Planning

Growth & Development

Delegated officer report for planning application

Application no.	144971/VO/2026
Date registered valid:	27 January 2026
Proposal:	City Council Development for the phased erection of a 2.4-metre-high hoarding for a temporary period of 18 months.
Address:	Piccadilly Gardens , Manchester,
Ward(s):	Piccadilly Ward
Applicant:	Shelagh McNerney Manchester City Council
Agent (if any):	Mr Andrew Wilson AHR
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**3 march 2026**

Application details

Type of application: Regulation 3 Consent

Development type: Major Other

Date of site visit:

Standard consultations:
Printed: 28 January 2026 Expired: 18 February 2026

Neighbour notifications
Printed: 28 January 2026 Expired: 18 February 2026

Site notice
Posted: 28 January 2026 Expired: 18 February 2026

Press advert
Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a central area within Piccadilly Gardens. The area consists of hardstanding and sections of amenity grass associated with the Gardens. The topography of the site is relatively flat in nature.

A number of right of ways cut through the site with the routes providing a number of permeable ways to move through the Gardens.

There are a number of listed structures (all Garde II) inside the application boundary that would be enclosed by the hoarding line. These include:

- Queen Victoria's Statue,
- Sir Robert Peel's Statue and
- James Watt's Statue.

the site contains the Tree of Remembrance, a 10-metre-high metallic memorial sculpture commissioned by Manchester City Council to commemorate civilians who lost their lives in Manchester during the Second World War.

The application site is not located in a conservation area but abuts both the Stevenson Square and Smithfield conservation areas.

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987 Smithfield Conservation Area 1987

Tree Preservation Order:

Description of area

The Gardens are one of the principle areas of public realm within the city centre. The Gardens are used for recreational purposes and seasonal events. There are a number of redundant features within the Gardens including the fountain area. There is also a small children's play area associated with the site.

The wider area beyond the Gardens consists of a variety of uses including the Picadilly Gardens Metrolink stop and bus interchange. A wider variety of commercial uses also surround the site offering ground floor retail and commercial uses.

The Gardens also consist of the food market traders. The traders would not be affected by this development and would remain in situ for the duration of the hoarding permission.

Description of development

This application is a City Council Development for the phased erection of a 2.4-metre-high hoarding for a temporary period of 18 months.

Phase 1 (orange line) would consist of an initial phase of hoarding to be erected around a small area of the Gardens principally the gardens and statues.

Phase 2 (light blue line) would consist of an enlarged area.



Phasing plan

The hoarding would allow enabling and intrusive investigations work including ground conditions, decommissioning of the fountain and plant equipment and investigations into the listed structures.

The applicant's intention is to erect Phase One in March 2026. Phase Two would be erected 12-15 months from that date. The applicant aspiration to limit the phase two area to as late as possible in order to keep the Children's play area open and minimise the impact on local businesses.

Consultations & Notification Responses

Publicity The application has been advertised by way of Press Notice, Site Notice and notifications letters have been sent to surrounding residential and property addresses. The comments received as part of this publicity can be summarised as follows:

One letter of objection has been received in respect of this matter from a business located in Piccadilly One. The representation states that they acknowledge that the proposal supports the principle of public realm investment and the long term improvement of Piccadilly Gardens, they wish to formally register their concerns to the application in its current form due to the potential impacts of the hoarding on the continued trade at its premises – particular the Phase 2 hoarding line.

The proposed erection of 2.4-metre-high hoardings within Phase 2 in very close proximity to business concerned a for a temporary period of 12 - 15 months would result in a significant change to the immediate environment and ability to attract customers.

Piccadilly Gardens currently functions as one of the City Centre's key open spaces, with high levels of footfall throughout the day. Whilst the objector understands the need for hoarding as part of the ongoing improvements to Piccadilly Gardens, and the need for initial investigations, the introduction of hoardings for such a long period within Phase 2, and in such close proximity to active ground floor uses, has the potential to materially reduce visibility and adversely affect the customer experience for existing businesses within 1 Piccadilly Gardens.

The objector has requested that consideration be given as to whether the area needs to be hoarded off for the entire duration of Phase 2 – noting that initial activities within Phase 2 are "likely to focus on the careful dismantling and removal of the existing water fountain structure" - and hoardings are only erected close to existing businesses when absolutely necessary to undertake works in that area.

It should also be explored whether the phase 2 hoarding could be set further action from the businesses thereby retaining a wider pedestrian route and reducing direct impacts on adjacent businesses and adopting a visual transparent design.

A further comment has also been received which states that they are neither objecting or supporting the application.

This states that the route through the middle of piccadilly gardens, from 5 Guys to the bus stops is a well used route and whilst they would be happy for access to be closed if work is actually taking place, closing the route whilst no work is undertaken on that specific route is disruptive and annoying.

Highway Services advise that vehicles for both phases would primarily enter the site via Oldham Street and exit the site in a forward gear onto Piccadilly. TROs surrounding Oldham Street and Piccadilly will need to be adhered to.

Clarification has been provided regarding the impact of the scheme on the existing hostile vehicle mitigation bollards. There will be no impacts.

Swept path assessment demonstrates a 7.5T box van accessing the site, manoeuvring, and egressing in a forward gear which is acceptable subject to a banksman being present.

It is noted that small-medium size flat bed trucks will access the site approximately 1-2 times per day. Hoarding would temporarily disrupt pedestrian movement through the centre of Piccadilly

Gardens but a plan has been provided demonstrating alternative pedestrian routes. Signage will be in place clarifying footpath closures.

Proposed plans demonstrate sufficient clearance around the hoardings for pedestrian movement.

If any issues are identified on-site a mechanism should be identified to feedback and adapt the hoarding line if necessary.

Liaison between the Piccadilly Gardens project team and the applicants for 1 Piccadilly (app ref no. 144522/FO/2025) will be essential to ensure both worksites are properly coordinated, and that any combined impacts do not create safety issues, particularly in relation to constraints on pedestrian movement.

Environmental Health no comments received at the time of writing this report.

Flood Risk Management Team advise that the permeability of the site will remain unchanged.

Existing surface water drainage arrangements will be retained during Phase 1 while the hoardings are in place. Permanent works in Phase 2 will incorporate surface water management measures within the Construction Management Plan (CMP), which will be prepared and implemented by the contractor as part of their methodology. A Construction Management Plan for drainage during Phase 2of the proposal.

In addition, the hoardings should not restrict access to manholes located within the public highway, ensuring maintenance operations can be carried out without obstruction.

Metrolink advise that they have no objection to the application. It has been agreed that liaison between the Piccadilly Garden project and the planned Metrolink renewals will be ongoing throughout in order to ensure that the two worksites are co-ordinated and that in combination they do not cause safety issues by constraints that may be imposed on pedestrian movement.

Design for Security at Greater Manchester Police advise that the proposed hoarding and One Piccadilly could create a bit of a secluded area, particularly at night when the restaurants are closed. Some additional temporary lighting and CCTV coverage of this area would be beneficial to deter misuse.

Development Plan

Manchester Core Strategy (2012): relevant policies include SP1, T1, T2, EN1, EN3 EN9, EN10, EN12, EN14, EN16, EN18, EN15, EN19 and DM1.

Unitary Development Plan for the City of Manchester (1995): relevant saved policies include DC18, DC19 and DC26.

Guide to Development in Manchester SPD (2007)

National Planning Policy Frame work (2024)

Draft National Planning Policy Framework

Issues

Principle of development

The application site involves the erection of a hoarding in association with enabling and intrusive investigations within Piccadilly Gardens. The works will help inform future proposals for transformation of the Gardens.

Policy EN10 states that the Council will retain and improve existing open spaces with proposal being support that: improve the quality and quantity of accessible open space. Policy EN12 goes on to state that within the City Centre priorities will be to enhance quality of existing areas and integrate new facilities within the character of the area.

This development will help support the objective of transforming the Gardens. It is acknowledged that for the duration of the work, the hoarding would preclude access to the central part of the Gardens for recreational purposes including pedestrian movements and rights of way across the site. For 18 months, the space could not be used for recreational purposes. This would include the temporary closure of the children's play area which would be closed off as part of the Phase Two hoarding line.

The impact on the Gardens use as a public area of open space would be temporary. Once any permission expires the Gardens would be re-opened (or, if planning permission in place for redevelopment, the Gardens would remain closed until the works had been completed, but this would be subject to further consideration as part of this application).

The works would have no longer term impact on the Gardens and would allow for its future maintenance and continued use by the public. The proposal complies with policies SP1, EN10 and EN12 of the Core Strategy.

Matters which require consideration are the impact on the loss of Children's Play, visual amenity of the area, historic environment, any implications for highway and movement, green infrastructure, crime and security and ground conditions.

These matters will be considered below.

Loss of children's play

Within the Phase Two hoarding line is the existing children's play area. This would be temporarily closed as part of the works.

This will inevitably effect access for children to out door play within the heart of the city centre as part of a network of play spaces providing health and welling offer.

The children's play area is in the Phase Two area with the applicants intention to minimise the length of time this area is hoarded off.

This is a material consideration and harm would arise for the temporary period this part of the Gardens is closed. In the event that planning permission for the redevelopment of the Gardens has not commenced or has planning permission following the expiration of the temporary period, the children play offer should be reopened to ensure there is no loss at the site in the long term.

Visual amenity

The hoarding would be erected in two phases:

Phase One would be the area immediately around the former fountain area.



Phase One hoarding location

Phase Two would be an enlarged hoarding area encompassing land up to One Picadilly.



Phase Two

The siting of the hoarding would encompass a significant area of the Gardens and at a height of 2.4 metres, it would be an obvious structure within this space within the heart of the city centre.

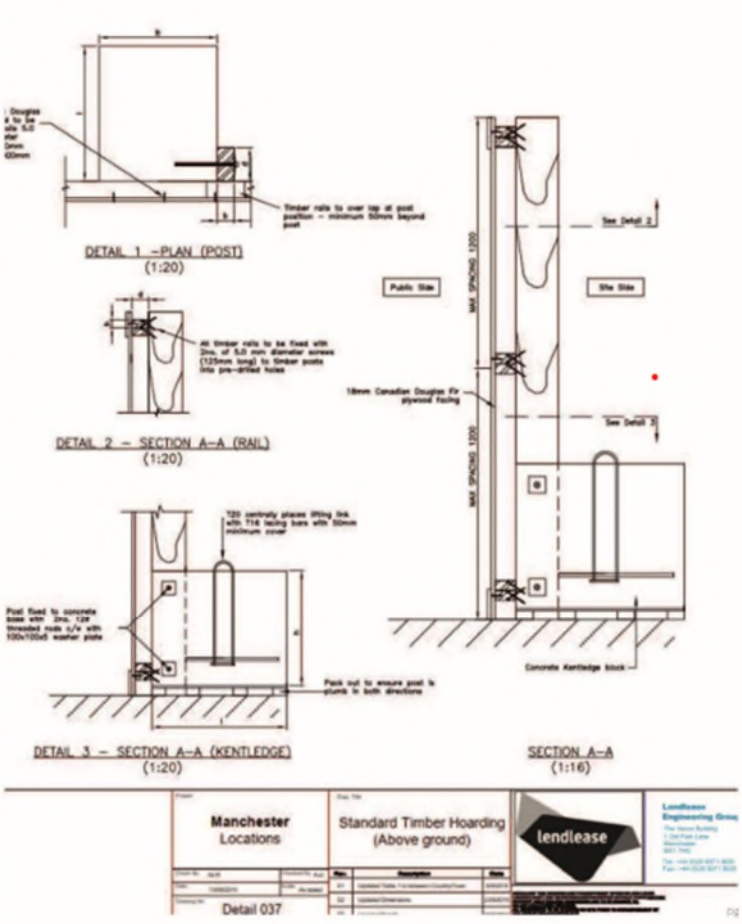
However, given the scale of the space, which is a largely open area within limited built form (within the exception of the low rise structures and One Picadilly), it would be easily absorbed into the space without appearing obtrusive. Similar scaled structures have been used in Albert Square as part of the Town Hall works.

The hoarding would have a functional appearance and could be used for advertising and promotion of the Gardens redevelopment if appropriate and subject to the relevant advertisement permission.









Hoarding appearance

The hoarding structure would be a significant structure which would impact on the openness of the Gardens for the temporary period. Once the works have been completed, the structure would be removed and the openness of the Gardens would be reinstated. There would be no long term impact on the Gardens as a result of this permission.

Impact on the Historic Environment

The application site is located in a sensitive historic environment. There are a number of Garde II listed structures at the site which would be enclosed by the proposed hoarding. These area as follows:

- Queen Victoria's Statue,
- Sir Robert Peel's Statue and
- James Watt's Statue.

The significance of the listed structures are as follows:

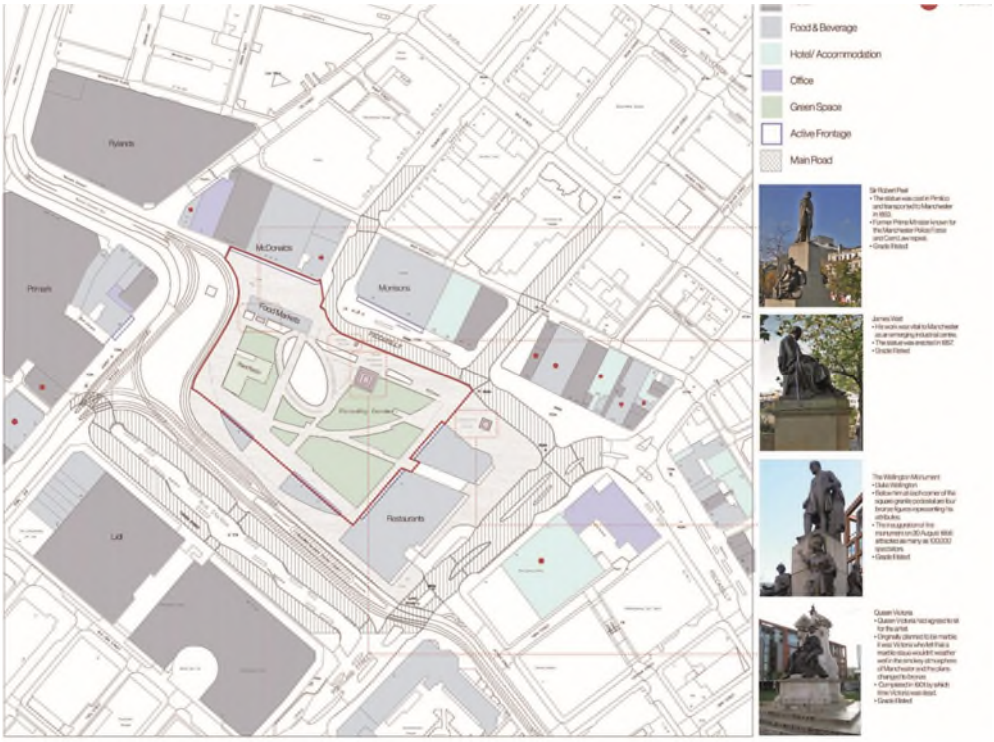
Queen Victoria Statue; The centrepiece of the Piccadilly Gardens is the over-sized bronze statue of Queen Victoria seated on large throne. The statue was completed and unveiled in 1901 and is Grade II Listed.

Sir Robert Peel Statue; This statue commemorates Sir Robert Peel, former Prime Minister and founder of modern policing, and is an important local landmark. It is Grade II Listed.

James Watt Statue; A bronze copy of the marble statue that stands in Westminster Abbey. It is because of the work of James Watt that Manchester became known as Cottonopolis. The statue carries a Grade II Listed status.

The Wellington Memorial is also Grade II listed but sits outside the proposed hoarding line. The setting would be affected by the proposal.

The application site also sites adjacent to the Stevenson Square and Smithfield conservation areas. The significance of these conservation areas is derived the large former warehouse and office buildings which dominated the area. There is a fine knot grain of development following a tight grid pattern. Masonry and stone detailing dominate the area.



Location of listed structures

The hoarding line would line would sit tightly adjacent to the Queen Victoria, Sir Robert Peel and James Watt statues on the north edge of the application boundary. The listed statues would fall within the hoarding line and would therefore be screened from and non accessible by the public for the temporary period of 18 months.

The works would affect the setting of the structures only. There would be no physical works to the statues. The hoarding line would be no dig only and therefore there would be no below ground interventions to install the hoarding.

The siting and scale of the hoarding would impact on the appreciation and setting of the listed assets. The hoarding would screen the statues from public view and they would not be allowed to be appreciated within the open setting of the Gardens as they currently are now.

There would also be a degree of harm to the setting of the Wellington Memorial. Whilst the memorial would still be able to be understood and viewed by the public, it would be set within the backdrop of the hoarding, and would lose its group value with the other statues, for the temporary period of the hoarding.

The temporary impact on the listed structures would result in a low level of less than substantial harm to the significance and setting of the assets.

As required by paragraph 215 of the NPPF, consideration should be given to whether the required public benefits exist to outweigh the level of harm caused.

The applicant has sited that the hoarding is required to help facilitate investigations into certain aspects of the Garden which will help inform the future proposals for the Gardens. This is critical and necessary work that must be undertaken. Once complete it will go into the wider project and help to understand what can be done with the Garden area. It will also help inform future repairs and maintenance of the listed structures.

The hoarding would have a temporary impact on the listed structures and conservation areas. This would result in a low level of harm. The necessary public benefits exist to outweigh this harm given it will help inform wider improvements to the Gardens and the setting of the states.

Highway and movement

There would be temporary impacts on pedestrian movement within and around the gardens. There will also be vehicular movements associated with the proposed development which require consideration.

Highway Services have considered the proposal.

Hoarding would temporarily disrupt pedestrian movement through the centre of Piccadilly Gardens but a plan has been provided demonstrating alternative pedestrian routes. Signage will be in place clarifying footpath closures

The proposal demonstrates that there would be sufficient clearance around the hoardings for pedestrian movement. They advised that the final position of the hoardings should be reviewed on site and should be adapted if necessary to ensure there are no visibility issues. In addition, they advise that there should be liaison with adjacent developments to ensure this does not create safety issues, particularly in relation to constraints on pedestrian movement.

In terms of vehicular movements, for both phases vehicles would primarily enter the site via Oldham Street and exit the site in a forward gear onto Piccadilly. TROs surrounding Oldham Street and Piccadilly will need to be adhered to.

There are existing hostile vehicle mitigation bollards at the primary access point. These will not be affected by the development at this time.

Swept path assessment demonstrates a 7.5T box van accessing the site, manoeuvring, and egressing in a forward gear which is acceptable subject to a banksman being present. Small-medium size flat bed trucks will access the site approximately 1-2 times per day.

It is acknowledged that there will be temporary disruption to pedestrians and a requirement for management of vehicle movements in this area. Conditions should be used to ensure safe movement and to continuously review the hoarding line to ensure a safe highway environment.

Drainage

The Flood Risk Management Team have considered the proposals. There would be no impact on the permeability of the site which will remain unchanged.

Existing surface water drainage arrangements will be retained during Phase 1 while the hoardings are in place.

Permanent works in Phase 2 will incorporate surface water management measures within the Construction Management Plan (CMP), which will be prepared and implemented by the contractor as part of their methodology. A Construction Management Plan for drainage during Phase 2of the proposal. This should form part of the conditions of the approval.

In addition, the hoardings should not restrict access to manholes located within the public highway, ensuring maintenance operations can be carried out without obstruction. This should form part of an informative of the approval.

Green Infrastructure

There would be no loss of green infrastructure at the site.

Crime and Security

There are known challenges with regards to crime in the Gardens. The hoarding would preclude access into the central part of the Garden for the temporary period.

The hoarding line in itself would allow natural surveillance of this area and not create any ‘hidden areas’. The hoarding line would be lit which would allow activities around the hoarding line to continue to feel safe and secure in the areas around the hoarding.

The children’s play area would remain highly visible and naturally surveyed with the Phase One hoarding in place.

The comments of Design for Security are noted and a condition would be imposed to ensure that the final position of the hoarding is agree along with its appearance (to maximise visibility) and its height. It will also be necessary to ensure that dialogue has taken place should any development be taking place on any adjacent site.

Ground Conditions

The Ground Conditions would not be disturbed by the proposals. The hoarding solution is a no dig solution and therefore there will be no disruption of the ground conditions.

Local Opinion

It is noted that two representations have been received in respect of this planning application. These relate to the restriction of movement through the Gardens for the duration of the temporary period together with the impact on a business at the ground floor of Piccadilly One as a result of the Phase 2 hoarding line.

It is acknowledged that there would be disruption to users of the Gardens for the duration of the temporary period particularly when the Phase 2 hording line is in situ. However, alternative routes do exist around the Gardens which would be available during this time.

With regards to the ground floor businesses at Piccadilly One, it is acknowledged that the Phase 2 hoarding line would come close to these properties. The Phase 2 hoarding however, will be there the shortest period of time. The siting, scale and appearance of the hoarding would affect the outlook from these businesses and the impact on the customer experience and visibility of the businesses are acknowledged. In dialogue with the applicant regarding these concerns, a condition is proposed which ensures that the final position, design and scale of the hoarding is agreed to give the maximum visibility to the businesses and in the interest of the safety of the area noting the comments from Design for Security.

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) In this permission, the following definitions are applicable:

- Phase One: Erection 2.4 metre hoarding (including associated various intrusive site investigations to ground conditions, structural investigations to planters and fountain including removal of underground plant)

Phase Two: Erection 2.4 metre hoarding (including associated various intrusive site investigations to ground conditions and structural investigations)

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

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

3)The permission hereby granted is for a limited period only, for 18 months from the commencement of development.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site and to allow a long term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The structures hereby permitted shall be discontinued no later than 18 months from commencement of development and are required to be removed no later than one month from the temporary period ceasing.

Reason - The use and buildings are required to cease and be removed from spite within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Two months prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within two months of the temporary period ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

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

Drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026

Drawing PGD-AHR-XX-ZZ-D-A-9003 P02 received by the City Council, as Local Planning Authority, on the 16 January 2026

Planning Statement received by the City Council, as Local Planning Authority, on the 2 February 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

7) The hoarding shall be erected in accordance with Drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026 and drawing PGD-AHR-XX-ZZ-D-A-9003 P02 and PGD-AHR-XX-ZZ-D-A-9004 P02 received by the City Council, as Local Planning Authority, on the 16 January 2026.

This shall include the provision of a 2.4 metre high hoarding and a no dig foundation.

Reason – in the interest of visual amenity and to ensure that the hoarding hight and position is carried out in accordance with the approved details pursuant to policy DM1 of the Manchester Core Strategy (2012).

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(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.

9) Prior to the installation of the Phase Two hoarding line, a Construction Management Plan (CMP) detailing surface water management measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason – In the interest of ensuring surface water management measures are in place pursuant to policy EN14 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be carried out in accordance with the Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026. This shall include a Banksman at all times when the site is in use who will stop pedestrians from crossing the vehicular access whilst vehicles drive in. The development shall be carried out in accordance with this information for the duration of the temporary period.

Reason – In order to create a safe pedestrian environment pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) Prior to the installation of the Phase Two hoarding line, as indicated on drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026, final details of the siting, scale and appearance of the hoarding line shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Consultation with local businesses;
- Details of the final design of the hoarding including height and position.
- Details of temporary lighting and CCTV coverage of this area.

The approved details shall be implemented as part of the Phase Two installation and retained for the duration of the temporary period.

Reason – In order to provide a safe pedestrian environment and maximise visibility of nearby businesses pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informative

- Any signage, wayfinding, banners or any other advertisements to be on the hoarding for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- The hoardings should not restrict access to manholes located within the public highway, ensuring maintenance operations can be carried out without obstruction.

- The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, skips and temporary access points (Section 50) with MCC's Highways LicensingTeam via Email to: highwaylicences@manchester.gov.uk.
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- The applicant is required to discuss and agree any requirements for temporary pedestrian andtraffic management with MCC’s Event and Traffic Management Team via Emailto highwaynetworkmanagement@manchester.gov.uk.

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Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
Metrolink

10 New York Street, Manchester, M1 4JD
24 Mosley Street, Manchester, M2 3AG
Unit E4, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Second Floor, 2 New York Street, Manchester, M1 4HJ
Unit E3, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Fifth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor And First Floor, The Exchange, Piccadilly Gardens, Manchester, M1 4AJ
AVENSURE LIMITED, Twenty Fifth Floor Suite B, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Eleventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 900, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Unit 3, 39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Piccadilly Bus Station, Oldham Street, Manchester, M1 1JQ
38 Piccadilly Plaza, Manchester, M1 4AJ
Eighteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
PaddyPower, 44 Piccadilly Plaza, Manchester, M1 4AJ
Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit E2A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Unit B3, City Tower, Piccadilly Plaza, Manchester, M1 4AH
Second Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Unit A, The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Superdrug, 7 Piccadilly, Manchester, M1 1LZ
Flat 7, 15 Piccadilly, Manchester, M1 1LT
First Floor, 17 Piccadilly, Manchester, M1 1LS
19 - 31 Piccadilly, Manchester, M1 1LS
Ask Italian, Ground Floor Unit B, 1 Piccadilly Gardens, Manchester, M1 1RG
Flat 13, 15 Piccadilly, Manchester, M1 1LT
MIKE KELLEHER, First Floor Showroom 7, 59 Piccadilly, Manchester, M1 2AQ
57 Piccadilly, Manchester, M1 2AP
Second Floor Front, 47 Piccadilly, Manchester, M1 2AP
Transform Manchester, Fifth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Second Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Unit 5, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Unit B5, The Exchange, Piccadilly Plaza, Manchester, M1 4AH
Basement, 2 New York Street, Manchester, M1 4HJ
AO RETAIL LIMITED, Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fourth Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 905, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Nineteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
42 Piccadilly Plaza, Manchester, M1 4AJ
Unit E, 35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Unit 2, 39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
37 Piccadilly Plaza, Manchester, M1 4AJ

Piccadilly Bus Station, Piccadilly, Manchester, M1 4AJ
SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG
4 Portland Street, Manchester, M1 4GS
Franco Manca, 12 Mosley Street, Manchester, M2 3AQ
Neo Skin Ltd, 14 Mosley Street, Manchester, M2 3AQ
First Floor, Green Surgery Limited, 18 - 22 Mosley Street, Manchester, M2 3AQ
First Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
Second Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
CITY SPECS LTD, Unit E2B, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
EE PICO CELL (1587302), Communication Station Outside 7, Piccadilly, Manchester, M1 1LZ
128 Market Street, Manchester, M1 1WA
Nando's, 27 Piccadilly, Manchester, M1 1LU
Flat 8, 15 Piccadilly, Manchester, M1 1LT
Third Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Ground Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Fifth Floor, 33 - 35 Piccadilly, Manchester, M1 1LQ
33 - 35 Piccadilly, Manchester, M1 1LQ
29 Piccadilly, Manchester, M1 1LU
Fourth Floor, 59 Piccadilly, Manchester, M1 2AQ
59 Piccadilly, Manchester, M1 2AQ
Second Floor Rear, 47 Piccadilly, Manchester, M1 2AP
Basement And Ground Floor, 55A Piccadilly, Manchester, M1 2AP
53 Piccadilly, Manchester, M1 2AP
11 Newton Street, Manchester, M1 1HF
9 Newton Street, Manchester, M1 1HF
6 Newton Street, Manchester, M1 2AW
SINGLETON CLAMP & PARTNERS LTD, Fourth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Third And Fourth Floor, 2 New York Street, Manchester, M1 4HJ
Third Floor Room 1, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fourteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Forrest Media Ltd, City Screen, Piccadilly Plaza, Manchester, M1 4BT
The Thrift Shop, 45 - 50 Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor Unit E2, 1 Piccadilly Gardens, Manchester, M1 1RG
First Floor Commissionaires Room, Royal Buildings, Mosley Street, Manchester, M2 3AB
Third Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Fourth Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
122A Market Street, Manchester, M1 1WA
First Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
18 - 22 Mosley Street, Manchester, M2 3AG
Unit G1, The Exchange, Piccadilly Gardens, Manchester, M2 7EH
Unit 2, 11 - 13 Piccadilly, Manchester, M1 1LY
11 Piccadilly, Manchester, M1 2HY
Flat 10, 15 Piccadilly, Manchester, M1 1LT
Flat 18, 15 Piccadilly, Manchester, M1 1LT
Flat 5, 15 Piccadilly, Manchester, M1 1LT
Second Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Part First Floor And Second Floor, 59 Piccadilly, Manchester, M1 2AQ
63 Piccadilly, Manchester, M1 2AG
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
Third Floor, 49 Piccadilly, Manchester, M1 2AP

Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
49 Piccadilly, Manchester, M1 2AP
7 Newton Street, Manchester, M1 1HF
First Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
2 New York Street, Manchester, M1 4HJ
Unit C1, Piccadilly Plaza, Manchester, M1 4AJ
Twenty Ninth Floor Room 908, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ninth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 2C Basement And Ground Floor, The Exchange, Piccadilly Plaza, Manchester, M1 4AJ
Eighth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 907, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
2A Mosley Street, Manchester, M2 3AN
124 - 126 Market Street, Manchester, M1 1WA
Betfred, 8 High Street, Manchester, M4 1QB
Third Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
Unit B1, Piccadilly Plaza, Manchester, M1 4AH
Unit E1A, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
130 Market Street, Manchester, M60 1AY
1 - 3 Piccadilly, Manchester, M1 1LZ
Sub Basement And Basement, 19 - 31 Piccadilly, Manchester, M1 1LS
Seasonal Events Area, Piccadilly Gardens, Piccadilly, Manchester, M1 1LS
BARBURRITO, Ground Floor Unit D1 To D2, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit 3, 11 - 13 Piccadilly, Manchester, M1 1LY
Flat 9, 15 Piccadilly, Manchester, M1 1LT
Flat 14, 15 Piccadilly, Manchester, M1 1LT
First Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Subway, 59A Piccadilly, Manchester, M1 2AG
Bundobust, 61 Piccadilly, Manchester, M1 2AG
47 Piccadilly, Manchester, M1 2AP
Ground Floor, 51 Piccadilly, Manchester, M1 2AP
36 Back Piccadilly, Manchester, M1 1HP
19 York Street, Manchester, M2 3BA
Third Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Unit 4, City Tower, Piccadilly Plaza, Manchester, M1 4HN
Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Sixth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Third Floor, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
First Floor To Fourth Floor, 12 Piccadilly, Manchester, M1 3AN
Basement And Ground Floor, 12 Piccadilly, Manchester, M1 3AN
Twenty Ninth Floor Rooms 902 And 903, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
The Exchange, Piccadilly Gardens, Manchester, M1 4BT
Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Third Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twelfth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Ground Floor Unit E1, 1 Piccadilly Gardens, Manchester, M1 1RG
PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
Second Floor, 4 Portland Street, Manchester, M1 4GS
First Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AB
Royal Buildings, Mosley Street, Manchester, M2 3AB
106 - 122 Market Street, Manchester, M1 1WA
Unit B2, The Exchange, Piccadilly Plaza, Manchester, M1 4AH

7 - 11 Oldham Street, Manchester, M1 1LG
Unit 2, Piccadilly Gardens, Manchester, M1 1AF
Flat 12, 15 Piccadilly, Manchester, M1 1LT
Flat 3, 15 Piccadilly, Manchester, M1 1LT
DATASYS LIMITED, Fifth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Fifth Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor, 59 Piccadilly, Manchester, M1 2AQ
Third Floor Showrooms 30 To 34, 59 Piccadilly, Manchester, M1 2AQ
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
Gardens Hotel, 55 Piccadilly, Manchester, M1 2AP
British Study Centres, St Margarets Chambers, 5 Newton Street, Manchester, M1 1HL
Ground Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Sixth Floor, Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Manchester Souvenirs And News, Unit F4, City Tower, Piccadilly Plaza, Manchester, M1 4AL
AEGIS OUTSOURCING UK LTD, Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fifth Floor Suite A, City Tower, Piccadilly Plaza, Manchester, M1 4BT
First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Room 904, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
35 - 36 Piccadilly Plaza, Manchester, M1 4AJ
Unit 1, Piccadilly Gardens, Manchester, M1 1LS
Twenty Seventh Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
Debenhams, 109 - 127 Market Street, Manchester, M60 1TA
Basement, 18 - 22 Mosley Street, Manchester, M2 3AQ
William Hill, Ground Floor, 18 - 22 Mosley Street, Manchester, M2 3AG
GREGGS, 7 - 9 Piccadilly, Manchester, M1 1LZ
Unit 1, 11 - 13 Piccadilly, Manchester, M1 1LY
Flat 6, 15 Piccadilly, Manchester, M1 1LT
Flat 1, 15 Piccadilly, Manchester, M1 1LT
Flat 16, 15 Piccadilly, Manchester, M1 1LT
Flat 15, 15 Piccadilly, Manchester, M1 1LT
Third Floor Store 32, 59 Piccadilly, Manchester, M1 2AQ
55A Piccadilly, Manchester, M1 2AP
67 Piccadilly, Manchester, M1 2BS
Sixth Floor, 19 York Street, Manchester, M2 3BA
Colwyn Chambers, 19 York Street, Manchester, M2 3BA
Mercure, Jarvis Piccadilly Hotel, Piccadilly Plaza, Manchester, M1 4PH
HAYS SPECIALIST RECRUITMENT, Fourth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Thirteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Fifteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Second Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Sixteenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Twenty Ninth Floor Rooms 909-910, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
39 - 41 Piccadilly Plaza, Manchester, M1 4AJ
Department Of Enviroment, City Tower, Piccadilly Plaza, Manchester, M60 7JR
First And Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Betfred, 10 Mosley Street, Manchester, M2 3AQ
Third Floor, 18 - 22 Mosley Street, Manchester, M2 3AQ
22 Mosley Street, Manchester, M2 3AG

Tesco Express, Unit D, Piccadilly Plaza, Manchester, M1 4AJ
6A Piccadilly Plaza, Manchester, M1 4AH
130 - 132 Market Street, Manchester, M60 1AY
132 Market Street, Manchester, M60 1AY
Halifax, 5 Piccadilly, Manchester, M1 1LZ
Mezzanine Floor, 11 Piccadilly, Manchester, M1 2HY
Flat 4, 15 Piccadilly, Manchester, M1 1LT
Flat 11, 15 Piccadilly, Manchester, M1 1LT
BYRON, Ground Floor Unit A, 1 Piccadilly Gardens, Manchester, M1 1RG
Flat 17, 15 Piccadilly, Manchester, M1 1LT
Flat 2, 15 Piccadilly, Manchester, M1 1LT
1 Newton Street, Manchester, M1 1HW
First Floor, 49 Piccadilly, Manchester, M1 2AP
47 Back Piccadilly, Manchester, M1 1HP
51 Piccadilly, Manchester, M1 2AP
3 Newton Street, Manchester, M1 1HW
Basement And Ground Floor, 6 Newton Street, Manchester, M1 2AW
First Floor, 2 New York Street, Manchester, M1 4HJ
Twenty Ninth Floor Room 906, Sunley Building, Piccadilly Plaza, Manchester, M1 4BT
Twenty First Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Quality Save, Unit C2, Piccadilly Plaza, Manchester, M1 4AH
Twentieth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Tenth Floor, City Tower, Piccadilly Plaza, Manchester, M1 4BT
Unit 8, City Tower, Piccadilly Plaza, Manchester, M1 4AJ
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
Second Floor, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
First Floor Suite 3, Royal Buildings, 2 Mosley Street, Manchester, M2 3AN
Unit B4, City Tower, Piccadilly Plaza, Manchester, M1 4AH
Fourth Floor, Cobden House, 12 - 16 Mosley Street, Manchester, M2 3AQ
11 - 13 Piccadilly, Manchester, M1 1LY
17 Piccadilly, Manchester, M1 1LS
19 - 25 Piccadilly, Manchester, M1 1LU
Fourth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Travelodge, 31 Piccadilly, Manchester, M1 1LU
First Floor, 59 Piccadilly, Manchester, M1 2AQ
Advertising Right Opposite 1, Portland Street, Manchester, M1 1RG
Second Floor, 49 Piccadilly, Manchester, M1 2AP
First Floor, 47 Piccadilly, Manchester, M1 2AP
Basement, 47 Piccadilly, Manchester, M1 2AP
Ground Floor, 47 Piccadilly, Manchester, M1 2AP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL