

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135179/AO/2022

Date registered valid: 31 October 2022

Proposal: Erection of two non illuminated fascia signs and two internally illuminated projecting signs

Address: 1-5 St Anns Square, Manchester, M2 7EF

Ward(s): Deansgate Ward

Applicant: Mr Stephen Bourne Signet Jewelers Hunters Road, Birmingham, B19 1DS

Agent (if any): Mr Paul Turner Mansell Associates Ltd 70 CastleView, Skipsea, YO25 8TD

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19/12/2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 3 November 2022 Expired: 24 November 2022

Neighbour notifications

Printed: 3 November 2022 Expired: 24 November 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

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 & site

The area relates to St Ann's Square, which is the focal part of the St Ann's Conservation area. It houses a number of uses, including commercial, dining, drinking, retail, religious and entertainment. The area contains a large number of listed buildings, incl. the Grade I listed St Ann's Church which gives the square its name and the Grade II listed Royal Exchange, as well as many non-listed heritage assets.

The site relates to a unit inside the Royal Exchange on the St Ann's Square side of the building. The unit currently houses a Moss Bros suit shop. Its neighbours are other retail units housed in the Royal Exchange. The left-hand side of the exterior elevation currently has a glazed entranceway with a set of glazed double doors that match the other unit in the Royal Exchange, whilst the right-hand side is a solid glass pane.

Description of development

The development relates to the installation of new fascia and projecting signage. There will be fascia signage of individual lettering installed over each shopfront, on the left-hand side replacing the pre-existing signage. A new internally illuminated projecting sign will be installed

for the right hand shopfront. The signage will follow the signage strategy laid out for the original permission.

Consultations & Notification Responses

Highways - No objections, development acceptable to highways. Projecting over licence required.

Publicity - Letters were sent to surrounding occupiers notifying them of the development. No replies have been received.

Legislative and policy context

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

Manchester Core Strategy (2012)

The following Core Strategy policies are considered relevant to this application:

Policy DM1 (Development Management) states that all development should have regard to

- appropriate siting, layout, scale, form, massing, materials and detail,
- the affects on amenity including light and road safety,
- the impact on the character of the surrounding area in terms of design, scale and appearance,
- effects relating to landscape, archaeological or built heritage.

Policy SP1 (Spatial Principles) states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, creating well designed places that enhance or create character, consider the needs of all member of the community and protect and enhance the built environment.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

Policy EN1 (Design Principles and Strategic Character Areas) states that development should contribute positively to the experience of all at street level.

Policy EN3 (Heritage) New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan for Manchester (1995)

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

The following Unitary Development Plan policies are of relevance to this application:

DC14.1 In determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

A. In the interests of amenity,

- a. signs should not normally be positioned other than at fascia level;
- b. signs should respect the architectural form of buildings and shop frontages;
- c. where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows;
- d. projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted;
- e. the Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs;
- f. fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- g. long canopies which ignore the architectural form of frontages will not normally be permitted.

B. In the interests of public safety,

- h. any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- i. all canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath.

Policy DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

Policy DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

National Planning Policy Framework

Section 12 (Achieving Well Designed Places)

Paragraph 136 The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Section 16 (Conserving and enhancing the historic environment)

Paragraph 199 states that When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that where a 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, where appropriate, securing its optimum viable use.

Issues

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

The design principles for the shopfronts and associated signage were set out in the design statement attached to the original planning permission for the redevelopment of the Royal Exchange.

Provided the development is carried out in accordance with these principles, it is considered the development will cause no harm to either the historic fabric of the building nor the visual amenity of the street scene.

The new projecting and fascia signage will be fixed using mortar joints to avoid irreversible harm to the stonework.

Given the above, the works are considered to be consistent with the Sections 12 and 16 of the National Planning Policy Framework, policies EN1, EN3, DM1, SP1 and CC9 of the Manchester Core Strategy (2012) and saved policies DC14, DC18 and DC19 of the Unitary Development Plan (1995).

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

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) 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.

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

-Drawings - Proposed shopfront elevations and internal elevations Drawing no. 1615-03-06 Revision C prepared by Paul Mansell Design received by the city council as local planning authority on 11/11/2022.

-Heritage impact statement received by the city council as local planning authority on 11/11/2022.

-Design and access statement received by the city council as local planning authority on 11/10/2022.

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.

Informatives

- 1) As the projecting over signs will have a maximum projection of 0.625m, a Projection Over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
8 New Market, Manchester, M2 1WB
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR
12 Market Street, Manchester, M1 1PT
Basement And Ground Floor, 7 - 9 Old Bank Street, Manchester, M2 7PE
11 New Cathedral Street, Manchester, M1 1AD
Unit 4, 1 Deansgate, Manchester, M3 1AZ
Flat 104, 1 Deansgate, Manchester, M3 1AZ
Apartment 906, 1 Deansgate, Manchester, M3 1AZ
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
12 - 14 Cross Street, Manchester, M2 7AE
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP
Apartment 807, 1 Deansgate, Manchester, M3 1AZ
Apartment 109, 1 Deansgate, Manchester, M3 1AZ
7 Royal Exchange Arcade, Manchester, M2 7EA
12A St Ann's Square, Manchester, M2 7HW
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
19A Market Street, Manchester, M1 1WR
15 Cross Street, Manchester, M2 1WE
Astley House, 23 Deansgate, Manchester, M3 4AH
Acresfield, 10 Exchange Street, Manchester, M2 7HA
18 Cross Street, Manchester, M2 7AE
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
Unit 3, 1 Deansgate, Manchester, M3 1AZ
Unit 5, 1 Deansgate, Manchester, M3 1AZ
Flat 1202, 1 Deansgate, Manchester, M3 1AZ
Flat 1104, 1 Deansgate, Manchester, M3 1AZ
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
2 Market Street, Manchester, M1 1PT
10 Market Street, Manchester, M1 1PT
8 Market Street, Manchester, M1 1PT
18 Market Street, Manchester, M1 1PT
8 - 10 Cross Street, Manchester, M2 7AE
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
519 Royal Exchange, Exchange Street, Manchester, M2 7EN
14 Market Street, Manchester, M1 1PT
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH
NatWest, 19 Market Street, Manchester, M1 1WR
1 Exchange Street, Manchester, M2 7EE
Royal Exchange Theatre, Exchange Street, Manchester, M2 7HA
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
11 Royal Exchange Arcade, Manchester, M2 7EA
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 801, 1 Deansgate, Manchester, M3 1AZ
Flat 1103, 1 Deansgate, Manchester, M3 1AZ

Flat 804, 1 Deansgate, Manchester, M3 1AZ
Flat 502, 1 Deansgate, Manchester, M3 1AZ
Flat 803, 1 Deansgate, Manchester, M3 1AZ
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Stall Opposite Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Stall Opposite Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Acresfield, Exchange Street, Manchester, M2 7HA
Second Floor, 2 Old Bank Street, Manchester, M2 7PF
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
15 - 17 Old Bank Street, Manchester, M2 7PE
Flat 601, 1 Deansgate, Manchester, M3 1AZ
Flat 402, 1 Deansgate, Manchester, M3 1AZ
Flat 508, 1 Deansgate, Manchester, M3 1AZ
Ground Floor, 12 St Ann's Square, Manchester, M2 7HW
9 Royal Exchange Arcade, Manchester, M2 7EA
5 Royal Exchange Arcade, Manchester, M2 7EA
3 Royal Exchange Arcade, Manchester, M2 7EA
4 Market Street, Manchester, M1 1PT
Unit R24, Arndale Centre, Market Street, Manchester, M4 3AT
Flat 12, 12 St Ann's Square, Manchester, M2 7HW
Flat 9, 12 St Ann's Square, Manchester, M2 7HW
Flat 2, 12 St Ann's Square, Manchester, M2 7HW
UGG, 3 New Cathedral Street, Manchester, M1 1AD
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
229 Royal Exchange, Exchange Street, Manchester, M2 7DD
Flat 8, 6A St Ann's Square, Manchester, M2 7HD
Flat 2, 6A St Ann's Square, Manchester, M2 7HD
Flat 1, 6A St Ann's Square, Manchester, M2 7HD
47 Royal Exchange, Exchange Street, Manchester, M2 7DA
Unit 8, New Cathedral Street, Manchester, M1 1AD
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL
Flat 905, 1 Deansgate, Manchester, M3 1AZ
Flat 1201, 1 Deansgate, Manchester, M3 1AZ
Flat 401, 1 Deansgate, Manchester, M3 1AZ
Flat 705, 1 Deansgate, Manchester, M3 1AZ
Flat 501, 1 Deansgate, Manchester, M3 1AZ
Flat 102, 1 Deansgate, Manchester, M3 1AZ
Flat 904, 1 Deansgate, Manchester, M3 1AZ
Flat 408, 1 Deansgate, Manchester, M3 1AZ
Flat 507, 1 Deansgate, Manchester, M3 1AZ
Flat 207, 1 Deansgate, Manchester, M3 1AZ
Flat 210, 1 Deansgate, Manchester, M3 1AZ
Flat 106, 1 Deansgate, Manchester, M3 1AZ
Flat 404, 1 Deansgate, Manchester, M3 1AZ
8 Royal Exchange Arcade, Manchester, M2 7EA
4 Royal Exchange Arcade, Manchester, M2 7EA
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE
Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R22, Arndale Centre, Market Street, Manchester, M4 3AT
232 Royal Exchange, Exchange Street, Manchester, M2 7DD
Serviced Apartment 17, 12 St Ann's Square, Manchester, M2 7HW
Flat 5, 12 St Ann's Square, Manchester, M2 7HW

Flat 1, 12 St Ann's Square, Manchester, M2 7HW
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
441A Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP
438 Royal Exchange, Exchange Street, Manchester, M2 7EP
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street, Manchester, M2 7EN
48 Royal Exchange, Exchange Street, Manchester, M2 7DA
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN
328 Royal Exchange, Exchange Street, Manchester, M2 7BR
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA
Flat 707, 1 Deansgate, Manchester, M3 1AZ
Flat 503, 1 Deansgate, Manchester, M3 1AZ
Flat 101, 1 Deansgate, Manchester, M3 1AZ
Flat 506, 1 Deansgate, Manchester, M3 1AZ
Flat 702, 1 Deansgate, Manchester, M3 1AZ
Flat 208, 1 Deansgate, Manchester, M3 1AZ
Flat 808, 1 Deansgate, Manchester, M3 1AZ
2 Old Bank Street, Manchester, M2 7PF
Sainsbury Supermarket, 22 Cross Street, Manchester, M2 7AQ
Flat 204, 1 Deansgate, Manchester, M3 1AZ
20 Royal Exchange Arcade, Manchester, M2 7EA
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR
332 Royal Exchange, Exchange Street, Manchester, M2 7BR
333 Royal Exchange, Exchange Street, Manchester, M2 7BR
330 Royal Exchange, Exchange Street, Manchester, M2 7BR
329 Royal Exchange, Exchange Street, Manchester, M2 7BR
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
First Floor, 15 St Ann's Square, Manchester, M2 7PW
7 - 9 Old Bank Street, Manchester, M2 7PE
Flat 308, 1 Deansgate, Manchester, M3 1AZ
Flat 304, 1 Deansgate, Manchester, M3 1AZ
Flat 704, 1 Deansgate, Manchester, M3 1AZ
Flat 701, 1 Deansgate, Manchester, M3 1AZ
Flat 602, 1 Deansgate, Manchester, M3 1AZ
St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
15 St Ann's Square, Manchester, M2 7PW
Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT
446 Royal Exchange, Exchange Street, Manchester, M2 7EP
441 Royal Exchange, Exchange Street, Manchester, M2 7EP
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP
424 Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 7, 6A St Ann's Square, Manchester, M2 7HD
Flat 9, 6A St Ann's Square, Manchester, M2 7HD
Flat 3, 6A St Ann's Square, Manchester, M2 7HD
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP
16 Market Street, Manchester, M1 1PT
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA

Flat 407, 1 Deansgate, Manchester, M3 1AZ
Flat 1101, 1 Deansgate, Manchester, M3 1AZ
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
Motel One, Commercial Buildings, 11 - 15 Cross Street, Manchester, M2 1WE
Flat 5, 6A St Ann's Square, Manchester, M2 7HD
Flat 4, 6A St Ann's Square, Manchester, M2 7HD
Flat 6, 6A St Ann's Square, Manchester, M2 7HD
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA
1 Cross Street, Manchester, M2 1HX
3 Cross Street, Manchester, M2 1WE
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA
5 St Mary's Gate, Manchester, M1 1PX
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 105, 1 Deansgate, Manchester, M3 1AZ
Flat 605, 1 Deansgate, Manchester, M3 1AZ
Flat 302, 1 Deansgate, Manchester, M3 1AZ
Flat 305, 1 Deansgate, Manchester, M3 1AZ
Flat 1003, 1 Deansgate, Manchester, M3 1AZ
Flat 606, 1 Deansgate, Manchester, M3 1AZ
Flat 706, 1 Deansgate, Manchester, M3 1AZ
Flat 703, 1 Deansgate, Manchester, M3 1AZ
Flat 301, 1 Deansgate, Manchester, M3 1AZ
Flat 203, 1 Deansgate, Manchester, M3 1AZ
Flat 406, 1 Deansgate, Manchester, M3 1AZ
Flat 607, 1 Deansgate, Manchester, M3 1AZ
Flat 1001, 1 Deansgate, Manchester, M3 1AZ
Flat 108, 1 Deansgate, Manchester, M3 1AZ
Flat 708, 1 Deansgate, Manchester, M3 1AZ
Flat 504, 1 Deansgate, Manchester, M3 1AZ
Flat 405, 1 Deansgate, Manchester, M3 1AZ
Flat 205, 1 Deansgate, Manchester, M3 1AZ
Flat 307, 1 Deansgate, Manchester, M3 1AZ
Flat 901, 1 Deansgate, Manchester, M3 1AZ
Flat 110, 1 Deansgate, Manchester, M3 1AZ
Flat 209, 1 Deansgate, Manchester, M3 1AZ
Flat 303, 1 Deansgate, Manchester, M3 1AZ
Flat 603, 1 Deansgate, Manchester, M3 1AZ
Flat 805, 1 Deansgate, Manchester, M3 1AZ
Flat 505, 1 Deansgate, Manchester, M3 1AZ
Flat 201, 1 Deansgate, Manchester, M3 1AZ
Flat 107, 1 Deansgate, Manchester, M3 1AZ
Flat 604, 1 Deansgate, Manchester, M3 1AZ
Flat 806, 1 Deansgate, Manchester, M3 1AZ
Flat 206, 1 Deansgate, Manchester, M3 1AZ
Flat 1002, 1 Deansgate, Manchester, M3 1AZ
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
Flat 103, 1 Deansgate, Manchester, M3 1AZ
Flat 403, 1 Deansgate, Manchester, M3 1AZ

Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
1 Exchange Square, Manchester, M3 1BD
12 Royal Exchange Arcade, Manchester, M2 7EA
6 Royal Exchange Arcade, Manchester, M2 7EA
31 Royal Exchange Arcade, Manchester, M2 7EA
10 Royal Exchange Arcade, Manchester, M2 7EA
1 Royal Exchange Arcade, Manchester, M2 7EA
19 Royal Exchange Arcade, Manchester, M2 7EA
2A Cross Street, Manchester, M2 7AE
6 Market Street, Manchester, M1 1PT
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF
Lululemon, 7 St Ann's Square, Manchester, M2 7EF
13 Old Bank Street, Manchester, M2 7PE
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
5 Old Bank Street, Manchester, M2 7PE
2 Cross Street, Manchester, M2 7AE
3 Exchange Street, Manchester, M2 7EE
16 Cross Street, Manchester, M2 7AE
5 Exchange Street, Manchester, M2 7EE
14 Royal Exchange Arcade, Manchester, M2 7EA
15 Royal Exchange Arcade, Manchester, M2 7EA
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
435 - 436 Royal Exchange, Exchange Street, Manchester, M2 7EP
327 Royal Exchange, Exchange Street, Manchester, M2 7BR
326 Royal Exchange, Exchange Street, Manchester, M2 7BR
Barbour, 6 St Ann's Square, Manchester, M2 7HD
Unit R36, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R34, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R20, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R35, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R29, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R25, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R33, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R30, Arndale Centre, Market Street, Manchester, M4 3AT
Units R26 And R27, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R28, Arndale Centre, Market Street, Manchester, M4 3AT
Units R31 And R32, Arndale Centre, Market Street, Manchester, M4 3AT
Flat 202, 1 Deansgate, Manchester, M3 1AZ
Flat 306, 1 Deansgate, Manchester, M3 1AZ
Flat 19, 12 St Ann's Square, Manchester, M2 7HW
Flat 14, 12 St Ann's Square, Manchester, M2 7HW
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
521 Royal Exchange, Exchange Street, Manchester, M2 7EN
513 Royal Exchange, Exchange Street, Manchester, M2 7EN
Flat 15, 12 St Ann's Square, Manchester, M2 7HW
Flat 10, 12 St Ann's Square, Manchester, M2 7HW
Flat 6, 12 St Ann's Square, Manchester, M2 7HW
Unit 4, New Cathedral Street, Manchester, M1 1AD
Unit 6, New Cathedral Street, Manchester, M1 1AD
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR

Flat 18, 12 St Ann's Square, Manchester, M2 7HW
Flat 16, 12 St Ann's Square, Manchester, M2 7HW
Flat 3, 12 St Ann's Square, Manchester, M2 7HW
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street,
Manchester, M2 7DD
225 - 226 Royal Exchange, Exchange Street, Manchester, M2 7DA
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP
Flat 7, 12 St Ann's Square, Manchester, M2 7HW
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR
228 Royal Exchange, Exchange Street, Manchester, M2 7DD
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
3 St Mary's Gate, Manchester, M1 1BZ
231 Royal Exchange, Exchange Street, Manchester, M2 7DD
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR
Flat 21, 12 St Ann's Square, Manchester, M2 7HW
Serviced Apartment 13, 12 St Ann's Square, Manchester, M2 7HW
Flat 4, 12 St Ann's Square, Manchester, M2 7HW
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Flat 8, 12 St Ann's Square, Manchester, M2 7HW
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester,
M2 7DA
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA
Flat 11, 12 St Ann's Square, Manchester, M2 7HW
Flat 20, 12 St Ann's Square, Manchester, M2 7HW
1 St Mary's Gate, Manchester, M1 1BZ
9 Old Bank Street, Manchester, M2 7PE

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) -
Area Team Boundary - Name: CENTRAL