

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 141175/JO/2024

**Date registered valid:** 14 October 2024

**Proposal:** Variation of conditions 2 (Dwgs), 14 (Noise and Ventilation), 15 (Noise Commercial), 34 (Use Commercial), 35 (Car Park Management), 37 (Bar Restaurant Management), 40 (Cycle Parking) and 43 (Fire Safety) attached to planning permission 132088/FO/2021 consisting of external alterations including changes resulting from internal layout changes and discharge of conditions 3(a) Materials and 9 (SUDS Implementation).

**Address:** Land At Deansgate/Victoria Bridge Street, Manchester, M3 2EQ

**Ward(s):** Deansgate Ward

**Applicant:** Deansgate SOF Alliance LeaseCo Limited

**Agent (if any):** Miss Lauren Neary Avison Young

**Case officer:** Angela Leckie  
Tel: 0161 234 4651  
Email: [angela.leckie@manchester.gov.uk](mailto:angela.leckie@manchester.gov.uk)

**Recommendation:** Approve subject to Deed of Variation in respect of the S106 on application ref no 132088/FO/2021.

**Date of recommendation:** 12-12-25

#### Application details

**Type of application:** Variation or Removal of Condition

**Development type:** Major Dwellings

**Date of site visit:** 15 October 2024

**Standard consultations:**  
Printed: 15 October 2024   Expired: 5 November 2024

**Neighbour notifications**  
Printed: 15 October 2024   Expired: 5 November 2024

**Site notice**  
Posted: 15 October 2024   Expired: 19 November 2024

**Press advert**

Published: 22 October 2024

Expired: 21 November 2024

**Departure from Development Plan:** No**Environmental Statement:** RECV**Description of site/building****Listed building:** Not applicable**Conservation area:** Not applicable**Tree Preservation Order:** Not applicable

The application relates to a 0.35 ha site bounded by Deansgate, the former site of Premier House a ground floor service yard, areas of hard and soft landscaping adjacent to the River Irwell and to the Grade II Listed Victoria Bridge and Victoria Bridge Street. There is an approx. 6m level change across the site from Deansgate to the riverside.

The site is part of a larger complex bounded by Deansgate, Blackfriars St, Victoria Bridge St the River Irwell where comprehensive development has been encouraged for around 25 years. The site was identified in the City Centre Renewal Masterplan for mixed use redevelopment. A number of Strategic Regeneration Frameworks have been approved at the site, the most recent in May 2018.

The overall Renaissance site comprises the former Renaissance Hotel (15 storeys), Premier House a 4 storey office and a 3 storey underground car park constructed during the late 1960s. It is set back from the retaining wall to the River where there is a public area, 8.5 metres below Blackfriars Street and 6 metres below Victoria Bridge Street. The only pedestrian access is through an open staircase to the car park and it is effectively inaccessible.

There has been considerable progress on site and recent permissions include:

- Partial demolition of Premier House and enabling works. (130049/DEM/2021);
- Redevelopment of the Hotel into a 4\* product (130446/FO/2021); and
- Redevelopment of Premier House into Grade A Office Space above ground floor commercial uses. (134640/FO/2022).

The applicant is currently comprehensively refurbishing and redeveloping the hotel.

This highly prominent site is in a poor condition and is a significant blight on the City Centre. The proposal is an integral part of a comprehensive development and refurbishment of the wider site. The fact that this is the only site that has not been developed in the 25 years since the IRA bomb illustrates how challenging it is. A previous planning application in 2009 proposed a comprehensive redevelopment of the site (088133) with 4 buildings, (the tallest at 35 storeys) with 248 homes; a hotel; offices; and ground floor commercial set within public open spaces; pedestrian connections and riverside walkways and spaces. This has expired.

## **Description of area**

The surrounding area is characterised by a range of uses including residential, hotels, shops, restaurants, and other commercial uses. The site is not in a Conservation Area and does not contain any Listed Buildings or heritage assets. However, it is within the setting of the Grade I Listed Manchester Cathedral and Chetham's School of Music. The St Ann's Square, Parsonage Gardens and Cathedral Conservation Areas are also part the application site's wider setting. Other nearby heritage assets include Victoria and Blackfairs Bridges (Grade II) and the Hanging Bridge, a Scheduled Monument, 60m to the northwest.

No.1 Deansgate, Britannic Buildings on Blackfriars, North Tower on Victoria Bridge Street and City Suites on Chapel Street all, at least partially, contain homes. Nearby building heights vary. Those immediately around the Cathedral are typically 3 to 5 storeys. No 1 Deansgate is 14 storeys and the hotel at the Renaissance is 15 storeys. Around this end of Deansgate is a mixture of building heights ranging from 3 to 9 storeys. Beyond the site to the west in Salford is a 25 Storey hotel and the City Heights Apartments and buildings at 10-12 storeys.

The site is adjacent to one the most historic surviving areas in Manchester but the area contains a mix of building ages and styles including Victorian or older historic and mid to late 20th Century. There are large individual buildings occupying regular and irregular sites with total site coverage, mixed with those with a tighter, finer and more historic urban grain. This mix reflects an area which has seen much change during the 20th Century due to World War 2 bombing and the 1996 IRA Bomb. Significant regeneration has been progressed in the retail core with New Cathedral Street, the Selfridges/ Marks and Spencer building and the Arndale extension. However, the regeneration of the Renaissance site and the opening up of the River were not realised and the site is detached from its context.

The site is partially in Flood Zones 1, 2 and 3 and contains areas of very low, low, medium and high risk with regards to surface water flooding and is in a Critical Drainage Area.

The River Irwell and Salford is to the west. The Central Retail District is to the east and south and the Medieval Quarter to the north. Recent public realm works to the north have created a memorial feature to the Manchester Arena Attack as part of wider phased plans for improved public realm between the junction of Victoria Street and Hunts Bank and Victoria Bridge Street.

## **Description of development**

Planning permission was granted under application ref no 132088/FO/2021 in 2023 for the following:

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

The application site has been cleared following the consented partial demolition of Premier House (application reference: 130049/DEM/2021) and some pre-commencement planning conditions have already been discharged. However the permission has not yet been implemented.

Since the consent was granted there has been a period of design development principally driven by a need to satisfy changes in fire safety regulations that came into force in 2023. As originally submitted in 2024 this application sought to agree a number of amendments to the approved scheme that cumulatively are considered to be minor material. These include the following:

- General internal layout changes affecting staircores and lifts plus apartment layouts and amenity spaces;
- Minor elevation changes to the ground floor.
- Increased floor plates lengths / larger floor plates over floors 14-27 leading to, amended building massing, shift of stepped terraces over floors 14-27, with apartment terraces now starting at level 16 and associated changes to elevations.
- New apartment accommodation to floor 27. Occupying the previous 27th floor roof with upper floor accommodation of new duplex units and associated elevational changes.
- Overall building gross internal area (GIA)/ net internal area (NIA) and mix changed, but total number of apartments remains as approved (300no. units).
  - The mix of apartments would change from 104 x 1 bed (34.7%), 183 x 2 bed (61%), 9 x 3 bed (3%) and 4 x 2 bed penthouses (1.3%) to 84 x 1 bed (28%), 202 x 2 bed (67.3%), 8 x 3 bed (2.7%) and 6 x 2 bed penthouses (2%). The revised scheme also now includes duplex apartments over levels 26 and 27.
  - Through the internal amendments there would also been a reduction in the overall Use Class E/Sui Generis floorspace proposed. The updated scheme proposes 579sq.m of Use Class E/ Sui Generis (Drinking Establishment) floorspace (comprising of 121sq.m retail use and 458sq.m residents amenity), which is a reduction of 589sq.m against the original consented scheme (1,168sq.m of Use Class E/ Sui Generis (Drinking Establishment) floorspace (comprising of 200sq.m retail use, 800sq.m food and beverage and 168sq.m residents gym).

Since the original submission in 2025 further amendments have been added s set out below again as a result of a further design development exercise to respond to robust fire safety requirements that have emerged from the Gateway 2 consent process, viability and deliverability drivers and to ensure that the scheme is market facing in terms of securing funding and occupiers.

- Spatial reconfiguration of amenity, plant, operation, cycle parking and service rooms. All apartment layouts amended.
- Roof terrace layout amended at Level 14.

- Minor amendment to facade at Level 14 to include AOV Smoke Vents on the terrace. Metal rainscreen cladding with a bespoke perforated panel has been added to conceal the smoke extract fan.
- Smoke shaft to terminate on the South façade.
- Private terrace removed at Level 27. Omitted to consolidate the volume and elevation facing the Cathedral.
- Plant spaces amended and vertical louvred plant screen introduced at roof level. Additional plant has been added to the roof as a consequence of the number of smoke vents needed to support the BSA requirements. The plant screen has been sized to a minimum and recessed from the main façade to ensure there is no impact on the street views.
- Floor to floor heights have been adjusted to accommodate structural and services design amendments. The overall height difference has been increased by 150mm.
- Amendments of curtain wall from LG1 to L01.
- Base of Irwell block amended.
- To reinforce the idea of a simpler volume and to simplify the structure design, a precast lintel has been added connecting both blocks and simplifying the volume.
- Design of the CW system (mullion arrangement) has been amended on Victoria Bridge St elevation to standardize glass panel sizes.
- Design of the CW system (mullion arrangement) on Deansgate and River Irwell elevation has been amended to achieve a more unified street level façade and to suit amended internal layouts.
- Mirrored Juliet balcony arrangement applied to all elevations.
- Added Juliet balconies to Ground floor CW systems to achieve a more unified street level facade.
- Removal of ground floor terrace facing River Irwell elevation on amenity areas to simplify detail, waterproof line and thermal line.
- Glass louvres added on CW system for air inlet to smoke shaft.
- Wider precast panel to consolidate facade and simplify CW design.

- Location of metal panels with bespoke perforated design on stepped terraces amended to suit new internal layouts and re-location of smoke extract fan on level 18.
- New external doors to Service Yard to suit internal layouts.
- Re-configuration of car park and parking bays reduced from 34 to 31.
- Minor change in unit mix, with one-bedroom apartments now comprising approximately 33% of total units (101 x 1 bed, 190 x 2 bed, 3 x 3 bed and 6 x penthouse).

Due to the amendments proposed, this application will therefore seek to amend the following conditions:

- Condition 2: substitution of revised drawings, addendum Planning Statement, addendum Design and Access Statement, EIA Addendum and supporting technical appendices and documents.
- Condition 14: updating the reference to the Fisher Acoustics Noise Study.
- Condition 15: updating the reference to the Fisher Acoustics Noise Study.
- Condition 16: amend to be compliance condition
- Condition 34: substitution of revised drawings
- Condition 35: substitution of revised drawings.
- Condition 37: substitution of revised drawings.
- Condition 40: substitution of revised drawings.
- Condition 43: substitution of Fire Statement.

Consent is also sought through the application to discharge a number of conditions:

Condition 3(a) Materials.

Condition 9 (SUDS Implementation).

**Publicity** - The occupiers of adjacent premises have been notified (a second notification was issued due to further changes to the scheme from those 1<sup>st</sup> submitted) and the proposals have been advertised in the local press as a major development, a public interest development, affecting a right of way, affecting the setting of a listed building and accompanied by an Environmental Impact Assessment.

Two letters of objection was received from the 1<sup>st</sup> notification. One requests that a public walkway is provided as part of the proposals.

A further objection raised concerns about the overall scale and massing, impacts on views, adverse impacts on heritage assets and impacts from congestion and parking demand

Two further letters of objection have been received from the 2<sup>nd</sup> notification. One has questioned the Noise Assessments saying that they are out of date and therefore inaccurate and another raised concerns about traffic impacts.

A Neutral comment raises concerns about congestion resulting from the development

**City Centre Growth and Regeneration Team** – No comments received

**Head of Highways**- Has no objection.

**Head of Regulatory and Enforcement Services** – Have no objections

**Greater Manchester Police (Design for Security)** –No objections

**Greater Manchester Ecology Group (GMEU)** – Have no objection.

**Flood Risk Management Team** – Have no objection

**Environment Agency** – No comments received

**United Utilities** – Have stated that upon review of the latest S73 planning application it has been brought to their attention that significant infrastructure crosses the northern section of the site (1500 sewer/overflow pipe) and the proposed development would appear to be located above this sewer and overflow pipe. Therefore, they consider it necessary that protection measures must be agreed with United Utilities prior to any construction to ensure that their infrastructure is not compromised in anyway. They state that the location of the existing sewer infrastructure (including overflow pipes) and associated easements is not clear, and no agreements have been made with UU.

Due to these continuing unresolved concerns, they have requested an asset protection condition to afford appropriate protective measures for this asset. The asset protection condition is separate to any drainage conditions previously discharged.

**Greater Manchester Archaeological Unit** –Have no objection.

**Work and Skills** – Have no objection.

**Natural England** – No comments received.

## **Issues**

The following policies are considered to be most relevant to the consideration of this S73 application:

### **Places for Everyone**

**Policy JP-P2: Heritage** – The architecture and materiality would continue to be high quality and minimise and impacts to nearby historic buildings.

**JP-S4 – Flood Risk and the Water Environment** – The proposal would be supported by a surface water drainage system.

**Policy JP-S5: Flood Risk and the Water Environment** – The proposal would have an integrated drainage scheme that would minimise surface water run off.

## **Core Strategy**

**Policy SP 1 (Spatial Principles)** - The amended proposal would continue to have a positive impact on visual amenity and would improve street level activity and natural surveillance.

**Policy CC9 (Design and Heritage)** – The amended design would continue to be high quality. Its previously acceptable impact on the settings of nearby heritage assets and would be unaltered.

**Policy EN2 (Tall Buildings)** – The amended design would continued to be of excellent design quality; Are appropriately located; Contribute positively to sustainability; Contribute positively to place making, and will bring significant regeneration benefits.

**Policy (EN3 Heritage)** – Previously acceptable impact on the setting of the nearby heritage assets would be unaltered.

**Policy EN14 Flood Risk** – The majority of the site is in Flood Zone 1 and a critical drainage area. The northern boundary is in Flood Zone 3 due to the proximity of the River Irwell. Surface water runoff would be minimised. Flood risk would be mitigated through design features.

**Policy DM1 (Development Management)** – Consideration has been given to the design, scale and layout of the building along with associated impacts on residential amenity from loss of privacy and daylight and sunlight considerations and impact on wind conditions. These would be unaltered from the previous approval.

## **UDP**

**DC18.1 (Conservation Areas)**– The previously acceptable impact on the setting of the nearby heritage assets would be unaltered.

**Saved Policy DC19.1 Listed Buildings** – The previously acceptable impact on the setting of the nearby heritage assets would be unaltered.

## **NPPF**

Section 12 Requiring Good Design - The revised design would continue be high quality and complement the distinctive architecture within the area. The building would be sustainable and low carbon. The Proposed Development would include biodiversity enhancements and green infrastructure.

Section 16 Conserving and enhancing the historic environment – Previously acceptable impacts on the setting of adjacent listed buildings would remain unaltered.

## **Legislative requirements**

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages

suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability and Age are among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

### Environmental Statement

The application is supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

In accordance with the EIA Regulations, this ES sets out the following information:

A description of the Proposed Development comprising information about its nature, size and scale;

- The data necessary to identify and assess the main effects that the Proposed Development is likely to have on the environment;
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the Proposed Development's possible impact on human beings, flora, fauna, soil, water, air, climate, cultural heritage, landscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and
- Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

The above replicates that submitted with the previous application.

The approved ES has been assessed to consider whether it needs to be updated because of the proposed amendments to all three buildings. An updated ES would be required if significant effects that have not been previously identified arise because of the proposed changes.

In summary, amendments relate only to changes to the interior, external appearance of the building and a minor increase in overall massing through slight increases in overall floorplates, plots. There would be a negligible no height increase of 150mm. Whilst this could cumulatively influence the conclusions of the Environmental Statement ('ES'), it has not generated significantly

different effects compared to the previous ES conclusions. In broad terms, the generation of significant effects because of the proposed amendments that were not previously identified as part of the Approved Development are unlikely, given that:

- The Approved Development went through an EIA Scoping process, which concluded that the development required an EIA in relation to focused topic areas. The EIA was undertaken in relation to these topics and approved because of the original planning application, which tested a scheme that is broadly in line with the amended proposals as set out in this Statement.
- The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapter, and has confirmed that the conclusions contained therein will remain broadly unaffected because of the proposed amendments. This is confirmed in an ES Addendum submitted with this Application.
- The relationship of the Approved Development with surrounding land uses following the proposed amendments will still be compatible given that the site is located within a key regeneration area within a city centre location, which is highly accessible by a variety of transportation methods.

Notwithstanding the above, the proposals and their effects on relevant ES chapters has been set out in ES Addendum submitted with this Application, which seeks to compare the two proposals and ensure that any potentially significant effects previously identified can continue to be avoided or mitigated against during construction and operation. Whilst there have been updates to the Townscape and Visual Impact, Heritage and Wind Chapters there are no significant impacts that may arise that have not already been assessed as part of the Approved ES Addendum submitted with this Application.

It is important that any revisions to a scheme that was supported by the EIA is consistent in its approach to the established baseline and assessing the scheme against that original context and it should be noted that this Statement of Conformity has utilised the same baseline information that was established in the Original EIA dated October 2021.

### **Principal of amendments**

#### **Changes to layout, mix of apartments and quantum of commercial space.**

Overall building gross internal area (GIA)/ net internal area (NIA) and mix are changed, but the total number of apartments remains as approved (300no. units) and approximately 2/3rds are 2 beds or more. The proposed changes to the apartment mix and layout and the subsequent loss of commercial floorspace have been necessitated by regulatory changes since the original consent was granted. It is noted that the applicants have worked to make the development compliant within the existing building footprint, ensuring that the development remains viable whilst delivering the same high quality building which notwithstanding the necessary changes to achieve these objectives, would maintain the same levels of impact on townscape and adjacent heritage assets. Ground floor retail units will still be provided along Deansgate to completely animate this key route in conjunction with the new office building and wider public realm aspirations. The proposed scheme would still provide extensive residential amenity; including a gym, cinema room, communal roof terrace and riverside residents garden. It is considered on balance that in this the proposed amendments to the layout, mix and levels of commercial space is on balance acceptable.

## **Massing**

As a consequence of the changes to meet the building safety requirements there has been a significant loss of floorspace within the approved building footprint. It is noted that to offset that loss, amendments to the scale, massing and appearance of the approved design have been necessary to ensure that development visibility is maintained. It is noted that that changes have carefully designed to minimise the visual impact to the consented scheme.

In terms of massing these amendments are summarised as follows:

Floor plans extended to the south levels 14-27 with amendments to associated elevations. ·  
New internal accommodation added to level 27 (consented roof plan area) with amendments to the level 27 elevations.

The massing of the south facing stepped terraces (previously levels 14-27) has been amended, with each floor extending further southwards. Visually, the effect this has is of reducing the number of 'steps' in the south elevation of the building by two floors, with the apartment terraces now starting at level 16.

Due to technical design development relating to fire safety compliance and building servicing requirements to meet current regulations, floor to floor heights have been adjusted to accommodate structural and services design amendments. The overall height difference has been increased by 150mm which is considered to be negligible.

The above would not affect visual concentration of massing to the north to act as a gateway arrival point at Deansgate and setting back of the block to create a framing effect from the northern site boundary to ensure views of the Cathedral are not obscured.

The scale and massing has only been altered slightly as a result of the proposed amendments and remains acceptable in terms of delivering a high quality residential development with a design quality appropriate to its context both in terms of its immediate context and in more distant vistas.

## **External Appearance**

In terms of the elevational changes there are minor ground floor facade updates due to internal layout changes and changes to the elevations from level 14 upwards which repeat the architectural language of the approved scheme in term of extending the façade treatments to accommodate the increased floorplates or omission of balconies.

Whilst there are minor changes to the elevations as a result of the changed floorplates and massing the elevational materials, architectural language and overall quality of the elevational treatment proposed are unaltered. The proposals remain acceptable in terms of delivering a high quality residential development with a design quality appropriate to its context both in terms of its immediate context and in more distant vistas.

## **Heritage Impact**

It is not considered that the proposed changes would alter the conclusions previously on application ref no 132088/FO/2021.

The following conclusions therefore remain unchanged: • There would be no harm to the significance of Blackfriars Bridge, the Blackfriars Street group, 4 Booth Street, 62 Chapel Street, the Church of the Sacred Trinity or Salford War Memorial, Haywards Building, Barton Arcade, the Royal Exchange, the St Ann's Square Group, the Cateaton Street Group, the Former Corn and Produce Exchange, the Chethams complex, Victoria Bridge, the Railway Viaduct and Retaining Walls, Parsonage Gardens Conservation Area, the St Ann's Conservation Area, the Flat Iron Conservation Area, the Hanging Bridge, the non-designated Warehouse at Booth Street or Dial House.

There would be 'less than substantial' harm to the setting of the grade I listed Manchester Cathedral and the Cathedral Conservation Area (moderate in the case of the Cathedral and minor in the case of the conservation area) but this would continue to be outweighed by the public benefits.

## **Environmental Impact Assessment**

It is noted that an Environmental Impact Assessment was submitted with the previous application. In light of the changes to the scheme, an Addendum Statement has been submitted to consider whether the changes to the scheme affect the conclusions of the original ES and subsequently a Statement of Conformity to support the further 2025 amendments. Due the nature of the proposed amendments the chapters relating to Townscape and Visual Impact, Heritage and Wind required an update (alongside their Cumulative Impacts) have been updated including updates to the scenarios in the Wind Chapter such that Scenario 5 replaces Scenario 2 and Scenario 6 replaces Scenario 3 from the original ES Chapter.

The Addendum confirms that the proposed amendments would not result in any significant effects on the environment beyond the extent identified in the conclusions of the approved EIA. Indeed, it is noted that due to some changes to the cumulative schemes some of the townscape impacts would be reduced.

Following the submission of additional amendments in Oct 2025 a review of the technical conclusions of the ES (2021) and the ES Addendum (2024) have been undertaken and this concluded that the proposed further amendments are in conformity with the findings of the ES (2021) and the ES Addendum (2024) and do not give rise to any new or materially different likely significant effects. The submitted ES and addendum therefore continue to provide a robust assessment for decision-making. This is reviewed in more detail below.

## **Chapter 6: Townscape and Visual**

The amendments (including a modest increase in roof plant enclosure height, minor façade alterations, omission of the penthouse terrace, and addition of Juliet balconies) have been considered against the original townscape and visual assessment and verified views included within the ES Addendum.

Additional impacts on key viewpoints are considered below:

**View from Deansgate / Cathedral Square:** The slight roof height increase and façade refinements are imperceptible at street level, with the development continuing to read within the overall composition of tall buildings in this location.

**View from Victoria Bridge Street:** The omission of the penthouse terrace and addition of balconies does not alter the silhouette or skyline effect. The roof-level changes are visually recessive and not discernible from this viewpoint.

**View from the River Irwell and Salford approaches:** The scheme continues to present a consistent massing and profile, with no increased intrusion into key riverside views.

The design refinements therefore do not alter the magnitude or significance of effects previously reported. The scheme continues to contribute positively to townscape character and the significance of residual visual effects remains unchanged.

## **Chapter 7: Heritage**

The amendments have been reviewed in the context of designated and non-designated heritage assets identified in the original ES.

Additional impacts are considered below:

**Manchester Cathedral (Grade I):** The minor roof-level changes do not alter the prominence or dominance of the Cathedral in views along Deansgate or Cathedral Approach.

**Shambles Square (Conservation Area):** The omission of the penthouse terrace and introduction of Juliet balconies are not perceptible in views from within the Conservation Area and do not change the overall setting or experience.

**Victoria Bridge Street frontage and adjacent listed buildings:** The building envelope remains consistent with that assessed in the ES and Addendum. No additional impacts to setting, townscape context or significance of listed buildings arise.

**Other heritage receptors:** No new intervisibility or adverse impacts result from the refinements, which remain wholly consistent with the established massing and height parameters. The conclusions of “less than substantial harm” identified in the ES remain unchanged. That limited harm continues to be outweighed by the substantial public benefits of redevelopment, regeneration, housing delivery, and public realm improvements.

## **Chapter 8: Wind Microclimate**

No material change to building form or arrangement arises that would alter wind tunnel or downwash effects beyond those modelled and reported in the ES Addendum. Conclusions remain valid.

## **Chapter 9: Socio-economics**

Minor amendments to unit mix and reduction in parking spaces do not alter the scale of residential provision or associated socio-economic benefits assessed. Assessment remains valid.

## **Chapter 10: Human Health**

No change arises in terms of determinants of health, access to open space, or community provision. Assessment remains valid.

## **Chapter 11: Climate Change**

The amendments do not materially alter energy demand, emissions, or resilience measures. Assessment remains valid.

On the above basis notwithstanding the proposed minor material amendments to the proposals, the overall levels of impact would stay the same as the ES 2021 and potential impact can be mitigated to non-significant levels in line with the Original EIA such that the conclusions of the 2021 ES are unaltered.

Therefore, the conclusions presented in the original Environmental Statement are considered to remain valid and, as such, the ES is capable of supporting the Section 73 application being submitted at this time.

## **Neighbour Comments**

As this is a S73 application only the amendments and not the principle of the approved development are being considered. Likewise the supporting information is not required to be updated from the time of the original approval. A riverside walkway is being provided as part of the development.

## **Conditions**

In addition to the discharge of conditions 3(a) and 9 a number of conditions have been updated to reflect to amended scheme and previous condition discharges: Condition 2 (Approved Dwgs), Condition 4 (Culvert), Condition 6 (Ground Contamination), Condition 7 (CMP), Condition 14(Noise Residential), Condition 15 (Noise Commercial), Condition 18 (Refuse Commercial) Condition 34 (Use Communal), Condition 35 (Car Park Management), Condition 37(Bar Restaurant Management), Condition 40(Cycle Parking) Condition 41 (Floor Evacuation Plan) and Condition 43 (Fire Safety)

3 additional conditions are to be attached to secure the additional UU requirements and approve the details of the residential bin store (previously omitted) and to update the previous contaminated land condition (previously 1 condition and now 2)

## **Conclusion**

The amended proposals will continue to be consistent with Core Strategy policies SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC 18.1, 19.1, DC20 and DC26.1.

The Proposals are also consistent with Places for Everyone Policies JP-Strat, JP- Strat2, JP-S2, JP-S5, JP-S6, JP-S7, JP-H3, JP-H4, JP-G9, JP-P1, JP-P2 JP-C1 JP-C4 and JP-C7

The amended proposals would along with the other approved development within the wider site deliver the vision, objectives and development principles for the Ramada Complex SRF. Overall, it is considered that the proposed amendments are fully in accordance with the original design intent of the scheme.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to comply.

The proposals would continue to be consistent with a number of the GM Strategy's key growth priorities and would promote and support sustainable economic growth. It would deliver a high quality building and regenerate a site which has a poor quality environment. The site is capable of accommodating a building of this scale and massing in order to deliver a viable development for a gateway location and avoid substantial harm to the setting of adjacent listed buildings or Conservation Areas. The proposal would establish a sense of place, would be visually attractive, sympathetic to local character and would optimise the use of the site and would meet with the requirements of paragraph 135 of the NPPF.

The NPPF (Paragraphs 210, 212, 213 and 215) requires that all grades of harm to a designated heritage asset are justified and where there is harm that this is justified on the grounds of public benefits that outweigh that harm. The quality and design of the amended proposals would continue to sustain the value of the key heritage assets.

The setting of the Grade I listed Cathedral and the character of the Cathedral Conservation Area is currently undermined by the sites appearance. The less than substantial harm caused to the character of the Conservation Area and setting of Listed Buildings would continue to be outweighed by the public benefits derived from the redevelopment of the site. These benefits would endure for the wider community and not just for private individuals or corporations.

There is policy support for the amended proposals. There would be a degree of less than substantial harm but the amended proposals would continue to represent sustainable development and would deliver significant social, economic and environmental benefits. It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the adjacent listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act within the context of the above, the overall impact of the amended development including the impact on heritage assets would meet the tests set out in paragraphs 210, 212, 213 and 215 of the NPPF and that the harm is outweighed by the benefits of the development.

## **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 policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve subject to Deed of Variation in respect of the S106 on application ref no 132088/FO/2021.

## Conditions

1) The development must be begun not later than 28.02.2026

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:

Amended as follows:

(a) 150 B2 00 1000 Residential Block 2 Existing Site Location Plan and 150 B2 00 1001 Residential Block 2 Existing Site Plan;

(b) 150 B2 02 2298 Proposed Level -02 General Arrangement Plan Rev C, 150 B2 02 2299 Proposed Level -01 General Arrangement Plan Rev C, 150 B2 02 2200 Proposed Level 00 General Arrangement Plan Rev C, 150 B2 02 2201 Proposed Level 01 General Arrangement Plan Rev C, 150 B2 02 2202 Proposed Level 02 General Arrangement Plan Rev B, 150 B2 02 2203 Proposed Level 03-12 General Arrangement Plan Rev B, 150 B2 02 2213 Proposed Level 13 General Arrangement Plan Rev A, 150 B2 02 2214 Proposed Level 14 General Arrangement Plan Rev B, 150 B2 02 2215 Proposed Level 15 General Arrangement Plan Rev B, 150 B2 02 2216 Proposed Level 16 General Arrangement Plan Rev B, 150 B2 02 2217 Proposed Level 17 General Arrangement Plan Rev A, 150 B2 02 2218 Proposed Level 18- General Arrangement Plan Rev B, 150 B2 02 2219, Proposed Level 19 General Arrangement Plan Rev A, 150 B2 02 2220 Proposed Level 20 General Arrangement Plan Rev B, 150 B2 02 2221 Proposed Level 21 General Arrangement Plan Rev A, 150 B2 02 2222 Proposed Level 22- General Arrangement Plan Rev B, 150 B2 02 2223 Proposed Level 23 General Arrangement Plan Rev A, 150 B2 02 2224 Proposed Level 24-25 General Arrangement Plan Rev B, 150 B2 02 2225 Proposed Level 25 General Arrangement Plan Rev A, 150 B2 02 2226 Proposed Level 26 General Arrangement Plan Rev B, 150 B2 02 2227 Proposed Level 27 General Arrangement Plan Rev B, 150 B2 02 2228 Proposed Level Roof General Arrangement Plan Rev B, 150 B2 04 2200 Residential Building - Block 2 Proposed East Elevation Rev B, 150 B2 04 2201 Residential Building - Block 2 Proposed North & South Elevation Rev A, 150 B2 04 2202 Residential Building - Block 2 Proposed West Elevation Rev C, 150 B2 05 2200 Proposed Section AA/BB Residential Building - Block 2 Rev B, 150 B2 10 4200, Residential Building - Block 2 Bay Study 01, 150 B2 10 4201 Residential Building - Block 2 Bay Study 02, 150 B2 10 4202 Residential Building - Block 2 Bay Study 03 Rev B, 150 B2 10 4203 Residential Building - Block 2 Bay Study , 04150 B2 10 4204 Residential Building - Block 2 Bay Study 05 and 150 MP 02 2200 Masterplan Ground Floor Plan Rev C;

(c) Dwgs 2664-PLA-RE-GF-DR-L-1000-S2-P12, 2664-PLA-RE-GF-DR-L-1001-S2-P13, 2664-PLA-RE-GF-DR-L-1002-S2-P10, 2664-PLA-RE-GF-DR-L-1003-S2-P09, 2664-PLA-RE-L01-DR-L-1009-S4-P01, 2664-PLA-RE-L01-DR-L-4003-S4-P01, 2664-PLA-RE-L02-DR-L-1005-S5-P05, 2664-PLA-RE-L02-DR-L-1007-S4-P05, 2664-PLA-RE-L02-DR-L-1008-S4-P05, 2664-PLA-RE-L02-DR-L-2001-S4-P04, 2664-PLA-RE-L02-DR-L-4001-S4-P05, 2664-PLA-RE-L02-DR-L-4002-S4-P02, 2664-PLA-RE-XXSCH-L-0001-S2-P01, 2664-PLA-RE-GF-DR-L-4001-S2-P11, 2664-PLA-RE-L01-DR-L-1011-S2-P04, 2664-PLA-RE-L01-DR-L-1012-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03 and dwg 2664-PLA-XX-XX-SK-L-0018-00, 2664-PLA-RE-XX-DR-L-7015 S2 P01, 2664-PLA-RE-XX-DR-L-5004-Detailed Paving Area, 2664-PLA-RE-XX-DR-L-7011-Metallic Louvre Fin Balustrade F10, 2664-PLA-RE-

XX-DR-L-7014-Joint Connection Details and Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21;

(d) Dwg 2664-PLA-XX-XX-SK-L-0018-00 , Renaissance Manchester, Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21 (e)Waste Proforma Renaissance Residential Building dated 27-10-21(Residential only);

(e) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version B: 27th October 2021 and Avison Young's e-mail dated 05-01-22;

(f) Accommodation Schedule within Section 5.6 of the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Section 73 Application Document No. 03 dated 23.10.25;

(g) Sections 8.0, 10.0, 11.0, 13.0, 14.0 and 17.0 Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Design & Access Statement Issue No.02 13-12-21 and subsequent updates in the Property Alliance Group / Starwood Capital Group Renaissance Site Residential Building Section 73 Application Document No.03 dated 23.10.25;

(h) Archaeological Desk-Based Assessment Renaissance, Deansgate, Manchester Client: Property Alliance Group Ltd Technical Report: Ashley Brogan Report No:2021/37 Version 1 stamped as received by the City Council on 29-10-21;

(i) Inclusions of measures and targets set out Environmental Standards and Circular Economy Statement, Renaissance, Deansgate, October 2021 by Turley Sustainability;

(j)Implementation of Broadband installation in accordance with the GTech Surveys Limited Broadband Connectivity Assessment Renaissance; (l) Fire Statement - FS 002.0 Renaissance Residential Building 13 September 2024;

(k) Air Quality Assessment , Renaissance, Deansgate ,Client: Deansgate SOF Alliance Residential Co Ltd, Reference: 4485-2r3, Date: 21st October 2021;

(l) RENAISSANCE, DEANSGATE FLOOD RISK ASSESSMENT Shepherd Gilmour Infrastructure Ltd. Version: Rev E 03.12.2021

(m) GTech Surveys Limited, Television and Radio Reception Impact Assessment 06/09/2021;

(n) Focus, Residential Development, Renaissance, Deansgate, Manchester Residential Travel Plan dated Oct 2021:

(o) PROPERTY ALLIANCE GROUP AND STARWOOD CAPITAL GROUP RENAISSANCE, MANCHESTER BAT ACTIVITY SURVEY REPORT by Penny Anderson Associates May 2021;

(p) PROPERTY ALLIANCE GROUP (PAG) AND STARWOOD CAPITAL GROUP (SCG) RENAISSANCE EXTENDED PHASE 1 HABITAT SURVEY AND INSPECTION OF BUILDING FOR BATS by Penny Anderson Associates March 2021;

(q) Residential Development, Renaissance, Deansgate, Manchester Transport Statement Oct 2021 by Focus;

(r) Daylight and Sunlight, Amenity Impact, Supplementary Report, Proposed Residential Redevelopment, 1033a/MPS/JM Rev 00, 30 September 2024;

(s) Phase I Geoenvironmental Site Assessment, Renaissance, Manchester, Reference:14-261-R1-1, Date: September 2020;

(t) Cathedral Square, Manchester Noise Impact Assessment Report 12 December 2025 by JAMESON ACOUSTICS

(u) Environmental Statement: Proposed Residential Led Development Land to the West of Deansgate, Manchester October 2021 (including embedded mitigation):

## ES VOL 1 - NON TECHNICAL SUMMARY

### ES Volume 2 Main Text:

Chapter 1 Introduction

Chapter 2 Approach

Chapter 3 Site Description

Chapter 4 Alternatives

Chapter 5 The Proposed Development

Chapter 6 Townscape and Visual

Chapter 7 Heritage

Chapter 8 Wind Microclimate

Chapter 9 Socioeconomics

Chapter 10 Human Health

Chapter 11 Climate Change

Chapter 12 Cumulative Impacts

Chapter 13 Summary of Mitigation and Residual Effects and ES Volume 3 - Appendices

Chapter 1 Introduction

Appendix 1.1 EIA Competent Experts

Chapter 2 - Approach

Appendix 2.1 EIA Scoping Report

Appendix 2.2 EIA Scoping Opinion

Appendix 2.3 Revised Wind Assessment Methodology Letter Appendix 2.4 Daylight and Sunlight Amenity Impacts

Chapter 5 - The Proposed Development

Appendix 5.1 Application Drawings Chapter 6 - Townscape and Visual

Appendix 6.1 Verified Photomontages

Chapter 7 - Heritage Appendix 7.1 Heritage Assessment

Chapter 12 - Cumulative Effects Appendix 12.1 Verified Cumulative Photomontages; and,

(v) Environmental Statement Addendum: Proposed Residential-Led Development. Land to the West of Deansgate, Manchester - October 2024 comprising:

Volume 1: Non-Technical Summary

Volume 2: Main text

Volume 1: Non-Technical Summary

Volume 2 - Environmental Statement Addendum

1. Introduction

2. Approach & EIA Methodology

3. Site Description

4. Alternatives

5. The Proposed Development

6. Townscape and Visual

7. Built Heritage
8. Wind
9. Socio-Economics
10. Health
11. Climate Change
12. Assessment of Cumulative Effects
13. Summary and Conclusions

## Volume 3 Appendices

### Appendix 6.1: Revised Verified Views and Methodology Appendix 7.1: Heritage Statement Addendum

(x) EIA Statement of Confirmity Letter dated 02.09.25

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC19.1, DC20 and DC26.1.

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

(a) Façade Schedule & Quality Plan Issue 5 prepared by JMA dated 23.10.25.

and

Baseline samples viewed at meeting 07-05-24

(b) The sample panels shall be submitted and agreed in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

(c) Prior to the commencement of development above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

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.

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

### RENAISSANCE RESIDENTIAL TOWER - PLANNING CONDITION 4

Any required embedded design to protect the culvert and development (if a culvert is located by the investigation), shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

\*Results of investigation including survey locations, depths, and results.

\* If the culverted watercourse is identified, details of how the development will be designed to ensure no damage to the building or culvert for the lifetime of the development.

\* Any works within or adjacent to the culverted watercourse that would affect it would require prior consent from the City Council as Lead Local Flood Authority.

The approved details shall be implemented as part of the development.

Reason: To prevent the risk to life and property caused by inappropriate development around culverted watercourses pursuant to policy EN14 of the Manchester Core Strategy (2012).

5) Prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority.

Servicing shall be carried out in accordance with the approved strategy plan.

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

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

On the basis of implementation in accordance with the following:

A Squared Supplementary Geo environmental Assessment Report, reference 3199-A2S-XX-XX-RP-Y-0001-01 dated July 2024 and the A Squared Remediation Strategy reference 3199-A2S-XX-XX-RP-Y-0002-01 dated July 2024

this part of the condition is discharged

b) When the development commences, the development shall be carried out in accordance with the above agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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.

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

NO1 CATHEDRAL SQUARE, RENAISSANCE, MANCHESTER, CONSTRUCTION MANAGEMENT PLAN, AND OUTLINE METHOD STATEMENT REV 02 stamped as received on 28-03-24 (excluding agreement of the hours of site operation which are not a requirement of this condition and controlled under the EPA Act 1990)

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).

8) Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered: Dwgs 2664-PLA-RE-GF-DR-L-1000-S2-P12, 2664-PLA-RE-GF-DR-L-1001-S2-P13, 2664-PLA-RE-GF-DR-L-1002-S2-P10, 2664-PLA-RE-GF-DR-L-1003-S2-P09, 2664-PLA-RE-L01-DR-L-1009-S4-P01,

2664-PLA-RE-L01-DR-L-4003-S4-P01, 2664-PLA-RE-L02-DR-L-1005-S5-P05, 2664-PLA-RE-L02-DR-L-1007-S4-P05, 2664-PLA-RE-L02-DR-L-1008-S4-P05, 2664-PLA-RE-L02-DR-L-2001-S4-P04, 2664-PLA-RE-L02-DR-L-4001-S4-P05, 2664-PLA-RE-L02-DR-L-4002-S4-P02, 2664-PLA-RE-XX-SCH-L-0001-S2-P01, 2664-PLA-RE-GF-DR-L-4001-S2-P11, 2664-PLA-RE-L01-DR-L-1011-S2-P04, 2664-PLA-RE-L01-DR-L-1012-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03, 2664-PLA-RE-L01-DR-L-2002-S2-P03 and dwg 2664-PLA-XX-XX-SK-L-0018-00, 2664-PLA-RE-XX-DR-L-7015 S2 P01 and Renaissance Manchester, Vision Masterplan Tree Pits - GPR Survey Overlay 30-07-21 FF stamped as received by the City Council on 08-12-21;

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the riverside walkway and public realm are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(f) Lighting around and within the site (which includes for consideration of older and disabled people);

(g) Details of a wayfinding strategy to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages with Victoria Station, the Metrolink and other adjacent Neighbourhoods (which includes consideration of older and disabled people);

(h) A management and maintenance strategy for the riverside walkway and public realm including hours during which these areas would be open to non residents, how access to these areas would be managed and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people;

(i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; location of rumble strips; location of

raised crossings; design and location of any pop up power supplies; provision of clear routes to ensure unrestricted access for all; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that 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 a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, 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 policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

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

NO.1 CATHEDRAL SQUARE, MANCHESTER DRAINAGE TECHNICAL NOTE July 2025 Rev P02; and

Response to FRT comments 24-11-25.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) The development hereby approved shall be carried out in accordance with the targets within the Environmental Standards and Circular Economy Statement, Renaissance, Deansgate, October 2021 by Turley Sustainability and a post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

12) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

13) Prior to occupation of

(i) The residential accommodation; and

(ii) Each ground floor commercial unit

(a) A scheme for the acoustic insulation of any plant including externally mounted ancillary equipment, lift equipment, substation and any emergency plant associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The development shall then be carried out in accordance with the approved details.

For the avoidance of doubt any emergency plant noise testing shall only take place between 10am and 4pm Monday to Friday and details of how nearby residents will be made aware of the testing in advance should be provided.

b) Prior to the first occupation of the use a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, 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 the use can commence.

The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) Notwithstanding the recommendation within the Cathedral Square, Manchester Noise Impact Assessment Report 12 December 2025 by JAMESON ACOUSTICS prior to above ground works commencing details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against noise from adjacent roads and commercial / industrial noise sources (including against entertainment noise from the ground floor commercial units) including the performance of any glazing and the insulation requirements and specification for any service risers for equipment such as kitchen extraction, building services and lift shafts and communal uses to include the gym and cinema room shall be submitted to and approved in writing by the City Council as local planning authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L<sub>Amax,F</sub> by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The recommended internal entertainment noise levels will also need to be complied with in the proposed Gym and cinema room. If levels higher than those recommended are required in these areas, then a scheme of uprated sound insulation will need to be recommended in these areas along with maximum internal noise levels based on the insulation scheme.

Noise from the Gym needs to be assessed to include noise from any free weights areas, impact machines and gym classes. The free weights area assessment will need to include recommendations for the necessary acoustic floor build up and also an assessment of any sound transmission paths such as structurally adjoining pillars along with details of acoustic insulation of these locations. The maximum weight in the free weight area may also need to be specified as part of the assessment. The location of any free weights areas or impact machine location should also be considered taking into account location of sensitive premises and sound transmission paths.

We will need an assessment of any façade penetrations for building services such as ventilation intake / extract louvres and recommendations for any necessary acoustic insulation of these areas recommending to ensure these penetrations do not compromise the acoustic integrity of the façade or lead to an external noise transmission path to the residential properties which may impact the internal noise level.

The approved noise insulation and ventilation scheme shall be completed before the first occupation of the residential accommodation

(b) Prior to the first occupation of the residential accommodation, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

15) Notwithstanding the recommendation within the Cathedral Square, Manchester Noise Impact Assessment Report 12 December 2025 by JAMESON ACOUSTICS before each ground floor commercial use commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from these units to the residential accommodation above or any unacceptable noise break out, shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Noise from any Gym needs to be assessed to include noise from any free weights areas, impact machines and gym classes. The free weights area assessment will need to include recommendations for the necessary acoustic floor build up and also an assessment of any sound transmission paths such as structurally adjoining pillars along with details of acoustic insulation of these locations. The maximum weight in the free weight area may also need to be specified as part of the assessment. The location of any free weights areas or impact machine location should also be considered taking into account location of sensitive premises and sound transmission paths

(b) Prior to occupation of each unit a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

(c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

16) Before any use each of the ground floor commercial uses hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

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

17) Prior to the first use of each ground floor commercial unit details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the non residential spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

18) The commercial bin store shall be implemented in accordance with the following:

(a) Property Alliance Group / Starwood Capital Group Renaissance Site, Commercial Waste Statement by Jon Matthews Architects issue no.03 05.11.24

(b) The ground floor commercial units and riverside commercial units shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

19) Notwithstanding the TV reception survey prepared by GTech Surveys Limited, Television and Radio Reception Impact Assessment 06/09/2021, if following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

20) a) Prior to commencement of above ground works details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

21) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

22) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

23) Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

24) The development hereby approved shall be carried out in accordance with the Focus, Residential Development, Renaissance, Deansgate, Manchester Residential Travel Plan dated Oct 2021:

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
- vi) measures to identify and promote walking routes connecting Victoria Station, the Metrolink, the City Centre and areas towards the Victoria North and Great Ducie Street ;
- vii) details of cycle parking within the public realm

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

25) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday  
10:00 to 18:00 Sundays and Bank Holidays

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

26) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

28) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The development hereby approved shall include for full disabled access to be provided to all publically accessible areas of public realm during the hours that it is open to the general public and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

30) The window(s) at ground level, fronting onto Deansgate and Victoria Bridge Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

31) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for

the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

32) Notwithstanding the details contained within condition 2 above , ) Prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- (a)Details of the loading bay/ taxi drop off
- (b)loading bay/cycle lane arrangements
- (cb)Location of an additional city car club space;
- (d)Details and location for visitor cycle parking;
- (e)Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management including installing dropped kerbs with tactile pavers across any vehicle access to the site and at adjacent junction crossing points, reinstatement of any redundant vehicle crossing points; and
- (f)Amendments to the existing TROs and bus stop locations / routes;

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element and thereafter retained and maintained in situ.

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).

33) The development shall be carried out in accordance with the Crime Impact Statement Version B: 27th October 2021 and Avison Young's e-mail dated 22-12-21 ;. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

34) The proposed communal uses hereby approved within level 01 and Ground Floor Plan as shown in Dwgs 150 B2 02 2201 C and 150 B2 02 2200 C stamped as received by the City Council on 14-12-21 shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

35) Prior to the first occupation of the car park, a car park management plan (including details of the location of the 12 7Kw EV enabled spaces and evidence that the remaining 19 spaces will have the necessary infrastructure in place (power etc) to enable their future operation as 7Kw EV enabled - Dwg 150 B2 02 2298 B stamped as received by the City Council on 14-12-21 and as detailed in Avison Young's e-mail dated 22-12-21) (provided that sufficient power can reasonably be made available) and as amended under application ref: 141175/JO/2024 shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented and spaces remain available for as long as the development is occupied.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

Reason - To ensure that management arrangements are in place for the car parking and its access pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012)

36) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

37) In the event that any of the commercial units, as indicated on drawing 150 B2 02 2200 C are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

- \*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

- \*Details of a Dispersal Procedure

- \* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

38) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

39) Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

40) Prior to the first occupation of the residential element, the 300 bicycles is proposed in level - 01 of the Deansgate car park shall be implemented in accordance with drawing 150 B2 02 2201 A stamped as received by the City Council, as Local Planning Authority, on the 14th December 2021 and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

41) The development is approved on the basis of compliance with the following:

RENAISSANCE RESIDENTIAL TOWER - PLANNING CONDITION 41 (PART) The development shall be constructed in accordance with the embedded design for flood resilience and resistance in the Flood Risk Assessment C1504-20210058 Version Rev E dated 03 December 2021.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

42) Notwithstanding the recommendations within the Air Quality Assessment, Renaissance, Deansgate, Client: Deansgate SOF Alliance Residential Co Ltd, Reference: 4485-2r3, Date: 21st, before the development is first occupied final details of the clean air filters which are to be installed within the residential properties within the development including their location, type, specification and maintenance requirements shall be submitted and approved in writing by the City Council as local planning authority.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.

43) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances, the development shall be implemented in accordance with the Fire Safety Measures set out in the Fire Statement - FS 002.0 13 September 2024 (subject to Buildings Regulations and other required safety sign off);

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

44) Notwithstanding the details set out within condition 2 the development shall be implemented in accordance with the specifications detailed within the RENAISSANCE, DEANSGATE FLOOD RISK ASSESSMENT Shepherd Gilmour Infrastructure Ltd. Version: Rev E 03.12.2021

For avoidance of doubt the specifications for adherence to are as follows:

Level -02 remains a car park only with no uses associated with residential dwellings

Level -02 remains an open structure enabling the free flow of any flood water

The Finished Floor Level (FFL) of Level -01 is set no lower than 28.810 above ordinance datum (currently set at 28.810m)

The development is constructed with flood resilient techniques integrated as required

Reason : To reduce the risk of flooding to the proposed development and its future users pursuant to Core Strategy Policies EN08 and EN14.

45) Prior to the occupation of the development final details of the layout and appearance of the riverside commercial units as show in Dwg 2664-PLA-RE-L02-DR-L-1005 S4 P05 shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the approval is on the basis that the units shown within dwg are single storey units and are fully accessible.

Reason: in order to ensure a satisfactory development pursuant to Core Strategy Policies DM1 and SP1.

46) Prior to their first use of the riverside commercial units as shown in dwg 2664-PLA-RE-L02-DR-L-1005 S4 P05 the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

- \*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

- \*Details of a Dispersal Procedure

- \*Hours of operation

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

47) 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.

48) The waste storage and management for the residential accommodation shall be implemented in accordance with the Renaissance Residential Building Deansgate Waste Management Proforma 27-10-221 stamped as received by the City Council, as Local Planning Authority, on 29-10-25. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

49) No development (including demolition, site clearance and any earthworks and excavation) shall commence within a 10 metre standoff either side of the wastewater infrastructure (20 metres in total) which cross the site until details of the means of ensuring the wastewater infrastructure that are laid within the site boundary are protected from damage, as a result of the development, have been submitted to, and approved in writing by, the Local Planning Authority.

The details shall include a survey that identifies the exact location of the assets, the potential impacts on the assets from construction activities (including any construction compounds), the potential impacts post completion of the development and the identification of mitigation measures, including a timetable for implementation, to protect and prevent any damage to the assets both during construction and post completion of the development.

Any mitigation measures shall be implemented in full prior to commencement of development (including demolition, site clearance and any earthworks and excavation) within a 10 metre standoff either side of the wastewater infrastructure (20 metres in total) which cross the site in accordance with the approved details and timetable and shall be retained thereafter for the lifetime of the development.

In the event that a diversion/diversions of the infrastructure or a build over agreement is required, the developer shall submit evidence to the Local Planning Authority that a diversion or build over has been agreed with the relevant statutory undertaker and that the approved works have been undertaken prior to the commencement of development (except for demolition and site clearance) or, in the event of a build over, that agreement has been reached with the relevant statutory undertaker prior to commencement of development (except for demolition and site clearance). Upon completion of the works, a post completion condition survey shall be submitted to, and approved by, the Local Planning Authority in writing.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

### **Article 35 Declaration**

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

**Informatives**

1) We recommend the applicant signs up to receive EA Flood Warnings.

The river wall survey identified outfalls into the River Irwell. These may indicate uncharted drainage assets beneath an existing building that is to be retained as part of the development. We recommend the applicant surveys these potential assets to establish their extent and condition, for the benefit of the existing building, and that remedial work is taken if necessary. We recommend the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Corporate Property  
MCC Flood Risk Management  
Strategic Development Team  
Greater Manchester Police  
Historic England (North West)  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Civil Aviation Authority  
Natural England  
United Utilities Water PLC  
Health & Safety Executive (Fire Safety)  
Manchester Airport Safeguarding Officer  
Greater Manchester Ecology Unit  
Planning Casework Unit

268 The Edge, Clowes Street, Salford, M3 5NG  
273 The Edge, Clowes Street, Salford, M3 5NG  
255 The Edge, Clowes Street, Salford, M3 5NG  
244 The Edge, Clowes Street, Salford, M3 5NG  
254 The Edge, Clowes Street, Salford, M3 5NG  
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270 The Edge, Clowes Street, Salford, M3 5NG  
275 The Edge, Clowes Street, Salford, M3 5NG  
243 The Edge, Clowes Street, Salford, M3 5NG  
263 The Edge, Clowes Street, Salford, M3 5NG  
251 The Edge, Clowes Street, Salford, M3 5NG  
261 The Edge, Clowes Street, Salford, M3 5NG  
265 The Edge, Clowes Street, Salford, M3 5NG  
234 The Edge, Clowes Street, Salford, M3 5NG  
271 The Edge, Clowes Street, Salford, M3 5NG  
257 The Edge, Clowes Street, Salford, M3 5NG  
239 The Edge, Clowes Street, Salford, M3 5NG  
241 The Edge, Clowes Street, Salford, M3 5NG  
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245 The Edge, Clowes Street, Salford, M3 5NG  
248 The Edge, Clowes Street, Salford, M3 5NG  
274 The Edge, Clowes Street, Salford, M3 5NG  
262 The Edge, Clowes Street, Salford, M3 5NG  
240 The Edge, Clowes Street, Salford, M3 5NG  
252 The Edge, Clowes Street, Salford, M3 5NG  
242 The Edge, Clowes Street, Salford, M3 5NG  
258 The Edge, Clowes Street, Salford, M3 5NG  
267 The Edge, Clowes Street, Salford, M3 5NG  
Dial House, 21 Chapel Street, Salford, M3 7BA  
Flat 2105, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2104, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1607, City Heights, Victoria Bridge Street, Salford, M3 5AS

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Flat 2003, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1301, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1508, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1308, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1807, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2001, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1902, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1206, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1401, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1905, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1606, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2204, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2301, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1708, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2308, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1402, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1307, City Heights, Victoria Bridge Street, Salford, M3 5AS  
22 Blackfirsars Street, Salford, M3 5BQ  
24 Blackfirsars Street, Salford, M3 5BQ  
28 Blackfirsars Street, Salford, M3 5BQ  
17 The Gallery, 18 Blackfriars Street, Salford, M3 5JR  
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31 The Gallery, 18 Blackfriars Street, Salford, M3 5JS

86 The Edge, Clowes Street, Salford, M3 5ND  
74 The Edge, Clowes Street, Salford, M3 5ND  
59 The Edge, Clowes Street, Salford, M3 5ND  
98 The Edge, Clowes Street, Salford, M3 5ND  
64 The Edge, Clowes Street, Salford, M3 5ND  
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92 The Edge, Clowes Street, Salford, M3 5ND  
67 The Edge, Clowes Street, Salford, M3 5ND  
114 The Edge, Clowes Street, Salford, M3 5NE  
162 The Edge, Clowes Street, Salford, M3 5NE  
154 The Edge, Clowes Street, Salford, M3 5NE  
148 The Edge, Clowes Street, Salford, M3 5NE  
128 The Edge, Clowes Street, Salford, M3 5NE  
111 The Edge, Clowes Street, Salford, M3 5NE  
151 The Edge, Clowes Street, Salford, M3 5NE  
142 The Edge, Clowes Street, Salford, M3 5NE  
167 The Edge, Clowes Street, Salford, M3 5NE  
158 The Edge, Clowes Street, Salford, M3 5NE  
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39 The Gallery, 18 Blackfriars Street, Salford, M3 5JS  
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170 The Edge, Clowes Street, Salford, M3 5NE  
131 The Edge, Clowes Street, Salford, M3 5NE  
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166 The Edge, Clowes Street, Salford, M3 5NE  
196 The Edge, Clowes Street, Salford, M3 5NF  
217 The Edge, Clowes Street, Salford, M3 5NF  
203 The Edge, Clowes Street, Salford, M3 5NF  
220 The Edge, Clowes Street, Salford, M3 5NF  
56 The Edge, Clowes Street, Salford, M3 5NB  
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106 The Edge, Clowes Street, Salford, M3 5ND  
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104 The Edge, Clowes Street, Salford, M3 5ND  
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195 The Edge, Clowes Street, Salford, M3 5NF  
189 The Edge, Clowes Street, Salford, M3 5NF  
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214 The Edge, Clowes Street, Salford, M3 5NF  
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232 The Edge, Clowes Street, Salford, M3 5NF  
181 The Edge, Clowes Street, Salford, M3 5NF  
224 The Edge, Clowes Street, Salford, M3 5NF  
223 The Edge, Clowes Street, Salford, M3 5NF  
11 Blackfriars Street, Salford, M3 5AL  
Flat 1803, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2306, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2207, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1208, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1602, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2206, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1205, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 2304, City Heights, Victoria Bridge Street, Salford, M3 5AS

76 The Edge, Clowes Street, Salford, M3 5ND  
89 The Edge, Clowes Street, Salford, M3 5ND  
85 The Edge, Clowes Street, Salford, M3 5ND  
91 The Edge, Clowes Street, Salford, M3 5ND  
103 The Edge, Clowes Street, Salford, M3 5ND  
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97 The Edge, Clowes Street, Salford, M3 5ND  
94 The Edge, Clowes Street, Salford, M3 5ND  
101 The Edge, Clowes Street, Salford, M3 5ND  
227 The Edge, Clowes Street, Salford, M3 5NF  
201 The Edge, Clowes Street, Salford, M3 5NF  
173 The Edge, Clowes Street, Salford, M3 5NF  
231 The Edge, Clowes Street, Salford, M3 5NF  
177 The Edge, Clowes Street, Salford, M3 5NF  
236 The Edge, Clowes Street, Salford, M3 5NF  
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212 The Edge, Clowes Street, Salford, M3 5NF  
192 The Edge, Clowes Street, Salford, M3 5NF  
207 The Edge, Clowes Street, Salford, M3 5NF  
272 The Edge, Clowes Street, Salford, M3 5NG  
249 The Edge, Clowes Street, Salford, M3 5NG  
259 The Edge, Clowes Street, Salford, M3 5NG  
246 The Edge, Clowes Street, Salford, M3 5NG  
266 The Edge, Clowes Street, Salford, M3 5NG  
253 The Edge, Clowes Street, Salford, M3 5NG  
238 The Edge, Clowes Street, Salford, M3 5NG  
269 The Edge, Clowes Street, Salford, M3 5NG  
250 The Edge, Clowes Street, Salford, M3 5NG

Flat 1707, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1906, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1407, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1507, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Flat 1501, City Heights, Victoria Bridge Street, Salford, M3 5AS  
Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
22 Barton Arcade, Manchester, M3 2BB  
17B Barton Arcade, Manchester, M3 2BB  
63 Deansgate, Manchester, M3 2BW  
67 Barton Arcade, Manchester, M3 2BJ  
2 Barton Arcade, Manchester, M3 2BB  
54 Barton Arcade, Manchester, M3 2BH  
49 Deansgate, Manchester, M3 2AY  
61 Barton Arcade, Manchester, M3 2BJ  
Flat 6, 6A St Ann's Square, Manchester, M2 7HD  
Flat 20, 12 St Ann's Square, Manchester, M2 7HW  
Flat 18, 12 St Ann's Square, Manchester, M2 7HW  
Second Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
STARBUCKS COFFEE, Unit 4 At, 8 - 10 Exchange Street, Manchester, M2 7HA  
Units 2 And 3, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Paperchase, 12 - 14 St Mary's Gate, Manchester, M1 1PX  
Unit 5, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Second Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
14 Royal Exchange Arcade, Manchester, M2 7EA  
225 - 226 Royal Exchange, Exchange Street, Manchester, M2 7DA  
429 - 430 Royal Exchange, Exchange Street, Manchester, M2 7EP  
10 Market Street, Manchester, M1 1PT  
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Unit 8, New Cathedral Street, Manchester, M1 1AD  
Flat 604, 1 Deansgate, Manchester, M3 1AZ  
Apartment 906, 1 Deansgate, Manchester, M3 1AZ  
Flat 304, 1 Deansgate, Manchester, M3 1AZ  
Flat 805, 1 Deansgate, Manchester, M3 1AZ  
Flat 107, 1 Deansgate, Manchester, M3 1AZ  
Flat 105, 1 Deansgate, Manchester, M3 1AZ  
Flat 707, 1 Deansgate, Manchester, M3 1AZ  
Flat 302, 1 Deansgate, Manchester, M3 1AZ  
Fourth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
229 Royal Exchange, Exchange Street, Manchester, M2 7DD  
442 - 443 Royal Exchange, Exchange Street, Manchester, M2 7EP  
THE PRUDENTIAL ASSURANCE, 425 - 426 Royal Exchange, Exchange Street, Manchester, M2 7EP  
149 Royal Exchange, Exchange Street, Manchester, M2 7BZ  
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
Fourth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
50 - 52 Deansgate, Manchester, M3 2FE  
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN  
90 Barton Arcade, Manchester, M3 2BJ  
Be At One Cocktail Bar, 13 Barton Arcade, Manchester, M3 2BB  
17C Barton Arcade, Manchester, M3 2BB  
41 Barton Arcade, Manchester, M3 2BJ  
38 Barton Arcade, Manchester, M3 2BH  
59 Barton Arcade, Manchester, M3 2BJ  
Fifth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA

41 Deansgate, Manchester, M3 2AY  
William Hill, 47 Deansgate, Manchester, M3 2AY  
Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW  
Flat 3, 6A St Ann's Square, Manchester, M2 7HD  
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW  
Flat 4, 12 St Ann's Square, Manchester, M2 7HW  
Flat 11, 12 St Ann's Square, Manchester, M2 7HW  
SPAR, 8 St Mary's Gate, Manchester, M1 1PX  
15 Royal Exchange Arcade, Manchester, M2 7EA  
9 Royal Exchange Arcade, Manchester, M2 7EA  
MOSS BROS., 1 - 5 St Ann's Square, Manchester, M2 7EF  
5 Old Bank Street, Manchester, M2 7PE  
47 Royal Exchange, Exchange Street, Manchester, M2 7DA  
Sixth Floor, Royal Exchange, Exchange Street, Manchester, M2 7FL  
Unit 6, New Cathedral Street, Manchester, M1 1AD  
UGG, 3 New Cathedral Street, Manchester, M1 1AD  
Flat 507, 1 Deansgate, Manchester, M3 1AZ  
Flat 503, 1 Deansgate, Manchester, M3 1AZ  
Flat 1101, 1 Deansgate, Manchester, M3 1AZ  
Flat 808, 1 Deansgate, Manchester, M3 1AZ  
Flat 206, 1 Deansgate, Manchester, M3 1AZ  
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH  
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH  
AMPERSAND COMMERCE LIMITED, Second Floor, Blackfriars House, Parsonage,  
Manchester, M3 2JA  
43 - 45 Royal Exchange, Exchange Street, Manchester, M2 7DA  
427 - 428 Royal Exchange, Exchange Street, Manchester, M2 7BR  
441 Royal Exchange, Exchange Street, Manchester, M2 7EP  
84B Deansgate, Manchester, M3 2ER  
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
Lunya, 57 Deansgate, Manchester, M3 2AY  
45 - 47 Barton Arcade, Manchester, M3 2BH  
34 - 35 Barton Arcade, Manchester, M3 2BH  
45 Barton Arcade, Manchester, M3 2BH  
39 Barton Arcade, Manchester, M3 2BH  
43 Barton Arcade, Manchester, M3 2BJ  
Third Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Flat 1, 6A St Ann's Square, Manchester, M2 7HD  
Flat 1, 12 St Ann's Square, Manchester, M2 7HW  
Flat 16, 12 St Ann's Square, Manchester, M2 7HW  
Flat 17, 12 St Ann's Square, Manchester, M2 7HW  
Acresfield, 10 Exchange Street, Manchester, M2 7HA  
Lululemon, 7 St Ann's Square, Manchester, M2 7EF  
19 Royal Exchange Arcade, Manchester, M2 7EA  
Fourth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
Apartment 109, 1 Deansgate, Manchester, M3 1AZ  
Flat 106, 1 Deansgate, Manchester, M3 1AZ  
Flat 408, 1 Deansgate, Manchester, M3 1AZ  
Unit 3, 1 Deansgate, Manchester, M3 1AZ  
Flat 506, 1 Deansgate, Manchester, M3 1AZ  
Flat 601, 1 Deansgate, Manchester, M3 1AZ  
Flat 602, 1 Deansgate, Manchester, M3 1AZ  
Flat 603, 1 Deansgate, Manchester, M3 1AZ  
Flat 303, 1 Deansgate, Manchester, M3 1AZ

Flat 404, 1 Deansgate, Manchester, M3 1AZ  
Flat 3, 42 - 46 Victoria Street, Manchester, M3 1ST  
HELPTHEMOVE LIMITED, Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS  
Fifth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
521 Royal Exchange, Exchange Street, Manchester, M2 7EN  
THE PRUDENTIAL ASSURANCE COMPANY, 431 - 432 Royal Exchange, Exchange Street, Manchester, M2 7EP  
441A Royal Exchange, Exchange Street, Manchester, M2 7EP  
17A Barton Arcade, Manchester, M3 2BB  
33 Barton Arcade, Manchester, M3 2BH  
Rear Lower Ground Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Ground Floor And First Floor, 50 - 52 Deansgate, Manchester, M3 2FE  
56 - 58 Deansgate, Manchester, M3 2FF  
49 - 50 Barton Arcade, Manchester, M3 2BH  
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN  
Ground Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Fourth Floor And Fifth Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA  
Fifth Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
Flat 502, 1 Deansgate, Manchester, M3 1AZ  
Third Floor, 5 Parsonage, Manchester, M3 2HS  
Second Floor, 5 Parsonage, Manchester, M3 2HS  
Alexandra House, 14 - 22 Parsonage Gardens, Manchester, M3 2HA  
519 Royal Exchange, Exchange Street, Manchester, M2 7EN  
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
68 Barton Arcade, Manchester, M3 2BJ  
19A Barton Arcade, Manchester, M3 2BB  
36 Barton Arcade, Manchester, M3 2BH  
66 Barton Arcade, Manchester, M3 2BJ  
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN  
69 - 70 Barton Arcade, Manchester, M3 2BJ  
13D Barton Arcade, Manchester, M3 2BB  
58 Barton Arcade, Manchester, M3 2BJ  
57 Barton Arcade, Manchester, M3 2BJ  
BOSS, 11 New Cathedral Street, Manchester, M1 1AD  
FLIGHT CENTRE, 2 - 8 St Mary's Gate, Manchester, M1 1PU  
Second Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
45 Deansgate, Manchester, M3 2AY  
First Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Fifth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
FRENCH CONNECTION, 7 Exchange Street, Manchester, M2 7EE  
Part Sixth Floor FRT, Acresfield, 10 Exchange Street, Manchester, M2 7HA  
3 Barton Arcade, Manchester, M3 2BB  
HSBC, 2 - 4 St Ann's Square, Manchester, M2 7HD  
65 Deansgate, Manchester, M3 2BW  
62 Barton Arcade, Manchester, M3 2BJ  
12 - 14 Cross Street, Manchester, M2 7AE  
Flat 407, 1 Deansgate, Manchester, M3 1AZ  
514 - 516 Royal Exchange, Exchange Street, Manchester, M2 7EN  
228 Royal Exchange, Exchange Street, Manchester, M2 7DD  
444 - 446 Royal Exchange, Exchange Street, Manchester, M2 7EP  
Flat 203, 1 Deansgate, Manchester, M3 1AZ  
Flat 607, 1 Deansgate, Manchester, M3 1AZ  
Flat 103, 1 Deansgate, Manchester, M3 1AZ

Flat 1103, 1 Deansgate, Manchester, M3 1AZ  
Flat 1104, 1 Deansgate, Manchester, M3 1AZ  
Flat 1202, 1 Deansgate, Manchester, M3 1AZ  
Ground Floor, 76 Deansgate, Manchester, M3 2FW  
Flat 905, 1 Deansgate, Manchester, M3 1AZ  
Flat 701, 1 Deansgate, Manchester, M3 1AZ  
Flat 401, 1 Deansgate, Manchester, M3 1AZ  
5 Parsonage, Manchester, M3 2HS  
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH  
First Floor, 1 - 2 North Parade, Manchester, M3 2NH  
Eighth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Sixth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB  
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH  
First Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
326 - 327 Royal Exchange, Exchange Street, Manchester, M2 7BR  
333 Royal Exchange, Exchange Street, Manchester, M2 7BR  
1 Exchange Street, Manchester, M2 7EE  
330 Royal Exchange, Exchange Street, Manchester, M2 7BR  
332 Royal Exchange, Exchange Street, Manchester, M2 7BR  
231 Royal Exchange, Exchange Street, Manchester, M2 7DD  
232 Royal Exchange, Exchange Street, Manchester, M2 7DD  
446 Royal Exchange, Exchange Street, Manchester, M2 7EP  
447 - 449 Royal Exchange, Exchange Street, Manchester, M2 7EP  
Second Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
424 Royal Exchange, Exchange Street, Manchester, M2 7EP  
THE PRUDENTIAL ASSURANCE COMPANY, 227 Royal Exchange, Exchange Street,  
Manchester, M2 7DD  
THE PRUDENTIAL ASSURANCE COMPANY, 520 Royal Exchange, Exchange Street,  
Manchester, M2 7EN  
327 Royal Exchange, Exchange Street, Manchester, M2 7BR  
324 - 325 Royal Exchange, Exchange Street, Manchester, M2 7BR  
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86  
Deansgate, Manchester, M3 2ER  
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
26 - 27 Barton Arcade, Manchester, M3 2BB  
Second Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
17D Barton Arcade, Manchester, M3 2BB  
17 Barton Arcade, Manchester, M3 2BB  
Basement Right, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB  
47A Barton Arcade, Manchester, M3 2BJ  
37 Barton Arcade, Manchester, M3 2BH  
55 Deansgate, Manchester, M3 2BN  
Basement And Ground Floor, 76 Deansgate, Manchester, M3 2FW  
Second Floor, 62 - 66 Deansgate, Manchester, M3 2EN  
First Floor, 62 - 66 Deansgate, Manchester, M3 2EN  
61 Deansgate, Manchester, M3 2BW  
64 Barton Arcade, Manchester, M3 2BJ  
18 Barton Arcade, Manchester, M3 2BB  
43 Deansgate, Manchester, M3 2AY  
Doctorcall Limited, Fifth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
51 - 53 Barton Arcade, Manchester, M3 2BJ  
Flat 2, 6A St Ann's Square, Manchester, M2 7HD

Flat 9, 6A St Ann's Square, Manchester, M2 7HD  
Flat 5, 6A St Ann's Square, Manchester, M2 7HD  
Flat 7, 6A St Ann's Square, Manchester, M2 7HD  
Flat 8, 6A St Ann's Square, Manchester, M2 7HD  
Flat 8, 12 St Ann's Square, Manchester, M2 7HW  
Flat 14, 12 St Ann's Square, Manchester, M2 7HW  
Flat 6, 12 St Ann's Square, Manchester, M2 7HW  
Flat 12, 12 St Ann's Square, Manchester, M2 7HW  
Flat 19, 12 St Ann's Square, Manchester, M2 7HW  
Flat 10, 12 St Ann's Square, Manchester, M2 7HW  
Serviced Apartment 13, 12 St Ann's Square, Manchester, M2 7HW  
Flat 3, 12 St Ann's Square, Manchester, M2 7HW  
Flat 21, 12 St Ann's Square, Manchester, M2 7HW  
Third Floor, Acresfield, 10 Exchange Street, Manchester, M2 7HA  
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
First Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
6 Royal Exchange Arcade, Manchester, M2 7EA  
31 Royal Exchange Arcade, Manchester, M2 7EA  
8 Royal Exchange Arcade, Manchester, M2 7EA  
7 Royal Exchange Arcade, Manchester, M2 7EA  
20 Royal Exchange Arcade, Manchester, M2 7EA  
5 Royal Exchange Arcade, Manchester, M2 7EA  
436 Royal Exchange, Exchange Street, Manchester, M2 7EP  
3 Exchange Street, Manchester, M2 7EE  
16 Cross Street, Manchester, M2 7AE  
5 Exchange Street, Manchester, M2 7EE  
18 Market Street, Manchester, M1 1PT  
2 Market Street, Manchester, M1 1PT  
13 Old Bank Street, Manchester, M2 7PE  
8 Market Street, Manchester, M1 1PT  
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD  
3 St Mary's Gate, Manchester, M1 1BZ  
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD  
Unit 4, New Cathedral Street, Manchester, M1 1AD  
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD  
15 New Cathedral Street, Manchester, M1 1AD  
Third And Fourth Floors, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Unit 1, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Astley House, 23 Deansgate, Manchester, M3 4AH  
Fourth Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
Flat 306, 1 Deansgate, Manchester, M3 1AZ  
Flat 904, 1 Deansgate, Manchester, M3 1AZ  
Flat 703, 1 Deansgate, Manchester, M3 1AZ  
Flat 301, 1 Deansgate, Manchester, M3 1AZ  
Flat 201, 1 Deansgate, Manchester, M3 1AZ  
Flat 210, 1 Deansgate, Manchester, M3 1AZ  
Flat 806, 1 Deansgate, Manchester, M3 1AZ  
Flat 702, 1 Deansgate, Manchester, M3 1AZ  
Flat 305, 1 Deansgate, Manchester, M3 1AZ  
Flat 705, 1 Deansgate, Manchester, M3 1AZ  
Flat 101, 1 Deansgate, Manchester, M3 1AZ  
Flat 102, 1 Deansgate, Manchester, M3 1AZ  
Flat 1003, 1 Deansgate, Manchester, M3 1AZ

Flat 501, 1 Deansgate, Manchester, M3 1AZ  
Flat 405, 1 Deansgate, Manchester, M3 1AZ  
Flat 504, 1 Deansgate, Manchester, M3 1AZ  
Flat 205, 1 Deansgate, Manchester, M3 1AZ  
Flat 801, 1 Deansgate, Manchester, M3 1AZ  
Flat 508, 1 Deansgate, Manchester, M3 1AZ  
Flat 110, 1 Deansgate, Manchester, M3 1AZ  
Flat 104, 1 Deansgate, Manchester, M3 1AZ  
Flat 1, 42 - 46 Victoria Street, Manchester, M3 1ST  
Hanging Ditch Wine Merchants, Unit 1, 42 - 46 Victoria Street, Manchester, M3 1ST  
11 Barton Arcade, Manchester, M3 2BB  
Mitre Hotel, 1 - 3 Cathedral Gates, Manchester, M3 1SW  
First Floor, 76 Deansgate, Manchester, M3 2FW  
Old Wellington Inn, 4 Cathedral Gates, Manchester, M3 1SW  
62 - 66 Deansgate, Manchester, M3 2EN  
Deansgate Surgery, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Barbour, 6 St Ann's Square, Manchester, M2 7HD  
5 St Mary's Gate, Manchester, M1 1PX  
ZARA, 1 New Cathedral Street, Manchester, M1 1AD  
82 Deansgate, Manchester, M3 2ER  
55 Barton Arcade, Manchester, M3 2BJ  
Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN  
Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
First Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
My Hair Transplant, Part Fourth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
53 Deansgate, Manchester, M3 2BB  
1 Barton Arcade, Manchester, M3 2BB  
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN  
Unit 4, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Third Floor, Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
5 Acresfield, 8 Exchange Street, Manchester, M2 7HA  
11 Royal Exchange Arcade, Manchester, M2 7EA  
Sub Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR  
433 - 434 Royal Exchange, Exchange Street, Manchester, M2 7EP  
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN  
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
Fifth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Acresfield, Exchange Street, Manchester, M2 7HA  
3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN  
1 - 2 North Parade, Manchester, M3 2NH  
Kings Court, 2 - 4 Exchange Street, Manchester, M2 7HA  
First Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
6 Market Street, Manchester, M1 1PT  
4 Market Street, Manchester, M1 1PT  
Flat 202, 1 Deansgate, Manchester, M3 1AZ  
OLIVER BONAS, 12 - 14C St Mary's Gate, Manchester, M1 1PX  
Suite 3C Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
First Floor, 5 Parsonage, Manchester, M3 2HS  
Seventh Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Third Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Top Flat, 6 Cateaton Street, Manchester, M3 1SQ  
International House, 82 - 86 Deansgate, Manchester, M3 2ER  
78 Deansgate, Manchester, M3 2FW

80 Deansgate, Manchester, M3 2ER  
58 Deansgate, Manchester, M3 2FF  
Basement, Barton Arcade, Manchester, M3 2BJ  
25 Barton Arcade, Manchester, M3 2BB  
80 Barton Arcade, Manchester, M3 2BJ  
48 Barton Arcade, Manchester, M3 2BH  
14 Barton Arcade, Manchester, M3 2BB  
51 Deansgate, Manchester, M3 2AY  
First Floor, 8 - 10 Exchange Street, Manchester, M2 7HA  
Basement, Royal Exchange, Exchange Street, Manchester, M2 7BR  
Unit 4, 1 Deansgate, Manchester, M3 1AZ  
Sinclairs Oyster Bar, 2 Cathedral Gates, Manchester, M3 1SW  
Manchester Cathedral, Victoria Street, Manchester, M3 1SX  
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH  
Lower Ground Floor One, Blackfriars House, Parsonage, Manchester, M3 2JA  
Lower Ground Floor Two, Blackfriars House, Parsonage, Manchester, M3 2JA  
328 Royal Exchange, Exchange Street, Manchester, M2 7BR  
16 - 18 Royal Exchange Arcade, Manchester, M2 7EA  
Fourth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
4 - 8 Cateaton Street, Manchester, M3 1SQ  
Fifth Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
Basement And Lower Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS  
Second Floor, 1 - 2 North Parade, Manchester, M3 2NH  
CHAMBERS HAIR DESIGN LIMITED, Basement Left, Parsonage Chambers, 3 Parsonage,  
Manchester, M3 2HW  
329 Royal Exchange, Exchange Street, Manchester, M2 7BR  
513 Royal Exchange, Exchange Street, Manchester, M2 7EN  
PRUDENTIAL ASSURANCE CO LTD, 52 - 55 Royal Exchange, Exchange Street, Manchester,  
M2 7DA  
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
56 Barton Arcade, Manchester, M3 2BJ  
44 Barton Arcade, Manchester, M3 2BJ  
Third Floor, Maybrook House, 40 Blackfriars Street, Manchester, M3 2EG  
32 Barton Arcade, Manchester, M3 2BH  
46 Barton Arcade, Manchester, M3 2BH  
Flat 4, 6A St Ann's Square, Manchester, M2 7HD  
Flat 7, 12 St Ann's Square, Manchester, M2 7HW  
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW  
Flat 2, 12 St Ann's Square, Manchester, M2 7HW  
Flat 9, 12 St Ann's Square, Manchester, M2 7HW  
Sixth Floor, Acresfield, 8 Exchange Street, Manchester, M2 7HA  
Watches Of Switzerland, 9 - 11 St Ann's Square, Manchester, M2 7EF  
Sub Basement, 1 - 5 St Ann's Square, Manchester, M2 7EF  
12 Royal Exchange Arcade, Manchester, M2 7EA  
Third Floor, Royal Exchange, Exchange Street, Manchester, M2 7BR  
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD  
Flat 308, 1 Deansgate, Manchester, M3 1AZ  
Flat 1002, 1 Deansgate, Manchester, M3 1AZ  
Flat 605, 1 Deansgate, Manchester, M3 1AZ  
Basement And Ground Floor, Astley House, 23 Deansgate, Manchester, M3 4AH  
Apartment 807, 1 Deansgate, Manchester, M3 1AZ  
Flat 406, 1 Deansgate, Manchester, M3 1AZ  
Flat 108, 1 Deansgate, Manchester, M3 1AZ  
Flat 708, 1 Deansgate, Manchester, M3 1AZ

Flat 1201, 1 Deansgate, Manchester, M3 1AZ  
Flat 209, 1 Deansgate, Manchester, M3 1AZ  
Flat 1001, 1 Deansgate, Manchester, M3 1AZ  
Flat 505, 1 Deansgate, Manchester, M3 1AZ  
Flat 207, 1 Deansgate, Manchester, M3 1AZ  
Flat 804, 1 Deansgate, Manchester, M3 1AZ  
Flat 901, 1 Deansgate, Manchester, M3 1AZ  
Minshulls House, 14 Cateaton Street, Manchester, M3 1SQ  
Cathedral Visitors Centre, 10 Cateaton Street, Manchester, M3 1SQ  
42 - 46 Victoria Street, Manchester, M3 1ST  
Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH  
CLARKE BELL LTD, First Floor Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB  
48 Royal Exchange, Exchange Street, Manchester, M2 7DA  
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
40 Barton Arcade, Manchester, M3 2BH  
48 Deansgate, Manchester, M3 2FE  
76 Deansgate, Manchester, M3 2FW  
Flat 1, Fourth Floor, Barton Arcade, Manchester, M3 2BJ  
60 Barton Arcade, Manchester, M3 2BJ  
65 Barton Arcade, Manchester, M3 2BJ  
19 - 20 Barton Arcade, Manchester, M3 2BB  
Barton Cosmetic Dentistry Centre, 28 - 31 Barton Arcade, Manchester, M3 2BH  
Speakers House, 39 Deansgate, Manchester, M3 2BA  
Sixth Floor, Speakers House, 39 Deansgate, Manchester, M3 2BA  
Flat 5, 12 St Ann's Square, Manchester, M2 7HW  
Flat 15, 12 St Ann's Square, Manchester, M2 7HW  
3 Royal Exchange Arcade, Manchester, M2 7EA  
10 Royal Exchange Arcade, Manchester, M2 7EA  
1 Royal Exchange Arcade, Manchester, M2 7EA  
4 Royal Exchange Arcade, Manchester, M2 7EA  
435 Royal Exchange, Exchange Street, Manchester, M2 7EP  
437 Royal Exchange, Exchange Street, Manchester, M2 7EP  
517 - 518 Royal Exchange, Exchange Street, Manchester, M2 7EN  
326 Royal Exchange, Exchange Street, Manchester, M2 7BR  
1 St Mary's Gate, Manchester, M1 1BZ  
Ground Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Sixth Floor, Blackfriars House, Parsonage, Manchester, M3 2JA  
Flat 204, 1 Deansgate, Manchester, M3 1AZ  
Unit 5, 1 Deansgate, Manchester, M3 1AZ  
Flat 704, 1 Deansgate, Manchester, M3 1AZ  
Flat 606, 1 Deansgate, Manchester, M3 1AZ  
Flat 307, 1 Deansgate, Manchester, M3 1AZ  
Flat 402, 1 Deansgate, Manchester, M3 1AZ  
Flat 208, 1 Deansgate, Manchester, M3 1AZ  
Flat 706, 1 Deansgate, Manchester, M3 1AZ  
Flat 803, 1 Deansgate, Manchester, M3 1AZ  
Flat 403, 1 Deansgate, Manchester, M3 1AZ  
Flat 2, 42 - 46 Victoria Street, Manchester, M3 1ST  
Third Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW  
438 Royal Exchange, Exchange Street, Manchester, M2 7EP  
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER  
13 - 16 Barton Arcade, Manchester, M3 2BB

12 Barton Arcade, Manchester, M3 2BB

## **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

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL