

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134208/DEM/2022
Date registered valid: 29 June 2022
Proposal: Prior Notification for demolition of remaining structure of Premier House (following previous approval for partial demolition under application ref no 130049/DEM/2021)
Address: Premier House , Renaissance Hotel, Blackfriars Street, Manchester
Ward(s): Deansgate Ward

Applicant: Deansgate SOF Alliance Lease Co Limited C/o Agent
Agent (if any): Mr Neil Lucas Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: No Objection
Date of recommendation: 11-08-22

Application details

Type of application: Proposed demolition
Development type: Notifications
Date of site visit: 7 July 2022

Standard consultations:
Printed: 6 July 2022 Expired: 27 July 2022

Neighbour notifications
Printed: 6 July 2022 Expired: 27 July 2022

Site notice
Posted: 7 July 2022 Expired: 28 July 2022

Press advert
Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Not applicable

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site lies within the Renaissance hotel complex which comprises the former hotel, Premier House office block, and NCP car park. That wider site is bounded by Blackfriars, Deansgate, the River Irwell and Victoria Bridge Street. The site is to the north of the area known as the Medieval Quarter which includes the Grade I Listed Manchester Cathedral. It is adjacent to the St Ann's Square Conservation Area. Premier House is a four-storey vacant office building with over 100 metres of inactive frontage to Deansgate.

The site lies within the 2018 Ramada Complex SRF Area and specific area which is the subject of this application is located in the south eastern portion of the SRF Area. The wider site has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The site was recently acquired by the Applicant as part of a joint venture between Property Alliance Group and Starwood Capital Group, with a view to redeveloping the wider site moving forward.

Premier House itself has previously been reduced to a frame and floors following the prior approval granted under application ref no 130049/DEM/2021.

The emerging wider proposals comprise part refurbishment, part redevelopment of the existing buildings to provide high quality new hotel, office and residential uses, with new public realm. Consent was granted in 2021 (application ref no 129468/FO/2021) for the replacement of windows to the hotel building. This was proposed as part of initial enabling works as part of the wider plans for the complex which will see the hotel building retained, overhauled and upgraded, to facilitate the creation of a safe and watertight enclosure. These works were necessary to allow further investigations and some initial internal enabling works to progress within the hotel building ahead of the more detailed proposals coming forward for the redevelopment of the wider site.

Subsequently the following was approved:

130446/FO/2021- Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.

130935/FO/2021 was approved for the refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting

infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor.

Application ref no 132088/FO/2021 is minded to approve subject to the signing of a S106 agreement : Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works.

Description of area

The building lies within an area of the City Centre that contains a variety of uses including bars, restaurants, commercial and residential uses.

Description of development

Following the prior approval application for partial demolition of Premier House, the subsequent planning approval for the new office proposals for the remainder of that building as detailed above and the completion of demolition works, it has become apparent through design development that retaining the structure of the current building and integrating it into the new office building would severely impact the deliverability of the project as well as resulting in significant compromises to the quality and usability of the new office accommodation, including restricting floor to ceiling heights. As a result of this, it is now proposed to demolish further elements of the former Premier House building as a second phase of demolition and, separately, submit revisions to the new office building planning permission. Thus the proposals would demolish the remaining structural frame and floors.

A Demolition method statement provides detailed information relating to the programme of works, the equipment to be used to demolish the premises, operations to be undertaken including, details of intentions in relation to waste removal, together with confirmation that adequate precautions would be undertaken as required.

An interim treatment for the cleared parts of the site was secured under a condition (CDN/21/0658) attached to the previous prior approval for demolition detailed above following consultation with the Head of Highways to ensure that an acceptable standard of visual amenity, safety and security in respect of the area will be maintained prior to comprehensive development of the site.

The demolition process will be carried out sequentially in “floor by floor” type operation to ensure that stability within the structure is always maintained at all times, this will be done using a high reach demolition machine, the vertical support columns within the building are visible and will be removed methodically

Throughout the demolition works the dust water suppression system will be in operation to remove the dust that is generated as part of this process, should this be deemed necessary

All rubble arising from the works will be removed from site using 8-wheel tipper trucks. Protection scaffolding will be in place during the demolition and at no stage will the structural integrity of the building be undermined or compromised.

Once the relevant parts of the building and associated structures have been demolished, the remaining scaffolding will be removed and the site cleared of all demolition arisings then re-graded, compacted and left in a tidy condition. Final details of an interim site treatment have been agreed under application ref no will be agreed as part of the current prior approval application or as a condition of that approval.

The programme of works is outlined as follows :

- Demolition of the remaining frame and its removal from site

All asbestos and soft strip already completed.

The programme would run for approximately 12 weeks

This will allow the Site to be cleared and made good in preparation for the future redevelopment of the wider site.

The Proposed demolition is being sought in order to ready the site for future redevelopment. The demolition works proposed would help to bring the Site back into use as soon as possible and allow for an improvement of local visual amenity, wayfinding.

Demolition Method Statement

The frame will be demolished mechanically by use of demolition type excavator fitted with various controlled attachments such as rotating concrete pulveriser, grapples and cold cutting shears for use on steel work.

Demolition of structures using only demolition-specification excavators with appropriate attachments;

Processing of arisings (e.g. loading of waste into skips, stockpiling masonry, loading scrap, timber materials for recycling) using an additional demolition-specification excavator with appropriate attachments;

Removal and disposal off site of all waste materials deemed associated with the demolition works

All rubble arising from the works will be removed from site using 8-wheel tippers.

The building will be demolished in a sequence that commences with canopy removal first, then concrete upstands, then ramp and finally the 10m section, working the building down towards the ground. Dust suppression will be carried out by use of a water spraying system.

Once at ground level all materials will be processed and placed within the designated waste skips for the individual waste streams.

Larger items of steelwork will be re-cut into more manageable sizes again by use of the excavator and then loaded into suitable skips.

All non-rubble products that arise from the demolition works such as timber and steel will be segregated from the demolition rubble and reloaded into suitable skips again by use of the demolition excavator fitted with the grapple attachments.

At ground level a second demolition excavator fitted with a grapple type attachment will segregate the various waste materials and reload them into open top skips, located nearby.

The combination jaw will also be utilised to cut through the case concrete upstand slabs as the demolition works progress in a “floor by floor” “bay by bay” sequence working the building top down.

All scrap metals arising from the demolition works will be loaded into suitable skips / articulated trailers and transported from the site to a suitable recycling venue. All timber and other general waste products will also be loaded into suitable skips that will be transported from the site to various recycling venues.

Excavators in the range of 20-30 tonnes will be used to process the demolition rubble down to a suitable size where it will then be loaded for off-site disposal. As the materials are generated, they will be removed from site by use of 8-wheeled tipper wagons utilising the traffic management plan

Detailed method statements for all stages of the demolition process will be prepared at the time of the works for approval by all parties and for the site team to follow in conducting all site works.

Consultations & Notification Responses

Publicity – The occupiers of adjacent buildings were notified about the application and its was advertised in the local press as a public interest development and as affecting the setting of a listed building. A site notice was also displayed next to the site.

One letter of objection was received from a local resident who states that the re-use of existing structures is a much more environmentally friendly approach to development than demolition. They note that as yet no revised office plan submitted. It seems perverse for approval for demolition to be given prior to seeing this. How does the Council know the revised plans won't be substantially different to the current ones.

The Head of Neighbourhood Services (Highway Services) - No objections

Head of Regulatory and Enforcement Services - (Street Management and Enforcement)

Has no objections subject to adherence to the submitted Demolition Method Statement and Management Plan. In terms of this they have requested that working hours and noise and vibration are managed through the Construction Management Plan.

Greater Manchester Ecology Group – Have no objections on the basis of adherence to the submitted Demolition Method Statement and Management Plan and on the basis that a condition is attached to the effect that if during works to demolish the buildings hereby permitted any sign of the presence of bats if found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Greater Manchester Archaeological Advisory Service - No objections.

Flood Risk Management Team - Have no objections on the basis of adherence to the submitted Demolition Method Statement and Management Plan

Salford MBC – No comments received

Issues

Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

Saved UDP Policies

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 within the Core Strategy and UDP are detailed below

Core Strategy Policies SP 1 (Spatial Principles) - The proposal would provide a leisure and cultural use close to an area where people live alongside high quality City Centre living. The implications of the use on the health and safety and well being of residents has been properly taken into consideration.

Core Strategy Policy DM 1 (Development Management) - Outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- impact on safety, crime prevention and health;
- refuse storage and collection, vehicular access and car parking;

These are discussed below.

Saved UDP Policy DC26 (Development and Noise) - Seeks to reduce the impact of noise on people living and working in, or visiting the City. It requires the impact that development proposals that are likely to generate noise will have on amenity to be taken into consideration, and states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate. The applicant has demonstrated that with appropriate conditions, the temporary use is capable of operating in a manner that would not cause disamenity to local residents as a result of noise break out. This is discussed in more detail below along with measures proposed to stop noise from users leaving the premises disturbing local residents.

Impact on Amenity and management of wider environmental impact

General Demolition Mitigation Measures

General provisions relating to the mitigation of demolition activity will include the control of noise at the Site boundaries, and management & control dust emissions.

Adequate segregation of pedestrians and vehicle traffic will be maintained at all times. Reversing of vehicles and plant will be minimised at all times. This will be highlighted on a site plan and will form part of the site induction for all operatives.

Throughout the demolition works the dust water suppression system will be in operation to remove the dust that is generated as part of this process, should this be deemed necessary.

General waste materials removed as part of the asbestos removal works and soft strip will be segregated into the various waste streams and loaded into the designated skip assigned for that material

The Site working hours will take place between 08:00 – 17:00 Monday-Friday
08.30 – 13:00 Saturday No works will take place on Sunday or Bank Holidays.

A condition can be attached to any consent granted which would require the agreement of a Demolition Management Plan in consultation within the Heads of Highways and Environmental Health. Compliance with this would manage and limit potential impacts on nearby pedestrians, businesses or residents resulting from the proposed demolition works. Such impacts would therefore be negligible, particularly given their distance from the demolition activities proposed to take place in addition to the management techniques put in place in combination with the timing and longevity of the works.

To reduce the volume of waste sent to landfill waste from Site will be segregated at the main collection point for debris produced in the following categories:

- ☐ CAT A – Hazardous waste (paints, thinners, mastics etc.);
- ☐ CAT B – Metal;
- ☐ CAT C – Timber;
- ☐ CAT D – Plasterboard; and
- ☐ CAT E – General Waste

Full details of the proposed demolition scheduled to take place are contained within the PREMIER HOUSE, RENAISSANCE, MANCHESTER, DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN SECONDARY PHASE - DEMOLITION OF RESIDUAL STRUCTURE FOLLOWING INITIAL PHASE DEMOLITION and Dust Management Plan. It is considered that potential impacts on nearby pedestrians, businesses or residents resulting from the proposed demolition works will be negligible, particularly given their distance from the demolition activities proposed to take place in addition to the management techniques put in place in combination with the timing and longevity of the works.

All demolition waste removal and recycling opportunities will be full detailed in a demolition Waste Management plan.

Use of natural resources

The site is not an area known to containing any natural resources. In addition, given the scale of the development it is not believed that this would require the excessive usage of any natural resources in the demolition process.

The proposed works are in full accordance with the waste hierarchy to minimise natural resource consumption, and maximise the opportunity to re-use, recycle or recovery. The site is not particularly sensitive from an ecological or water environment perspective.

All existing gas and water supplies at the site will be terminated prior to demolition. Clearly there will be some use of water (for dust suppression) and diesel for demolition vehicles, but this is not considered to be of a level which would have serious environmental impacts and is only temporary for the duration of the demolition process.

There would be no significant impact on the use of natural resources such that an EIA would be required.

Production of waste

The demolition project is likely to produce an amount of waste in terms of internal strip out and external materials. Any rubble (that cannot be recycled) will be disposed off site in a licenced facility. Given the nature of the buildings and the likely high levels of asbestos being present, it is anticipated that a large proportion of this material will need to be removed from site.

An Asbestos Survey was undertaken on behalf of PAG Partnership to understand the likely presence of asbestos within the buildings through on site investigations and off-site material sample testing and all on site asbestos has now been removed.

During the construction phase work debris will be produced, to minimise their impact on a daily bases the following measure shall be undertaken: Storage areas to be formed within hoarding boundaries to manage waste segregation

Hazardous waste stored under COSHH regulations, disposed of separately, coordination with the PD / PC to limit the use of these products

- Daily cleaning of areas.
- All carriers of waste will hold valid transfer licences and provide certification to the principal contractor
- To reduce the volume of waste sent to landfill waste from site will be segregated in the following categories:
 - CAT A – Hazardous waste (paints, thinners, mastics etc.)
 - CAT B – Metal
 - CAT C – Timber
 - CAT D – Plasterboard
 - CAT E – General Waste

All material will be dealt with in accordance with the waste hierarchy. The contractors will apply best working practices appropriate on the site with the intention of avoiding significant or unnecessary environmental effects, managing the production of waste and maximising recycling and reuse of materials. Waste will be segregated into a number of waste streams including general; recycled timber; and plasterboard.

Waste transfer notes will be issued for all waste materials removed from the site.

Whist there is an amount of waste to be generate at the site, it is not considered that the levels would give rise to a significant environmental impact of the development and is likely to be of no more than local significance.

Pollution and nuisances

The demolition process is likely to create some pollution and nuisance i.e. traffic, servicing, dust and noise.

You indicate that programme for demolition would be approximately 12 weeks for the demolition work. It is confirmed that Strict noise monitoring measures will be introduced to ensure that plant and site activity noise levels do not exceed reasonable increase in dB levels when assessed against site specific background noise.

On site dust suppression will be employed to minimise impact to adjacent properties, including restriction on working in high winds. The Site is situated within an Air Quality Management Area and sensitive land uses are located relatively close to the Site, the impact on which will be managed through mitigation measures.

There will be no material crushed on site and no burning of rubbish on site.

It is not anticipated that the demolition works will generate significant numbers of trips. As such, the proposals will not result in significant adverse impacts during the demolition phase.

The site will be operational during normal construction site hours that will assist in minimising the operational noise impact on nearby residential properties.

There are residential properties directly adjacent to the site however whilst the demolition will impact on the area, these impacts are unlikely to be significant within a City Centre environment which is undergoing significant levels of development and regeneration.

Risk of accidents

As the site is accessed by nearby roads and footways there is potential for accidents from falling debris and moving vehicles. Risks of accidents during the construction process will be controlled by health and safety measures in full compliance with national standards and legislation including the installation of site hoardings. This will help to minimise the risk of accidents until the site is redeveloped.

Head of Environmental Healths comments: In terms of the request for inclusion of working hours and noise and vibration within the Construction Management Plan, this request is not considered to be a planning matter as these issues are controlled under legislation separate from Planning.

Objectors Comments: It was the applicants' decision to only originally propose a partial demolition and the reasons for the additional demolition are considered to be acceptable in terms of delivering a viable development within the current market. It is also noted that this is an application for prior approval so can only consider impacts on transport and highways, contamination, flood risk, heritage and archaeology, the impact on business and new residents of the new or increased residential use in the area and the method of demolition and plans for landscaping rather than the principle or environmental merits of demolition vs retention.

When demolition is permitted, it does not automatically follow that you will get planning permission to build any replacement structure or to change the use of the site

CONCLUSION

Based on the above, it is concluded that this development will have some impact on the surrounding area. In terms of the duration, frequency and reversibility of the impacts, it is acknowledged that demolition activity will have impacts for the duration of the process. However, these will only last for a period of 12 weeks (maximum) and are limited to normal construction site working hours. It is considered that with appropriate management which are requirements of

conditions to be attached to any prior approval there will not be significant impacts beyond those which would be expected in a busy city centre environment as a result of the demolition.

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: No objection

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

0) The City Council is satisfied that the demolition works in this case will not have a significant impact on the environment. This decision is based on the following:

(a) Ian Chew, Asbestos and Health & Safety Management (Beams and Columns, Premier House, Deansgate, Manchester) stamped as received on 29-06-22;

(b) Ian Chew, Asbestos and Health & Safety Management (Public Car Park below Renaissance Hotel, Manchester) stamped as received on 29-06-22;

(c) REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester, M3 1PH V1 (11-02-21) by Eton Environmental Group Ltd stamped as received on 14-04-21;

(d) REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS : Premier House, 22 Deansgate, Manchester, M3 1PH V1 (11-03-21) by Eton Environmental Group Ltd stamped as received on 29-06-22

(e) SPECIFICATION FOR ASBESTOS REMEDIATION WORKS : PREMIER HOUSE, 22 DEANS_GATE, MANCHESTER, M3 1PH V3 by Eton Environmental Group Ltd stamped as received on 29-06-22;

(f) PREMIER HOUSE, RENAISSANCE, MANCHESTER, DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN SECONDARY PHASE - DEMOLITION OF RESIDUAL STRUCTURE FOLLOWING INITIAL PHASE DEMOLITION Rev 2 - 10.08.2022 [Revised in line with EHO comments. Sections "Working Hours", "Noise Monitoring and Control Measures" and "Complaints and Consultation" edited accordingly]

by PAG and Dust Management Plan by PP O'Connor stamped as received on 04-08-22 (excluding Noise and Vibration); and

(g) Extended Phase 1 Habitat Survey and Inspection of Building for Bats (dated March 2021) by Penny Anderson stamped as received on 29-06-22;

1) The demolition shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan B1 00 1000;

(b) Dwgs Existing Dwg Pack Stamped as received on 29-10-22 , MP 02 1104, MP 02 1103, MP 02 1102 and MP 02 1101;

(c) Hoarding Detail Plan (Ref: KTM200721LB) stamped as received on 26-07-22 and Demolition Hoarding Views and sign off from Highways and Event and Coordination (Highways Service) (14th and 19th April) (CDN/21/0658);

(d) PREMIER HOUSE, RENAISSANCE, MANCHESTER, DEMOLITION METHOD STATEMENT AND MANAGEMENT PLAN SECONDARY PHASE - DEMOLITION OF RESIDUAL STRUCTURE FOLLOWING INITIAL PHASE DEMOLITION Rev 2 - 10.08.2022 [Revised in line with EHO comments. Sections "Working Hours", "Noise Monitoring and Control Measures" and "Complaints and Consultation" edited accordingly] by PAG and Dust Management Plan by PP O'Connor stamped as received on 04-08-22 (excluding Noise and Vibration); and

(e) SUPPLEMENTARY DEMOLITION NOTE stamped as received on 01-08-22

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1 and DM 1 and saved Unitary Development Plan policy DC26

2) If during works to demolish the buildings hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

Informatives

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

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

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Wildlife Trust

11 New Cathedral Street, Manchester, M1 1AD
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD
26 - 28 Deansgate, Manchester, M3 1RH
Sinclairs Oyster Bar, 2 Cathedral Gates, Manchester, M3 1SW
Paperchase, 12 - 14 St Mary's Gate, Manchester, M1 1PX
SPAR, 10 St Mary's Gate, Manchester, M1 1PX
Premier House, 22 Deansgate, Manchester, M3 1PH
Astley House, 23 Deansgate, Manchester, M3 4AH
Top Flat, 6 Cateaton Street, Manchester, M3 1SQ
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD
OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX
Unit 4, 1 Deansgate, Manchester, M3 1AZ
Flat 104, 1 Deansgate, Manchester, M3 1AZ
Apartment 906, 1 Deansgate, Manchester, M3 1AZ
Apartment 807, 1 Deansgate, Manchester, M3 1AZ
Apartment 109, 1 Deansgate, Manchester, M3 1AZ
Flat 904, 1 Deansgate, Manchester, M3 1AZ
Flat 306, 1 Deansgate, Manchester, M3 1AZ
Flat 207, 1 Deansgate, Manchester, M3 1AZ
Flat 702, 1 Deansgate, Manchester, M3 1AZ
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
Unit 3, 1 Deansgate, Manchester, M3 1AZ
Unit 5, 1 Deansgate, Manchester, M3 1AZ
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD
Cathedral Visitors Centre, 10 Cateaton Street, Manchester, M3 1SQ
Dom's Tavola Calda, 40 - 42 Deansgate, Manchester, M3 1RH
30 Deansgate, Manchester, M3 1RH
34 - 36 Deansgate, Manchester, M3 1RH
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH
First Floor And Second Floor, Premier House, 22 Deansgate, Manchester, M3 1PH
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
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Speakers House, 39 Deansgate, Manchester, M3 2BA
Flat 2, 42 - 46 Victoria Street, Manchester, M3 1ST
Flat 3, 42 - 46 Victoria Street, Manchester, M3 1ST

Flat 1, 42 - 46 Victoria Street, Manchester, M3 1ST
Hanging Ditch Wine Merchants, Unit 1, 42 - 46 Victoria Street, Manchester, M3 1ST
42 - 46 Victoria Street, Manchester, M3 1ST
4 - 8 Cateaton Street, Manchester, M3 1SQ
Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW
Unit 8, New Cathedral Street, Manchester, M1 1AD
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
3 St Mary's Gate, Manchester, M1 1BZ
1 St Mary's Gate, Manchester, M1 1BZ
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA
5 St Mary's Gate, Manchester, M1 1PX
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU
UGG, 3 New Cathedral Street, Manchester, M1 1AD
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
Flat 1202, 1 Deansgate, Manchester, M3 1AZ
Flat 601, 1 Deansgate, Manchester, M3 1AZ
Flat 402, 1 Deansgate, Manchester, M3 1AZ
Flat 508, 1 Deansgate, Manchester, M3 1AZ
Flat 905, 1 Deansgate, Manchester, M3 1AZ
Flat 1201, 1 Deansgate, Manchester, M3 1AZ
Flat 401, 1 Deansgate, Manchester, M3 1AZ
Flat 501, 1 Deansgate, Manchester, M3 1AZ
Flat 102, 1 Deansgate, Manchester, M3 1AZ
Flat 705, 1 Deansgate, Manchester, M3 1AZ
Flat 408, 1 Deansgate, Manchester, M3 1AZ
Flat 507, 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
15 New Cathedral Street, Manchester, M1 1AD
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 203, 1 Deansgate, Manchester, M3 1AZ
Flat 1104, 1 Deansgate, Manchester, M3 1AZ
Unit 4, New Cathedral Street, Manchester, M1 1AD
Unit 6, New Cathedral Street, Manchester, M1 1AD
Flat 208, 1 Deansgate, Manchester, M3 1AZ
Flat 808, 1 Deansgate, Manchester, M3 1AZ
Flat 204, 1 Deansgate, Manchester, M3 1AZ
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
Minshulls House, 14 Cateaton Street, Manchester, M3 1SQ
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA
Flat 407, 1 Deansgate, Manchester, M3 1AZ
Flat 1101, 1 Deansgate, Manchester, M3 1AZ
Flat 202, 1 Deansgate, Manchester, M3 1AZ

Flat 105, 1 Deansgate, Manchester, M3 1AZ
Flat 703, 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 301, 1 Deansgate, Manchester, M3 1AZ
Flat 606, 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
Mitre Hotel, 1 - 3 Cathedral Gates, Manchester, M3 1SW
Flat 103, 1 Deansgate, Manchester, M3 1AZ
Flat 403, 1 Deansgate, Manchester, M3 1AZ
Flat 1003, 1 Deansgate, Manchester, M3 1AZ
Flat 706, 1 Deansgate, Manchester, M3 1AZ
32 Deansgate, Manchester, M3 1RH
24 Deansgate, Manchester, M3 1RH
38 Deansgate, Manchester, M3 1RH

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