Planning

Growth & Development

Delegated officer report for planning application

Application no.	144719/FO/2025 and 144720/AO/2025
Date registered valid:	8 December 2025
Proposal:	144719/FO/2025 - Installation of entrance gate to external seating area. 144720/AO/2025 - Installation of 1no. logo sign to entrance gate.
Address:	Fumo By San Carlo, One St. Peter's Square, Oxford Street, Manchester, M1 5AN
Ward(s):	Deansgate Ward
Applicant:	Mr Ian Garraway Harnbury Holdings Limited
Agent (if any):	
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	144719/FO/2025 – Approve and 144720/AO/2025 - Approve
Date of recommendation:	29 January 2026

Application details

Type of application: Full Application Consent and Advertisement Consent

Development type: Minor Other and Advertisements

Date of site visit: 2 January 2026

Standard consultations:
Printed: 15 December 2025 Expired: 8 January 2026

Neighbour notifications
Printed: 15 December 2025 Expired: 8 January 2026

Site notice
Posted: 23 December 2025 Expired: 16 January 2026 (144719/FO/2025 only)

Press advert
Published: 23 December 2025 Expired: 16 January 2026 (144719/FO/2025 only)

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Peters Square Conservation Area 1973

Tree Preservation Order: Not applicable

Description of building

This application relates to a high-quality 14 storey modern building located at 1 St Peters Square. The building is bounded by St Peters Square, Oxford Street, George Street and Dickenson Street. It provides 271,000 sqft Grade A office accommodation and has restaurants at the ground floor. It was designed by Howells and includes features such as the 8-metre-high entrance.

The part of the site that this application relates to is the existing external seating area on Oxford Street and that is used in associated with the adjacent ground floor restaurant.

Description of area

The building is within the St Peters Square Conservation Area. The Grade I Listed Town Hall and the Grade II* Listed Central Library and Town Hall Extension are located on the opposite side of the square, and the Grade II* Midland Hotel is also close by.

St Peters Square is located in front of the building and includes high quality public realm, soft landscaping, a statue of Emmeline Pankhurst and a Metrolink station. Oxford Road is a major gateway route and is located to the side.

The area in which the building is located is characterised by listed buildings which contain civic and office uses, with other buildings providing food and drink and retail uses at ground floor level. 1 St Peters Square is an office building with commercial units operating as restaurants within the ground floor that have associated external seating.

Description of development

Planning Permission is sought for the installation of an inward opening gate to secure the existing external seating area. The gate would consist of an Amberlite illuminated frame surrounding powder coated steel framed fretwork gates with fretwork side panel. It would be located on Oxford Street in line with the entrance to the restaurant.

Advertisement Consent is sought for the installation of a logo sign to be suspended from the frame of the proposed gate. The sign would have a polished rimex carrier panel and white neon effect individual letters. The sign would face the direction of Oxford Street.

Consultations & Notification Responses

144720/AO/2025

Highway Services - Commented as follows:

- If the signage projects over the adopted highway network in excess of 350mm a license will be required.
- The clearance must be 2500mm from ground level to the underside of the projecting sign.
- Illumination levels are acceptable.

Environmental Health - Advised that the illuminated signage should be installed in accordance with the illuminance level (200cd/m2) as stated in the application form.

144719/FO/2025

Highway Services - MCC Highway Services - Commented as follows:

For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Greater Manchester Police - Confirmed that they support the ability to secure the external seating area out-of-hours

Publicity

144720/AO/2025 - Letters were sent to surrounding occupiers. No responses were received.

144719/FO/2025 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Issues

Local Policy

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places)
Policy JP-P2 (Heritage)
Policy JP-Strat2 (City Centre)
Policy JP-C5 (Streets for All)
Policy JP-C6 (Walking and Cycling)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs)
Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

Shopfront Design Guide (2024)

National Policy

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.

National Planning Policy Framework (NPPF)

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) (2024):

Section 12 (Achieving Well Designed Places)
Section 16 (Conserving and Enhancing the Historic Environment).

Issues

Principle of Development

The existing building and associated external seating area is within the setting of a number of listed buildings and is within the St Peters Square Conservation Area as described above. As existing the building makes a neutral contribution to the surrounding conservation area and the setting of the nearby listed buildings, and the seating area adds interest to the street scene.

The gate is proposed to secure the seating area outside of hours of use. It has been designed to be in keeping with other features of the seating area which it would be fixed to. The principle of securing the seating area by the use of this gate is acceptable in principle.

Visual Amenity including the impact on surrounding heritage assets

The gate has been designed to be in keeping with the other features of the external seating in its patterning. It would be a fretwork design with space between the frets. It would have a powder coated finish, which is also considered to be in keeping.

It is considered that the gate has an acceptable well considered appearance that blends in with the existing seating area and has a neutral effect on the surrounding conservation area and setting of the surrounding listed buildings due to the presence of the existing seating area.

Overall, the impacts are considered to be neutral. As there would be no harm it is not necessary to consider the tests within the NPPF Section 16 in relation to harm.

Paragraph 212. Of the NPPF 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

The works would therefore overall have a neutral impact due to the appearance of the external seating area in which it would be located. These works are therefore consistent with paragraph 212 of the NPPF.

The proposed works would also therefore be consistent with sections 66 and 72 of the Planning Act in relation to preservation and enhancement and comply with Policies EN1, SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

Residential Amenity

The illumination of the surround will be restricted to 200 cd/m2 in accordance with comments made by the City Council's Highway Services and Environmental Health service.

The signage would therefore comply with the Core Strategy for the City of Manchester, in particular Polices SP1 and DM1 and saved policies DC14.1 and 14.5 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Visual Amenity

The sign to be mounted on the gate would be small in size and would not cause advertising clutter due to being only one of two signs located on this substantial sized seating area.

The works would therefore comply with the Core Strategy for the City of Manchester, in particular polices SP1 and DM1 and saved policy DC14 of the Unitary Development Plan and the Town and Country Planning (Control of Advertisements) Regulations 2007.

Public safety

The illumination of the sign will be restricted to 200 cd/m2 in accordance with comments made by the City Council's Highway Services and Environmental Health service.

The sign is not a projecting sign and so is at an acceptable height.

The signage would therefore comply with the Core Strategy for the City of Manchester, in particular Polices SP1 and DM1 and saved policies DC14.1 and 14.5 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices 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: 144719/FO/2025 – Approve and 144720/AO/2025 - Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval of 144719/FO/2025

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

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

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

The location plan received by the City Council as local planning authority on 8 December 2025

The drawings referenced FUMMCR-1501 and FUMMCR-1505 received by the City Council as local planning authority on 8th December 2025

The email from San Carlo dated 29 01 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) a) i) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of the gate and the surround.

b) The approved materials shall then be implemented as part of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The illumination level of the illuminated gate surround hereby approved shall be limited to 200 cd/m2.

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF.

5) For the avoidance of doubt the gate shall be inward opening for the duration that it is in situ in accordance with the email from San Carlo dated 29 January 2026.

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995).

Condition(s) to be attached to decision for approval of application referenced 144720/AO/2025

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 hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan received by the City Council as local planning authority on 8 December 2025

The drawings referenced FUMMCR-1501 and FUMMCR-1505 received by the City Council as local planning authority on 8th December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9 and SP1 and saved policies E3.3, DC14.1 and 14.5, DC18.1 and DC19.1 of the Unitary Development Plan.

3) The illumination level of the illuminated sign hereby approved shall be limited to 200 cd/m2.

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Unit 2, Peter House, Oxford Street, Manchester, M1 5AN
Fifth Floor Suite 5.28, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ground Floor, Peter House, Oxford Street, Manchester, M1 5AN
Sixth Floor Suite 6.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Eleventh Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Offices, 16 Oxford Street, Manchester, M1 5AE
Sixth Floor Suite 6.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Units 3 And 4, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor, 1 St Peter's Square, Manchester, M2 3DE
Third Floor Suite 3.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Manchester Advertising Promotions Ltd, St Peter's Square, Manchester, M2 3DF
Peter House, Oxford Street, Manchester, M1 5AN
Tenth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Tenth Floor Suite 10.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Between Suites 6.01 And 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 307, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, 1 St Peter's Square, Manchester, M2 3DE
Sixth Floor, Peter House, Oxford Street, Manchester, M1 7ED
Seventh Floor Suite 7.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Between Suites 2.2.02 And 2.6.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Thirteenth Floor, 1 St Peter's Square, Manchester, M2 3DE
Ground Floor, 1 St Peter's Square, Manchester, M2 3DE
Fifth Floor Suite 5.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Eighth Floor Between Suites 8.01 And 8.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.04, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor, Peter House, Oxford Street, Manchester, M1 5AN
Fifth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Seventh Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Second Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Tenth Floor Suite 10.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Between Suites 5.1.01 And 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Unit 5, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.3.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eleventh Floor, 1 St Peter's Square, Manchester, M2 3DE
Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor Suite 1.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Suite 7.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Suite 6.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Don Giovanni, Ground Floor Unit 1, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Second Floor Suite 2.17, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Thirteenth Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Sixth Floor Suite 6.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.11, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.2.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.1.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Peter House, Lower Mosley Street, Manchester, M2 3WQ
First Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
Seventh Floor Suite 7.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.5.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Between Suites 3.1.01 And 3.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.2.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Seventh Floor Between Suites 7.01 And 7.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor, 1 St Peter's Square, Manchester, M2 3DE
Eighth Floor Suite 8.02, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.4.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor, Peter House, Oxford Street, Manchester, M1 5AN
Fifth Sixth And Seventh Floors, 1 St Peter's Square, Manchester, M2 3DE
Eighth Floor, 1 St Peter's Square, Manchester, M2 3DE
Sixth Floor Suite 6.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ

Greggs, Unit 6, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AE
Ground Floor, Peter House, Lower Mosley Street, Manchester, M2 3WQ
Seventh Floor Suite 7.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.08, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.12, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor Suite 3.6.00, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Twelfth Floor, 1 St Peter's Square, Manchester, M2 3DE
1 St Peter's Square, Manchester, M2 3DE
Eighth Floor Suite 8.09, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Suite 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Third Floor, 1 St Peter's Square, Manchester, M2 3DE
Tenth Floor, 1 St Peter's Square, Manchester, M2 3AE
Ninth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fourth Floor, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
First Floor, Peter House, Oxford Street, Manchester, M1 5AN
3 - 7 Lower Mosley Street, Manchester, M2 3WS
Third Floor, Landmark St Peters Square, 1 Oxford Street, Manchester, M1 4PB
16 Oxford Street, Manchester, M1 5AE
Sixth Floor Suite 6.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Eighth Floor Suite 8.05, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Sixth Floor Suite 6.10, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Second Floor Suite 2.5.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Fifth Floor Suite 5.8.01, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Tenth Floor Between Suites 10.01 And 10.07, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
YINGDE LAWYERS, Seventh Floor Suite 7.03, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AN
Eighth Floor Suite 8.06, Peter House, 2 - 14 Oxford Street, Manchester, M1 5AZ
Ninth Floor, 1 St Peter's Square, Manchester, M2 3DE
Fourth Floor, 1 St Peter's Square, Manchester, M2 3DE

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - St Peters Square Conservation Area 1973
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL