

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135183/LO/2022

Date registered valid: 24 October 2022

Proposal: Listed Building Consent for installation of new shopfront and erection of signage comprising two non illuminated fascia signs, two internal signs behind glazing 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: 16 December 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

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

Posted: Expired:

Press advert

Published: 8 November 2022 Expired: 29 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The 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 a new glazed shopfront and associated signage. Proposed is a new glazed entranceway with glazed double doors on the right-hand side of the elevation that are identical to those on the left-hand sides to replace the solid glass pane. This will create two separate shopfronts onto St Ann's Square. 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. Internally, new

signage made of internally illuminated lettering will be fitted to the inside of the glass on both the St Anns Square elevation and the glazed frontage within the Royal Exchange arcade.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Issues

Planning History

Consent for the shopfronts as originally installed was given under 109322/LO/2015/C1. As part of this permission a document, THE ROYAL EXCHANGE, MANCHESTER SHOPFRONT & SIGNAGE DESIGN STRATEGY REVISION 8 was submitted. This established a set of design principles for shopfronts in the Royal Exchange as follows:

- Individual-letter, anodised bronze, fascia signage. to be pin-mounted to the masonry string course above the shopfront. Strict guidelines have been formulated in relation to signage locations, heights, and setting out. These individual-letter signs will be controlled and carried out by the landlord to ensure uniformity and consistency.
- Internally illuminated projecting signs, a maximum of one per shopfront. These signs must contain integrated down lighters as per the detailed drawing 131145.383 (see appendix), and be controlled by the building management.
- Illuminated signage internal to the shopfront glazing. and centrally located over the centre of the shop front.
- Arcade shop front designs (both new and replacement)
- Anodised bronze lettering to match new shopfront joinery finish - 300mm max letter height. Font style may vary to match individual retailer's design guidelines. Fixed 25mm off face of existing string course.
- Signage Zone [internal signage] - 300mm deep, centred on shopfront bay with 100mm clear from the inside face of the existing plaster reveal. Letters not to exceed/be positioned outside the 'Signage Zone' dimensions indicated. Letters to be fixed 30mm off the face of existing string course
- Proposed internally illuminated 'Bus stop' type signage fixed to centre of existing masonry column

The Adopted Core Strategy for the City of Manchester (2012)

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

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

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

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

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

The Unitary Development Plan for the City of Manchester (1995)

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

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

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

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

National Policy

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

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

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

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

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

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

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

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

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

The proposed works involve the installation of a new glazed shopfront with double doors that will match the existing shopfronts along the elevation. The design principles for these shopfronts were set out in the design statement attached to the original planning permission for the redevelopment of the Royal Exchange. Therefore, the principle of shopfronts on this elevation of the building, provided they follow these design principles, is established.

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. The internal signage will be affixed to the modern glass, ensuring no harm to historic fabric.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

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

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

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

-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.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

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
437 Royal Exchange, Exchange Street, Manchester, M2 7EP
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA
435 - 436 Royal Exchange, Exchange Street, Manchester, M2 7EP
15 Royal Exchange Arcade, Manchester, M2 7EA
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
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
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
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
Flat 1103, 1 Deansgate, Manchester, M3 1AZ
11 Royal Exchange Arcade, Manchester, M2 7EA
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 801, 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
Flat 5, 12 St Ann's Square, Manchester, M2 7HW
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 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
15 St Ann's Square, Manchester, M2 7PW
Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR
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
Flat 407, 1 Deansgate, Manchester, M3 1AZ
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 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 703, 1 Deansgate, Manchester, M3 1AZ
Flat 706, 1 Deansgate, Manchester, M3 1AZ
Flat 301, 1 Deansgate, Manchester, M3 1AZ
Flat 606, 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

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