MRI  
Greater Manchester Police  
Highway Services  
Environmental Health  
Greater Manchester Police  
Environmental Health  
Urban Design & Conservation  
Manchester Airport Safeguarding Officer  
Manchester Airport Safeguarding Officer

Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF  
Second Floor, 3 Hardman Street, Manchester, M3 3AW  
Dishoom, 32 Bridge Street, Manchester, M3 3BZ  
LINCOLN HOUSE CHAMBERS, Eighth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Third Floor, 3 Hardman Square, Manchester, M3 3EB  
Seventh Floor, 3 Hardman Square, Manchester, M3 3EB  
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
3 Hardman Boulevard, Manchester, M3 3AQ  
5 Hardman Square, Manchester, M3 3EB  
Second Floor, 3 Hardman Square, Manchester, M3 3EB  
Third Floor, 3 Hardman Street, Manchester, M3 3AW  
Unit 3, 3 Hardman Square, Manchester, M3 3EB  
Unit 1, 3 Hardman Square, Manchester, M3 3EB  
Unit 2, 3 Hardman Square, Manchester, M3 3EB  
Second Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Basement, 2 Hardman Boulevard, Manchester, M3 3AQ  
First Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Ground Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Seventh Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Twelfth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Apartment 241, 2 Left Bank, Manchester, M3 3AD  
Tenth Floor, 3 Hardman Street, Manchester, M3 3HF  
Apartment 820, 12 Left Bank, Manchester, M3 3AG  
Apartment 819, 12 Left Bank, Manchester, M3 3AG  
Apartment 818, 12 Left Bank, Manchester, M3 3AG  
Apartment 822, 12 Left Bank, Manchester, M3 3AG  
Scene Restaurant, Unit A4, Left Bank, Manchester, M3 3AN  
Beastro, Unit A1, Left Bank, Manchester, M3 3AN  
Apartment 614, 12 Left Bank, Manchester, M3 3AG  
Apartment 615, 12 Left Bank, Manchester, M3 3AG  
Apartment 618, 12 Left Bank, Manchester, M3 3AG  
Apartment 616, 12 Left Bank, Manchester, M3 3AG  
Apartment 619, 12 Left Bank, Manchester, M3 3AG  
Apartment 617, 12 Left Bank, Manchester, M3 3AG  
Apartment 223, 12 Left Bank, Manchester, M3 3AG

Apartment 315, 12 Left Bank, Manchester, M3 3AG  
Apartment 222, 12 Left Bank, Manchester, M3 3AG  
Apartment 211, 12 Left Bank, Manchester, M3 3AG  
Apartment 218, 12 Left Bank, Manchester, M3 3AG  
Apartment 214, 12 Left Bank, Manchester, M3 3AG  
Apartment 310, 12 Left Bank, Manchester, M3 3AG  
Apartment 224, 12 Left Bank, Manchester, M3 3AG  
Apartment 311, 12 Left Bank, Manchester, M3 3AG  
Apartment 221, 12 Left Bank, Manchester, M3 3AG  
Apartment 216, 12 Left Bank, Manchester, M3 3AG  
Apartment 210, 12 Left Bank, Manchester, M3 3AG  
Ground Floor, 3 Hardman Street, Manchester, M3 3AX  
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
Apartment 1318, 12 Left Bank, Manchester, M3 3AH  
Apartment 1219, 12 Left Bank, Manchester, M3 3AH  
Apartment 1217, 12 Left Bank, Manchester, M3 3AH  
Apartment 1021, 12 Left Bank, Manchester, M3 3AH  
Apartment 917, 12 Left Bank, Manchester, M3 3AH  
Apartment 816, 12 Left Bank, Manchester, M3 3AG  
Apartment 721, 12 Left Bank, Manchester, M3 3AG  
Apartment 720, 12 Left Bank, Manchester, M3 3AG  
Apartment 523, 12 Left Bank, Manchester, M3 3AG  
Apartment 419, 12 Left Bank, Manchester, M3 3AG  
Apartment 414, 12 Left Bank, Manchester, M3 3AG  
Apartment 322, 12 Left Bank, Manchester, M3 3AG  
Apartment 1503, 6 Left Bank, Manchester, M3 3AF  
Apartment 1330, 6 Left Bank, Manchester, M3 3AF  
Apartment 1328, 6 Left Bank, Manchester, M3 3AF  
Apartment 1133, 6 Left Bank, Manchester, M3 3AF  
Apartment 931, 6 Left Bank, Manchester, M3 3AF  
Apartment 829, 6 Left Bank, Manchester, M3 3AE  
Apartment 726, 6 Left Bank, Manchester, M3 3AE  
Apartment 631, 6 Left Bank, Manchester, M3 3AE  
Apartment 532, 6 Left Bank, Manchester, M3 3AE  
Apartment 530, 6 Left Bank, Manchester, M3 3AE  
Apartment 329, 6 Left Bank, Manchester, M3 3AE  
Apartment 441, 2 Left Bank, Manchester, M3 3AD  
Apartment 636, 2 Left Bank, Manchester, M3 3AD  
Neighbourhood Restaurant, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
First Floor, Deans Court, Crown Square, Manchester, M15 5FU  
Unit 1B, 4 Hardman Square, Manchester, M3 3EB  
Apartment 1501, 12 Left Bank, Manchester, M3 3AH  
Apartment 1120, 12 Left Bank, Manchester, M3 3AH  
Apartment 1119, 12 Left Bank, Manchester, M3 3AH  
Apartment 1118, 12 Left Bank, Manchester, M3 3AH  
Apartment 1035, 12 Left Bank, Manchester, M3 3AH  
Apartment 1011, 12 Left Bank, Manchester, M3 3AH  
Apartment 924, 12 Left Bank, Manchester, M3 3AH  
Apartment 919, 12 Left Bank, Manchester, M3 3AH  
Apartment 716, 12 Left Bank, Manchester, M3 3AG  
Apartment 711, 12 Left Bank, Manchester, M3 3AG  
Apartment 623, 12 Left Bank, Manchester, M3 3AG  
Apartment 520, 12 Left Bank, Manchester, M3 3AG  
Apartment 516, 12 Left Bank, Manchester, M3 3AG

Apartment 515, 12 Left Bank, Manchester, M3 3AG  
Apartment 511, 12 Left Bank, Manchester, M3 3AG  
Apartment 510, 12 Left Bank, Manchester, M3 3AG  
Apartment 420, 12 Left Bank, Manchester, M3 3AG  
Apartment 415, 12 Left Bank, Manchester, M3 3AG  
Apartment 320, 12 Left Bank, Manchester, M3 3AG  
Apartment 318, 12 Left Bank, Manchester, M3 3AG  
Apartment 317, 12 Left Bank, Manchester, M3 3AG  
Apartment 1125, 6 Left Bank, Manchester, M3 3AF  
Apartment 1326, 6 Left Bank, Manchester, M3 3AF  
Apartment 1131, 6 Left Bank, Manchester, M3 3AF  
Apartment 1128, 6 Left Bank, Manchester, M3 3AF  
Apartment 1033, 6 Left Bank, Manchester, M3 3AF  
Apartment 925, 6 Left Bank, Manchester, M3 3AF  
Apartment 737, 6 Left Bank, Manchester, M3 3AE  
Apartment 728, 6 Left Bank, Manchester, M3 3AE  
Apartment 633, 6 Left Bank, Manchester, M3 3AE  
Apartment 628, 6 Left Bank, Manchester, M3 3AE  
Apartment 533, 6 Left Bank, Manchester, M3 3AE  
Apartment 527, 6 Left Bank, Manchester, M3 3AE  
Apartment 635, 2 Left Bank, Manchester, M3 3AD  
Sixth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Unit 4A, 1 Hardman Boulevard, Manchester, M3 3AQ  
Apartment 1402, 12 Left Bank, Manchester, M3 3AH  
Apartment 1224, 12 Left Bank, Manchester, M3 3AH  
Apartment 1221, 12 Left Bank, Manchester, M3 3AH  
Apartment 1122, 12 Left Bank, Manchester, M3 3AH  
Apartment 1117, 12 Left Bank, Manchester, M3 3AH  
Apartment 1116, 12 Left Bank, Manchester, M3 3AH  
Apartment 1022, 12 Left Bank, Manchester, M3 3AH  
Apartment 935, 12 Left Bank, Manchester, M3 3AH  
Apartment 918, 12 Left Bank, Manchester, M3 3AH  
Apartment 915, 12 Left Bank, Manchester, M3 3AH  
Apartment 810, 12 Left Bank, Manchester, M3 3AG  
Apartment 724, 12 Left Bank, Manchester, M3 3AG  
Apartment 524, 12 Left Bank, Manchester, M3 3AG  
Apartment 418, 12 Left Bank, Manchester, M3 3AG  
Apartment 1404, 6 Left Bank, Manchester, M3 3AF  
Apartment 1325, 6 Left Bank, Manchester, M3 3AF  
Apartment 1032, 6 Left Bank, Manchester, M3 3AF  
Apartment 1027, 6 Left Bank, Manchester, M3 3AF  
Apartment 926, 6 Left Bank, Manchester, M3 3AF  
Apartment 839, 6 Left Bank, Manchester, M3 3AE  
Apartment 729, 6 Left Bank, Manchester, M3 3AE  
Apartment 632, 6 Left Bank, Manchester, M3 3AE  
Apartment 630, 6 Left Bank, Manchester, M3 3AE  
Apartment 627, 6 Left Bank, Manchester, M3 3AE  
Apartment 328, 6 Left Bank, Manchester, M3 3AE  
Apartment 325, 6 Left Bank, Manchester, M3 3AE  
Apartment 228, 6 Left Bank, Manchester, M3 3AE  
Apartment 238, 2 Left Bank, Manchester, M3 3AD  
GBK Restaurants, Unit B6, Left Bank, Manchester, M3 3AN  
Slug And Lettuce, Unit A5, Left Bank, Manchester, M3 3AN  
Eleventh Floor, 3 Hardman Street, Manchester, M3 3AU

Second Floor, Deans Court, Crown Square, Manchester, M15 5FU  
Spinningfields Magistrates Court, Crown Square, Manchester, M3 3EN  
Apartment 1321, 12 Left Bank, Manchester, M3 3AH  
Apartment 1220, 12 Left Bank, Manchester, M3 3AH  
Apartment 1019, 12 Left Bank, Manchester, M3 3AH  
Apartment 1013, 12 Left Bank, Manchester, M3 3AH  
Apartment 920, 12 Left Bank, Manchester, M3 3AH  
Apartment 914, 12 Left Bank, Manchester, M3 3AH  
Apartment 611, 12 Left Bank, Manchester, M3 3AG  
Apartment 824, 12 Left Bank, Manchester, M3 3AG  
Apartment 723, 12 Left Bank, Manchester, M3 3AG  
Apartment 710, 12 Left Bank, Manchester, M3 3AG  
Apartment 518, 12 Left Bank, Manchester, M3 3AG  
Apartment 517, 12 Left Bank, Manchester, M3 3AG  
Apartment 1233, 6 Left Bank, Manchester, M3 3AF  
Apartment 1232, 6 Left Bank, Manchester, M3 3AF  
Apartment 1228, 6 Left Bank, Manchester, M3 3AF  
Apartment 1129, 6 Left Bank, Manchester, M3 3AF  
Apartment 1037, 6 Left Bank, Manchester, M3 3AF  
Apartment 929, 6 Left Bank, Manchester, M3 3AF  
Apartment 928, 6 Left Bank, Manchester, M3 3AF  
Apartment 837, 6 Left Bank, Manchester, M3 3AE  
Apartment 832, 6 Left Bank, Manchester, M3 3AE  
Apartment 831, 6 Left Bank, Manchester, M3 3AE  
Apartment 727, 6 Left Bank, Manchester, M3 3AE  
Apartment 526, 6 Left Bank, Manchester, M3 3AE  
Apartment 432, 6 Left Bank, Manchester, M3 3AE  
Apartment 336, 6 Left Bank, Manchester, M3 3AE  
Apartment 235, 2 Left Bank, Manchester, M3 3AD  
Apartment 539, 2 Left Bank, Manchester, M3 3AD  
Apartment 538, 2 Left Bank, Manchester, M3 3AD  
Apartment 836, 6 Left Bank, Manchester, M3 3AE  
Apartment 1320, 12 Left Bank, Manchester, M3 3AH  
Apartment 1316, 12 Left Bank, Manchester, M3 3AH  
Apartment 1216, 12 Left Bank, Manchester, M3 3AH  
Apartment 1121, 12 Left Bank, Manchester, M3 3AH  
Apartment 1024, 12 Left Bank, Manchester, M3 3AH  
Apartment 1023, 12 Left Bank, Manchester, M3 3AH  
Apartment 1020, 12 Left Bank, Manchester, M3 3AH  
Apartment 921, 12 Left Bank, Manchester, M3 3AH  
Apartment 910, 12 Left Bank, Manchester, M3 3AH  
Apartment 815, 12 Left Bank, Manchester, M3 3AG  
Apartment 814, 12 Left Bank, Manchester, M3 3AG  
Apartment 722, 12 Left Bank, Manchester, M3 3AG  
Apartment 624, 12 Left Bank, Manchester, M3 3AG  
Apartment 514, 12 Left Bank, Manchester, M3 3AG  
Apartment 424, 12 Left Bank, Manchester, M3 3AG  
Apartment 411, 12 Left Bank, Manchester, M3 3AG  
Apartment 323, 12 Left Bank, Manchester, M3 3AG  
Apartment 1504, 6 Left Bank, Manchester, M3 3AF  
Apartment 1332, 6 Left Bank, Manchester, M3 3AF  
Apartment 1329, 6 Left Bank, Manchester, M3 3AF  
Apartment 1132, 6 Left Bank, Manchester, M3 3AF  
Apartment 930, 6 Left Bank, Manchester, M3 3AF

Apartment 731, 6 Left Bank, Manchester, M3 3AE  
Apartment 536, 6 Left Bank, Manchester, M3 3AE  
Apartment 529, 6 Left Bank, Manchester, M3 3AE  
Apartment 427, 6 Left Bank, Manchester, M3 3AE  
Apartment 337, 6 Left Bank, Manchester, M3 3AE  
Apartment 334, 6 Left Bank, Manchester, M3 3AE  
Apartment 229, 6 Left Bank, Manchester, M3 3AE  
Apartment 222, 6 Left Bank, Manchester, M3 3AE  
Apartment 340, 2 Left Bank, Manchester, M3 3AD  
30 Bridge Street, Manchester, M3 3BZ  
The Oast House, Crown Square, Manchester, M3 3AY  
Fifth Floor, 3 Hardman Square, Manchester, M3 3EB  
Apartment 339, 2 Left Bank, Manchester, M3 3AD  
Third And Fourth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Manchester Civil Justice Centre, Crown Square, Manchester, M60 9DJ  
Fourth Floor, 3 Hardman Square, Manchester, M3 3EB  
Apartment 937, 6 Left Bank, Manchester, M3 3AF  
Unit 1, 4 Hardman Square, Manchester, M3 3EB  
3 Hardman Square, Manchester, M3 3EB  
Albert Bridge House, Bridge Street, Manchester, M3 5AH  
5 - 7 Byrom Street, Manchester, M3 4PF  
Unit 1, 1 Hardman Boulevard, Manchester, M3 3AQ  
1 Hardman Boulevard, Manchester, M3 3AQ  
Unit 2, 1 Hardman Boulevard, Manchester, M3 3AQ  
Unit 3, 1 Hardman Boulevard, Manchester, M3 3AQ  
Unit 4, 1 Hardman Boulevard, Manchester, M3 3AQ  
First Floor, 3 Hardman Square, Manchester, M3 3EB  
Ground Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
The Crown Court, Crown Square, Manchester, M3 3FL  
Fourth Floor, 3 Hardman Street, Manchester, M3 3HF  
Apartment 537, 2 Left Bank, Manchester, M3 3AD  
Apartment 440, 2 Left Bank, Manchester, M3 3AD  
Apartment 239, 2 Left Bank, Manchester, M3 3AD  
Apartment 438, 2 Left Bank, Manchester, M3 3AD  
Unit B3-B4, Left Bank, Manchester, M3 3AN  
Peoples History Museum, Left Bank, Manchester, M3 3ER  
2 Hardman Boulevard, Manchester, M3 3AQ  
Fifth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Apartment 1218, 12 Left Bank, Manchester, M3 3AH  
Apartment 1124, 12 Left Bank, Manchester, M3 3AH  
Apartment 1123, 12 Left Bank, Manchester, M3 3AH  
Apartment 811, 12 Left Bank, Manchester, M3 3AG  
Apartment 735, 12 Left Bank, Manchester, M3 3AG  
Apartment 519, 12 Left Bank, Manchester, M3 3AG  
Apartment 422, 12 Left Bank, Manchester, M3 3AG  
Apartment 1130, 6 Left Bank, Manchester, M3 3AF  
Apartment 1031, 6 Left Bank, Manchester, M3 3AF  
Apartment 1028, 6 Left Bank, Manchester, M3 3AF  
Apartment 429, 6 Left Bank, Manchester, M3 3AE  
Apartment 428, 6 Left Bank, Manchester, M3 3AE  
Apartment 431, 6 Left Bank, Manchester, M3 3AE  
Apartment 1223, 12 Left Bank, Manchester, M3 3AH  
Apartment 719, 12 Left Bank, Manchester, M3 3AG  
Apartment 717, 12 Left Bank, Manchester, M3 3AG

Apartment 714, 12 Left Bank, Manchester, M3 3AG  
Apartment 522, 12 Left Bank, Manchester, M3 3AG  
Apartment 416, 12 Left Bank, Manchester, M3 3AG  
Apartment 316, 12 Left Bank, Manchester, M3 3AG  
Apartment 1405, 6 Left Bank, Manchester, M3 3AF  
Apartment 1327, 6 Left Bank, Manchester, M3 3AF  
Apartment 1126, 6 Left Bank, Manchester, M3 3AF  
Apartment 936, 6 Left Bank, Manchester, M3 3AF  
Apartment 932, 6 Left Bank, Manchester, M3 3AF  
Apartment 833, 6 Left Bank, Manchester, M3 3AE  
Apartment 830, 6 Left Bank, Manchester, M3 3AE  
Apartment 733, 6 Left Bank, Manchester, M3 3AE  
Apartment 534, 6 Left Bank, Manchester, M3 3AE  
Apartment 531, 6 Left Bank, Manchester, M3 3AE  
Apartment 528, 6 Left Bank, Manchester, M3 3AE  
Apartment 525, 6 Left Bank, Manchester, M3 3AE  
Apartment 434, 6 Left Bank, Manchester, M3 3AE  
Apartment 439, 2 Left Bank, Manchester, M3 3AD  
Apartment 240, 2 Left Bank, Manchester, M3 3AD  
Apartment 540, 2 Left Bank, Manchester, M3 3AD  
Apartment 237, 6 Left Bank, Manchester, M3 3AE  
Zizzy, Unit B5, Left Bank, Manchester, M3 3AN  
Unit B1-B2, Left Bank, Manchester, M3 3AN  
Apartment 330, 6 Left Bank, Manchester, M3 3AE  
Third Fourth And Fifth Floors, 4 Hardman Square, Manchester, M3 3EB  
Seventh Floor, 3 Hardman Street, Manchester, M3 3HF  
Ninth Floor, 3 Hardman Street, Manchester, M3 3HF  
Bagel Nash, 4 Hardman Square, Manchester, M3 3EB  
Eighth Floor, 3 Hardman Street, Manchester, M3 3HF  
First Second And Third Floors, 4 Hardman Square, Manchester, M3 3EB  
Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Tenth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
1 Byrom Place, Manchester, M3 3HG  
Eighth And Ninth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
Artisan, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
34 Bridge Street, Manchester, M3 3BZ  
GREAT FRIDAYS LIMITED, Seventh Floor, Manchester House, 18 - 22 Bridge Street,  
Manchester, M3 3BZ  
TOWRY SERVICES LIMITED, Third Floor, Vantage Point, Hardman Street, Manchester, M3  
3HF  
Eleventh Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
Apartment 1222, 12 Left Bank, Manchester, M3 3AH  
Apartment 1016, 12 Left Bank, Manchester, M3 3AH  
Apartment 1012, 12 Left Bank, Manchester, M3 3AH  
Apartment 923, 12 Left Bank, Manchester, M3 3AH  
Apartment 922, 12 Left Bank, Manchester, M3 3AH  
Apartment 916, 12 Left Bank, Manchester, M3 3AH  
Apartment 718, 12 Left Bank, Manchester, M3 3AG  
Apartment 715, 12 Left Bank, Manchester, M3 3AG  
Apartment 633, 12 Left Bank, Manchester, M3 3AG  
Apartment 622, 12 Left Bank, Manchester, M3 3AG  
Apartment 620, 12 Left Bank, Manchester, M3 3AG  
Apartment 521, 12 Left Bank, Manchester, M3 3AG  
Apartment 421, 12 Left Bank, Manchester, M3 3AG

Apartment 410, 12 Left Bank, Manchester, M3 3AG  
Apartment 324, 12 Left Bank, Manchester, M3 3AG  
Apartment 321, 12 Left Bank, Manchester, M3 3AG  
Apartment 314, 12 Left Bank, Manchester, M3 3AG  
Apartment 219, 12 Left Bank, Manchester, M3 3AG  
Apartment 1331, 6 Left Bank, Manchester, M3 3AF  
Apartment 1230, 6 Left Bank, Manchester, M3 3AF  
Apartment 1229, 6 Left Bank, Manchester, M3 3AF  
Apartment 1227, 6 Left Bank, Manchester, M3 3AF  
Apartment 1127, 6 Left Bank, Manchester, M3 3AF  
Apartment 1036, 6 Left Bank, Manchester, M3 3AF  
Apartment 1029, 6 Left Bank, Manchester, M3 3AF  
Apartment 933, 6 Left Bank, Manchester, M3 3AF  
Apartment 828, 6 Left Bank, Manchester, M3 3AE  
Apartment 827, 6 Left Bank, Manchester, M3 3AE  
Apartment 736, 6 Left Bank, Manchester, M3 3AE  
Apartment 730, 6 Left Bank, Manchester, M3 3AE  
Apartment 725, 6 Left Bank, Manchester, M3 3AE  
Apartment 629, 6 Left Bank, Manchester, M3 3AE  
Apartment 437, 6 Left Bank, Manchester, M3 3AE  
Apartment 436, 6 Left Bank, Manchester, M3 3AE  
Apartment 430, 6 Left Bank, Manchester, M3 3AE  
Apartment 335, 6 Left Bank, Manchester, M3 3AD  
Apartment 332, 6 Left Bank, Manchester, M3 3AE  
Apartment 236, 6 Left Bank, Manchester, M3 3AE  
Apartment 234, 6 Left Bank, Manchester, M3 3AE  
Apartment 535, 2 Left Bank, Manchester, M3 3AD  
Apartment 230, 6 Left Bank, Manchester, M3 3AE  
Apartment 227, 6 Left Bank, Manchester, M3 3AE  
Apartment 338, 2 Left Bank, Manchester, M3 3AD  
Apartment 341, 2 Left Bank, Manchester, M3 3AD  
Unit A3, Left Bank, Manchester, M3 3AN  
Fifth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ  
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF  
Twelfth Floor, 3 Hardman Street, Manchester, M3 3AU  
Sixth Floor, 3 Hardman Street, Manchester, M3 3AT  
Apartment 1502, 12 Left Bank, Manchester, M3 3AH  
Apartment 1403, 12 Left Bank, Manchester, M3 3AH  
Apartment 1323, 12 Left Bank, Manchester, M3 3AH  
Apartment 1322, 12 Left Bank, Manchester, M3 3AH  
Apartment 1319, 12 Left Bank, Manchester, M3 3AH  
Apartment 1317, 12 Left Bank, Manchester, M3 3AH  
Apartment 911, 12 Left Bank, Manchester, M3 3AH  
Apartment 835, 12 Left Bank, Manchester, M3 3AG  
Apartment 823, 12 Left Bank, Manchester, M3 3AG  
Apartment 821, 12 Left Bank, Manchester, M3 3AG  
Apartment 817, 12 Left Bank, Manchester, M3 3AG  
Apartment 621, 12 Left Bank, Manchester, M3 3AG  
Apartment 610, 12 Left Bank, Manchester, M3 3AG  
Apartment 423, 12 Left Bank, Manchester, M3 3AG  
Apartment 417, 12 Left Bank, Manchester, M3 3AG  
Apartment 319, 12 Left Bank, Manchester, M3 3AG  
Apartment 220, 12 Left Bank, Manchester, M3 3AG  
Apartment 217, 12 Left Bank, Manchester, M3 3AG

Apartment 215, 12 Left Bank, Manchester, M3 3AG  
Apartment 1231, 6 Left Bank, Manchester, M3 3AF  
Apartment 1030, 6 Left Bank, Manchester, M3 3AF  
Apartment 927, 6 Left Bank, Manchester, M3 3AF  
Apartment 732, 6 Left Bank, Manchester, M3 3AE  
Apartment 634, 6 Left Bank, Manchester, M3 3AE  
Apartment 433, 6 Left Bank, Manchester, M3 3AE  
Apartment 333, 6 Left Bank, Manchester, M3 3AE  
Apartment 331, 6 Left Bank, Manchester, M3 3AE  
Apartment 327, 6 Left Bank, Manchester, M3 3AE  
Apartment 326, 6 Left Bank, Manchester, M3 3AE  
Apartment 233, 6 Left Bank, Manchester, M3 3AE  
Apartment 232, 6 Left Bank, Manchester, M3 3AE  
Apartment 231, 6 Left Bank, Manchester, M3 3AE  
Apartment 435, 2 Left Bank, Manchester, M3 3AD  
Ninth Floor, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ  
1 Bridge Street West, Manchester, M3 3FX  
The Restaurant, Manchester House, 18 - 22 Bridge Street, Manchester, M3 3BZ

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Area Team Boundary - Name: CENTRAL