MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144737/FO/2025
Date registered valid:	9 December 2025
Proposal:	Creation of public realm works including re-grading and re-surfacing footpaths, highways, soft landscaping and planting of trees, replacement and reprovision of street lighting, CCTV, and street furniture, removal of car parking spaces, drainage, and associated works.
Address:	Land Bounded By Surface Level Car Parking To The West, Travis Street To The South, The Junction Between Fairfield Street And Neild Street To The, East And Fairfield Street To The North, Manchester
Ward(s):	Piccadilly Ward
Applicant:	Tim Chetwood Mayfield Development (General Partner) Limited
Agent (if any):	Michael Percival Deloitte LLP
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk

Recommendation: Approve subject to signing of S106 agreement to secure the monitoring fee for the HMMP.

Date of recommendation: **17-03-26**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 December 2025

Standard consultations:
Printed: 16 December 2025 Expired: 9 January 2026

Neighbour notifications

Printed: 16 December 2025 Expired: 9 January 2026

Site notice

Posted: 18 December 2025 Expired: 11 January 2026

Press advert
Published: 23 December 2025 Expired: 16 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Application site

The application relates to a 670 sqm (0.067ha) site bounded by a surface level car par to the west, Travis Street to the south, the junction between Fairfield Street and Neild Street to the east and Fairfield Street to the north (the 'Site'). The site comprises part of a surface level car park, part of the highway on Baring Street between Travis Street and Fairfield Street and a triangular area of gravel covered land known as 'Pigeon Triangle' on which a number of wooden planters containing trees and a mix of ornamental flowering species are located. There is currently a taxi rank located on the highway section of the site.

There are four small urban trees on site. The largest of these is an apple tree in the northwest corner of the carpark. The other three trees are confined to the planters and are younger and smaller.

The site is not in a Conservation Area and contains no listed buildings, but the nearby Mayfield Depot is a non-designated heritage asset (NDHA). The nearest listed buildings are the Star and Garter Pub and Piccadilly Station (both Grade II) and London Road Fire Station (Grade II*). The closest Conservation Area is the Whitworth Street Conservation Area.

The site forms a part of the wider Mayfield Strategic Regeneration Framework development area. which will see this underutilised area of the city transformed to deliver a vibrant mix of commercial, residential, and leisure uses, complemented by the establishment of Mayfield Park, which opened in 2021. The Site is a key entrance point to Mayfield for those travelling from

Piccadilly, or other areas of the city centre core beyond and currently presents a poor quality arrival experience to this key city centre regeneration zone.

The Site is located in Flood Zone 1 and therefore has a low probability of flooding. The Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).

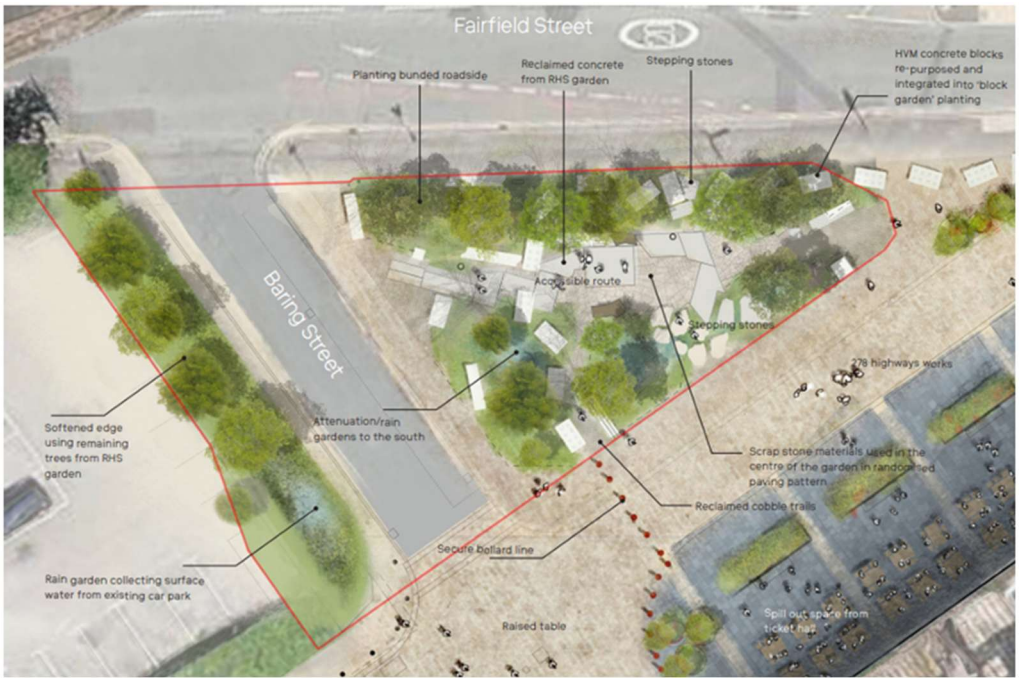
Description of area

The Area is characterised by a mix of uses including hotels, PBSA, F&B and entertainment venues but is dominated by the Piccadilly Station to the north of the site and associated railway infrastructure.

There are number of regeneration areas nearby such as: Manchester Piccadilly; Piccadilly Basin; Sister; and Aytoun Street “Kampus”:

Description of development

Consent is sought for public realm works including: re-grading and re-surfacing footpaths, highways, soft landscaping and planting of trees, replacement and reprovision of street lighting, CCTV, and street furniture, removal of car parking spaces, drainage, and associated works.



Proposed development layout

The proposals would see the removal of 8 car parking spaces from the adjacent car park, and provide a soft landscaped edge and threshold to Mayfield, leading to Baring Street.

Integral to the proposals would be extensive re-use of materials, significantly drawing from a former RHS show garden (including reclaimed concrete slabs, stepping stones, and timber seating) along with use of existing site infrastructure.

As illustrated above there would be a tree lined boundary is proposed, along with a new rain garden which will collect surface water from the existing car park further west long the western side of Baring Street. The trees would also be recycled from the RHS garden. At the centre of

the Site will be a relaxed public space, intended to offer a contrast to a surrounding urban environment characterised by dense pedestrian and vehicular movement. The centre will feature a network of informal and accessible routes, comprising the reclaimed concrete surfaces, stepping stones, and permeable natural stone. These pathways would be integrated amongst an array of diverse landscaping designs, including Crevice Gardens and Willow Wetlands. Seating would be provided in small, strategic clusters, combining reclaimed timber benches with informal concrete edges, seamlessly integrated within the planting areas. the On On the northern periphery there would be mounded planting beds and to the south rain gardens to the southern edge.

Overall, 19 new trees are proposed on the site and the existing apple tree will be retained.

Three existing streetlights along Baring Street and one along Fairfield Street will be maintained. To supplement this, two new streetlights are planned for installation within the central Site.

To address Hostile Vehicle Mitigation (HVM) requirements, existing concrete blocks would be repurposed and integrated into new landforms and planting, creating a unique 'block garden' effect. Additional features include reclaimed concrete traffic barriers, protective knee rails, and integrated recessed covers for utilities and CCTV.

The Proposed Development would form an integral part of this wider management strategy, benefiting from 24-hour on-site attendance and surveillance to ensure a safe and welcoming environment for all users.

A key aim of the proposed works is to establish an inclusive space for community interaction, promote local heritage, and seamlessly integrate Mayfield Park with the broader Mayfield regeneration, extending its reach towards the station and city centre as well as will contributing to Manchester's climate resilience and wellbeing objectives.

It is intended to deliver the proposals on a phased basis with the resurfacing of Baring Street being a 2nd phase as it cannot be progressed until a practical solution has been agreed regarding the relocation of the existing taxi rank. Discussions in relation to this are ongoing as part of wider traffic management measures being implemented in and around the Mayfield SRF Area and a regeneration priority for the area.

Consultations & Notification Responses

Publicity : The application has been advertised as a public interest development affecting the setting of a listed building and a site notice has been displayed adjacent to the site. Occupiers of neighbouring developments have been notified about the application. No representations have been received.

Head of Environmental Protection: Have no objections subject to conditions relating to requirements for site remediation and accept the submitted construction management plan compliance with which should be a condition attached to any consent granted.

Head of Highways: Has no objections. They note that resurfacing of Baring Street (N) will come forward as part of a future phase following agreement on relocation of the existing taxi rank and request that such details are finalised/agreed under an appropriate Highways phasing condition. They accept the submitted construction management plan compliance with which should be a condition attached to any consent granted.

Network Rail : Have no objections but have made comments about requirements for consent from them in relation to potential impacts on railway infrastructure and operation and have recommended an informative in relation to this.

GMP Design for Security: No comments received

GMEU: Note that the site has negligible value for wildlife and do not require any further measures to support improvements in this respect.

In terms of Section 187 of the NPPF 2024 and 10% BNG mandatory requirement under Schedule 7A of the Town & Country Planning Act 1990 they note that the development would result in the loss of a small area of soft landscaping and hardstanding to be replaced with an increased level of soft landscaping. The development is not exempt from BNG, just exceeding the de minimis threshold.

A metric has been provided that indicates significantly more than 10% net gain will be achieved on the site. They note that the proposed landscaping does include 19 urban trees a habitat regarded as significant by Defra. A 30 year habitat management and monitoring plan (HMMP) will therefore be required for the trees.

Other habitats do not require a 30 year plan. They are happy with the submitted HMMP but highlight the need for this to be re-submitted formally to discharge the standard Biodiversity condition.

GMAAS: Are satisfied that the delivery of the scheme will not damage or remove anyknown or suspected below-ground remains of archaeological interest. As such, no further consideration of archaeological matters is warranted in this instance.

Environment Agency: No comments received

United Utilities: Have requested that a condition is attached to any consent in relation to surface water management

Flood Risk Team : Have no objections.

Tree Officer: Has no objection.

Issues

The following policies have been considered in relation to the determination of this application:

<u>The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:</u>

- Strategic Objective 8: Improve the quality of our natural environment and access to green spaces.

- Strategic Objective 10: Promote the health and wellbeing of communities.

    - Policy JP-S4: Flood Risk and the Water Environment ..
    - Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
    - Policy JP-G7: Trees and Woodland
    - Policy JP-G6: Urban Green Space
    - Policy JP-G3: River Valleys and Waterways

- Policy JP-G2: Green Infrastructure Network
- Policy JP1- Sustainable Places
- Policy JP-P2: Heritage
- JP-S2 -Carbon and Energy
- JP-S3 – Low Carbon Heat

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1: Spatial Principles
- Policy CC9: Design and Heritage
- Policy CC10: A Place for Everyone
- Policy EN3: Heritage
- Policy DM1: Development Management
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN9 : Green Infrastructure
- Policy EN11: Quantity of Open Space, Sport and Recreation
- Policy EN14: Flood Risk
- Policy EN15: Biodiversity and Geological Conservation
- Policy EN18: Contaminated Land and Ground Stability

Saved Unitary Development Plan for Manchester:

- Policy DC19 – Listed Buildings
- Policy DC20 – Archaeology
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF):

- Section 12. Achieving Well- Designed Places
- Section 14. Meeting the challenge of climate change, flooding and coastal change
- Section 15. Conserving and enhancing the natural environment
- Chapter 16 – Conserving the Historic Environment

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.

Other Material Planning Considerations

Mayfield SRF and Masterplan (2018)- This was formally endorsed by Manchester City Council's Executive Committee in May 2018. The SRF is a material consideration of the planning application. The 2018 SRF seeks to act as a catalyst for the transformation regeneration of the surrounding areas by building on the benefits of the investment in Piccadilly Station; and by creating a new gateway and extending the city centre eastwards to the inner ring road and beyond. The realisation of the vision as set out within the SRF should help drive wider economic growth within Manchester city centre and adjacent neighbourhoods. The vision of the is to

create a vibrant, mixed-use development that will transform the area into a thriving new neighbourhood

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) sets out the mandatory planning requirements for Biodiversity Net Gain.

Principle of Development and Impact on Regeneration

The Pigeon Triangle site is located within the Mayfield regeneration area, bounded by Fairfield Street, Travis Street, and Baring Street. Strategically positioned, the Site is adjacent to Piccadilly Train Station and lies north of Mayfield Park. The proposals seek to build upon the success of existing high-quality public spaces and activity within the Mayfield Strategic Regeneration Framework area, and create a high quality, green, welcoming, and climate-resilient urban pocket park which would greatly enhance the current threshold from Piccadilly Station to Mayfield, currently lacking but central to the needs to a dynamic area undergoing significant transformation.

The proposed development would align with and complement the ongoing regeneration works within the Mayfield SRF Area.

The Proposed Development is integral to the Mayfield area, creating a new public greenspace that would serves as a primary arrival point and gateway. It would repurpose an underutilised site into a vibrant asset, aligning with the regeneration objectives within the Mayfield SRF supports the visitor economy and economic growth through improving placemaking within a key regeneration area.

On the above basis the proposals would be consistent with Places for Everyone Policy JP-P1 and Core Strategy Policies SP, CC10 and Policy DM1.

Design and Contribution to Public Realm

The proposals would form a clear threshold into the wider park estate, offering a first glimpse of the high quality public realm that lies beyond the depot. A network of paths formed from reclaimed concrete surfaces and permeable natural stone, would connect to the natural desire line through the garden. Additional informal, playful routes would weave through planting areas using reclaimed stepping stones and cobbles. Seating would be arranged in small clusters, combining reclaimed timber benches with informal concrete perching edges integrated into the planting to create simple, comfortable resting spots within this threshold space.

The proposals would deliver a high-quality, accessible, and inclusive public greenspace that would enhancing connectivity, promoting active travel, and contribute to broader regeneration and sustainability goals. The creation of new 670sqm public realm in central Manchester would increase access to open space provision in high-density areas. By transforming an underutilised site into a high-quality public realm, the development provides an innovative solution for new open space within a key regeneration area. Improvement in sustainable connections for

pedestrians, would contribute to the area's vibrancy and support the wider regeneration objectives for this key City Centre area.

On the above basis the proposals would be consistent with Places for Everyone Policies JP-P1 JP-G6 and JP-G7 and Core Strategy Policies EN9 and EN11.

Impacts on Amenity

Potential impacts on amenity from the construction process would be managed through the agreement of a Construction Management Plan to be secured through a condition attached to any consent granted.

On the above basis the proposals would be consistent with Core Strategy Policies SP1, CC10 and DM1 and saved UDP policy DC26.

SUDs and Flood Risk

The Site is located in Flood Zone 1 and therefore has a low probability of flooding. Notwithstanding this the proposals include SuDS features including rain gardens and permeable paving for flood management and to support the city's climate resilience.

On the above basis the proposals would be consistent with Places for Everyone Policies JP-P1, JP-S4 and JP-G3 and Core Strategy Policy EN14.

Green Infrastructure and BNG

There are no significant ecological issues associated with this development.
Wildlife. The has negligible value for wildlife, the trees and shrubs too small and disturbed to provide bird nesting opportunities.

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Information submitted in support of the application confirms a 326.31% net gain in habitat units, exceeding the 10% requirement, thus enhancing biodiversity.

The proposals would substantially increase the extent of green space and enhance ecological diversity to support urban wildlife, extending its presence to the northern limits of the Mayfield Estate.

The proposed landscaping includes 19 urban trees a habitat regarded as significant by Defra. A 30 year habitat management and monitoring plan (HMMP) has been submitted and accepted by GMEU as a compliance condition. A fee to monitor the HMMP would be secured via a legal agreement and there is still a requirement to resubmit the HMMP to discharge the standard Biodiversity condition.

On the above basis the proposals would be consistent with Places for Everyone Policies Policy JP-P1, JP-G8, JP-G7, JP-G6, JP-G2 and Core Strategy Policies EN9 and EN15.

Contaminated Land

There is potential for below ground contamination and a conditions attached to any consent granted will require that any such contamination is appropriately remediated and that any remediation is verified to the City Council's satisfaction.

On this basis the proposals would be consistent with Places for Everyone Policy JP-S4 and Core Strategy Policy EN18.

Archaeological Impacts

GMAAS is satisfied that the delivery of the scheme will not damage or remove any known or suspected below-ground remains of archaeological interest. As such, no further consideration of archaeological matters is warranted in this instance.

On the above basis the proposals are consistent with saved UDP Policy DC20.

Net Zero and Embodied Carbon

Much of the proposed public realm would be delivered through the reuse of materials, including reclaimed elements from a former RHS show garden including salvaged concrete slabs, stepping stones, and trees. Prioritises the use of recycled and reclaimed materials would reduce embodied carbon associated with the development.

On the above basis the proposals would be consistent with Places for Everyone Policies JP-S2 and JP-S3 and Core Strategy Policy EN4.

Impact on Heritage Assets

The proposed development sits in front of the Mayfield Depot a NDHA and close to the grade II listed buildings Star and Garter Pub and Piccadilly Station. It is considered that the proposals would not have any adverse impact on the setting of these assets and indeed through the design incorporating reclaimed materials, such as Victorian cobbles, the heritage context of the site would be enhanced and reflect the Site's industrial past, thus aligning with the Mayfield Regeneration Framework. As there would be no harm to heritage assets there is no requirement to consider the tests in the NPPF relating to harm. The requirement of S66 of the Act would be met in relation to preservation of setting.

On the above basis the proposals would be consistent with Places for Everyone Policies JP-P1 And JP-P2: Heritage, Core Strategy Policies CC9 and Policy EN3 and saved UDP policy DC19.

Disabled Access

The proposed public realm would have level access. Accessible seating, including options with back and armrests, will be incorporated as part of the scheme.

On the above basis the proposals would be consistent with Core Strategy Policies SP1, CC10 and DM1in relation to disabled access within development.

Impacts on Crime and Disorder

The centre of the Site currently lacks adequate lower-level pedestrian lighting thus, the proposals incorporate improved lighting along the main footpath. Existing security provisions for the Site include coverage from two off-site CCTV cameras. A further camera is proposed centrally within the Site, to be integrated into the overarching estate security and management strategy.

A comprehensive HVM strategy will be implemented to safeguard users within Pigeon Triangle, adjacent sites, and other crowded areas. This strategy will maximise stand-off distances and provide protection against hostile vehicle attacks.

Visibility within the park will be maintained at all hours to foster a sense of natural guardianship over the space. Adhering to Secured by Design principles, effective lighting solutions will be implemented to minimise dark spots and concealed areas, thereby reducing both crime and the fear of crime.

Three existing street lights along Baring Street and one along Fairfield Street will be maintained. To supplement this, two new street lights are planned for installation within the central Site.

The Proposed Development will form an integral part of this wider management strategy, benefiting from 24-hour on-site attendance and surveillance to ensure a safe and welcoming environment for all users and final details of this would be secured via a condition attached to any consent granted.

The above measures would serve to deter crime and antisocial behaviour associated with the development. Potential for crime associated with terrorism would be mitigated through the use of HMM. The increased activity on the from users of the space and the improved permeability and lighting would improve security and surveillance.

Whilst not formal comments have been received from GMP (Design for Security) a letter of support has been provided with the application which notes that the re-use of concrete elements has been carefully considered and placed as seating or playful structures, whilst performing a subtle security feature within the landscape. They note that the site will form part of the wider management and security strategy and that the existing CCTV strategy for Mayfield Park will be increased to incorporate this area. From a safety and security perspective, they note that Mayfield Park is very well managed.

On the above basis the proposals would be consistent with Places for Everyone Policy JP1 and Core Strategy Policies SP1, CC10 and DM1: Development Management.

Conclusion

The proposals would repurpose underutilised land into a vibrant asset, aligning with urban regeneration objectives within the Mayfield SRF.

It would include SUDs features,utilise recycled materials and deliver significant Biodiversity Net Gain. There would be enhanced connectivity within the street network, including a new route from Manchester Piccadilly Station through to Mayfield Park, fostering a vibrant urban environment and much improved arrival experience to the threshold of the Mayfield area. High-quality design would creates a distinct sense of place which promotes accessibility with features to accommodate mobility impairments.

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: Approve subject to signing of S106 agreement to secure the monitoring fee for the HMMP.

Article 35 Declaration

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

Condition(s) attached to this decision

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

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

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

(a) Site Location Plan and 0424-SEW-ZZ-ZZ- DR-L-000110 EXISTING WITH PROPOSED PLANNING BOUNDARY;

(b) 0424-SEW-ZZ-ZZ-DR-L-001500 Rev 01 PUBLIC REALM PHASING PLAN;

(c) Dwgs 0424-SEW-ZZ-ZZ-DR-L-001101 Rev 02 LANDSCAPE GA SHEET 1 , 0424-SEW-ZZ-ZZ-DR-L-001102 Rev 02 LANDSCAPE GA SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-001103 PLANTING PLAN SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001104 PLANTING PLAN SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-002800 TYPICAL TREE PIT SHEET 1 and 0424-SEW-ZZ-ZZ-DR-L-002801 TYPICAL TREE PIT SHEET 2 and PLANTING SCHEDULE all stamped as received on 11-12-25;

(d)Mayfield Pigeon Triangle Manchester Drainage Strategy by Buro Happold stamped as received on 11-12-25;

(e) Mayfield Pigeon Triangle Manchester Geoenvironmental Desk Study Report by Buro Happold stamped as received on 11-12-25;

(f) LETTER OF COMFORT GMP stamped as received on 11-12-25;

(g) Pigeon Triangle Preliminary Ecological Assessment and Biodiversity Net Gain Report by Buro Happold and BNG Metric stamped as received on 11-12-25;

Reason - To ensure that a development is delivered in accordance with Core Strategy policies SP1, DM1, CC9, C10 , EN3, EN9, EN11, EN14 and EN15 of the Core Strategy.

3) The development shall be carried out in accordance with the following during the construction period:

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 CONSTRUCTION PHASE PLAN 25-07-25 by Eric Wright

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Pigeon Triangle Preliminary Ecological Assessment and Biodiversity Net Gain Report by Buro Happold and BNG Metric stamped as received on 11-12-25 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the completion of the works.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) Prior to completion of the development a detailed site security /management strategy to including 24 hour on-site attendance and surveillance shall be submitted to and approved in writing by the City Council as Local Planning Authority.

To ensure that an acceptable development is delivered in the interests of public safety and deterrence of any anti social behaviour associated with the development pursuant to policies SP1 and DM1 of the Core Strategy.

7) The hard and soft landscaping shall be implemented in accordance with the following:

(a) 0424-SEW-ZZ-ZZ-DR-L-001101 LANDSCAPE GA SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001102 LANDSCAPE GA SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-001103 PLANTING PLAN SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001104 PLANTING PLAN SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-002800 TYPICAL TREE PIT SHEET 1 and 0424-SEW-ZZ-ZZ-DR-L-002801 TYPICAL TREE PIT SHEET 2 and PLANTING SCHEDULE all stamped as received on 11-12-25;

(b)Design and Access Statement prepared Studio Egret West (Dated 05th December 2025), 0345-SEW-ZZ-ZZ-SH-L-PL1100 produced by Studio Egret West (dated March 2021) stamped as received by the Council on 09th December 2025.

(c) 0131-MAY-SEW-Z01-ZZ-SP-L-008000 and 0131-MAY-SEW-Z01-ZZ-SP-L-008001 Stamped as received by the Local Planning Authority on 16th January 2026;

(d) On the basis of the commentary on Condition 8 within Deloitte's e-mail dated 19-01-25; and

(e) On the basis that the suitability of the HVM product should be in accordance with the Vehicle Dynamic
Assessment.

The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 9 of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Core Strategy policies SP1, DM1, CC9, C10 , EN3, EN9, EN11, EN14 and EN15 of the Core Strategy.

8) The development shall be implemented and maintained in accordance with the following:

HMMP Pigeon Triangle - 0046688-BHE-XX-XX-RP-YE-0001

and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

9) The site shall be managed and maintained on an ongoing basis in accordance with Section 8 of the Design & Access Statement December 2025 by Studio Egret West.

The Management and Maintenance measures set out in the above shall remain in operation for as long as the use of the space for the approved public realm is in place.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

10) (a) Prior to the Phase 2 works as shown in dwg 0424-SEW-ZZ-ZZ-DR-L-001500 Rev 01PUBLIC REALM PHASING PLAN being implemented final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the proposed resurfacing materials to Baring Street and interface with the Phase 1 works.

(b) Prior to the first use of the phase 2 public realm hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.
Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Reason - In the interests of Highway Safety and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

11) The development shall be implemented in accordance with the following:

Pigeon Triangel Geoenvironmental Interpretive Report 27-02-2026 by Buro Happold Rev PO1

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then

be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Archaeological Advisory Service
Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
United Utilities Water PLC
Greater Manchester Ecology Unit
Network Rail

Room B Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 1, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 3, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 133, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 222, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room F Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 66, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 32, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 36, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 17, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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Flat 12, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 119, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 111, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 7, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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Room D Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 72, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
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Flat 219, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Room E Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 204, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Flat 153, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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Room B Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Room B Flat 14, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Flat 79, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 65, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 120, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Room F Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 112, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room C Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 31, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 204, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room F Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 13, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 216, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 121, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 39, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 116, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 94, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 45, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 213, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 153, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 33, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 88, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 78, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 49, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 66, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 132, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 137, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 66, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 200, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 111, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 16, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 40, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 203, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 116, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 88, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room E Flat 100, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 153, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 212, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 21, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 148, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 118, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 126, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 110, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 46, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 99, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 111, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 54, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 7, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 210, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 89, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room F Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 108, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 108, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 14, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 139, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 58, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 10, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 5, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 69, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 44, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 82, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 100, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 109, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Room D Flat 95, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 208, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 117, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 31, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 107, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 114, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 215, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 97, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room F Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 126, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 139, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 10, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 31, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 29, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 89, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 21, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 15, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 60, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 134, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 58, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Room D Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 53, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Room A Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room D Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 218, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 118, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 117, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 54, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 82, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 215, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 205, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 206, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 208, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 97, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 120, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 60, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 70, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 97, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 15, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 110, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 25, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 212, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 61, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 47, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 2, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 201, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room C Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 2, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 8, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 69, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 112, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 4, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 64, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 40, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 76, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 1, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 104, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Room B Flat 136, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 10, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Room A Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 30, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 17, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 120, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 210, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 133, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room E Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 44, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 218, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 220, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 9, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 95, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 121, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Room A Flat 104, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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Room A Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 110, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 47, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 3, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 216, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 117, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 29, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 119, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room C Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 24, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 70, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 39, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 124, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 32, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 107, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 4, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 24, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 149, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat Above, Star And Garter, 18 - 20 Fairfield Street, Manchester, M1 2QF
Room E Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 212, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 47, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Room C Flat 132, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 78, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 55, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 137, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 203, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 76, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 52, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 95, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 58, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 73, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

Room D Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 201, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 112, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 108, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room E Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 15, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 136, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 12, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 148, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 56, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room D Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room C Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room A Flat 124, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Room B Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Area Team Boundary - Name: CENTRAL