

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141994/FO/2025

Date registered valid: 11 February 2025

Proposal: Change of use of second and third floors from commercial use (Use Class E), and erection of rooftop extension to create 11no residential apartments (Class C3), creation of external bin store, and other associated external works including demolition, building alterations and window replacement.

Address: The Equitable Building, St Ann Street, Manchester

Ward(s): Deansgate Ward

Applicant: Mr Anthon Iacobucci PH Property Holdings Ltd

Agent (if any): Miss Justine Entezari Icen Projects

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman 6202

Recommendation: Approve

Date of recommendation: 10 November 2025

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 6 March 2025

Standard consultations:

Printed: 20 February 2025 Expired: 13 March 2025

Neighbour notifications

Printed: 20 February 2025 Expired: 13 March 2025

Site notice

Posted: 20 February 2025 Expired: 13 March 2025

Press advert

Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: St Anns Square Conservation Area 1970

Tree Preservation Order: Not applicable

The application relates to a four two storey stone built Victorian commercial building. The elevations are composed of buff sandstone with decorative carved sandstone dressings, sash windows to first and third floors.

The original roof had a distinctive skyline with turrets and gables. As a result of war damage, the current roof is predominately flat with a later 1950s small roof extension.

The building is known as the 'Equitable Building' and is a prominent building within the St Anns Conservation Area. The ground floor is occupied by a jeweller, and the upper floors are vacant.



Figure 1 – St Anns Square elevation



Figure 2 – St Anns Square elevation



Figure 3 – Rear courtyard

Description of area

The site is located on the corner of St Anns Square and opposite the Grade I listed St Ann's Church. The building is within the St Anns Square Conservation Area which has Grade II listed buildings including The Royal Exchange, 16-22 St Anns Square and Cobden Statue. Additionally, No.24 St Anns Street, a Grade II* listed building.

The site is located in close proximity to a number of different modes of public transport including bus and tram services.

Description of development

Planning permission is sought for the change of use of second and third floors from commercial use (Use Class E), and erection of rooftop extension to create 11no residential apartments (Class C3), creation of external bin store, and other associated external works including demolition, building alterations and window replacement.

The change of use refers to the second and third floors with internal works to accommodate 10.no. residential apartments and the erection of a rooftop extension to create an additional 1no. apartment.

The proposed dwelling mix is as follows:

- 8no. two-bedroom apartments
- 3no. three-bedroom apartments

All apartments would comply with the Nationally Described Space Standards (NDSS).

All proposed apartments will be accessed from the shared entrance with the commercial occupier on the corner of St Ann Street and Barton Square. Level access will be required throughout the building.

The refurbishment of commercial space to the first floor is to be used by the existing occupier of the ground floor.

Within the rear courtyard there will be the creation of a new bin store for the commercial and residential uses. There will also be a new external fire staircase within this area.

Plant will be located within the existing basement area. All apartments will have Air Source Heat Pumps (ASHP) and Mechanical Ventilation with Heat Recovery (MVHR) with replacement vents

The proposal includes the following external works:

- Window replacement
- Refurbishment of wrought iron gate
- Reinstatement of windows to the rear courtyard.
- Removal of ventilation outlets within the courtyard
- Installation of replacement vents to facilitate apartment ventilation MVHR and ASHP's.
- New fire exit door with glazed panel head to side elevation
- Replacement glazed shopfront to west and east elevations.
- Masonry infill to ground floor west elevation
- Removal of existing structures, plant and maintenance equipment to rooftop

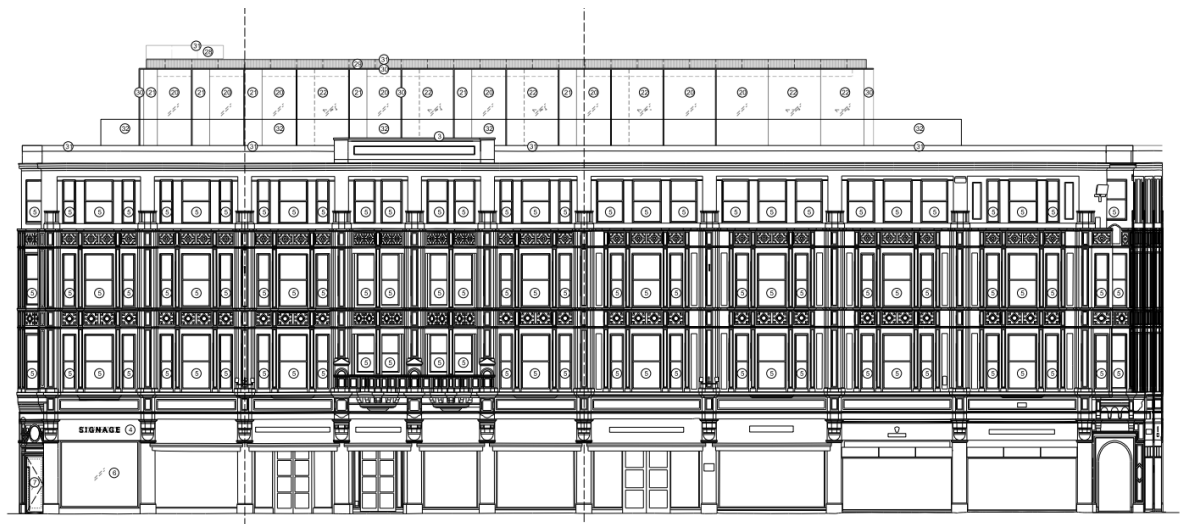


Figure 4 – Proposed south elevation



Figure 5 – Proposed west elevation

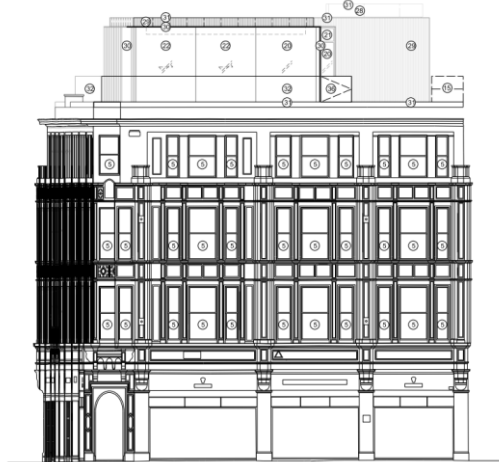


Figure 6 – Proposed east elevation

Installation of external fire escape staircase to rear elevation and external bin store.

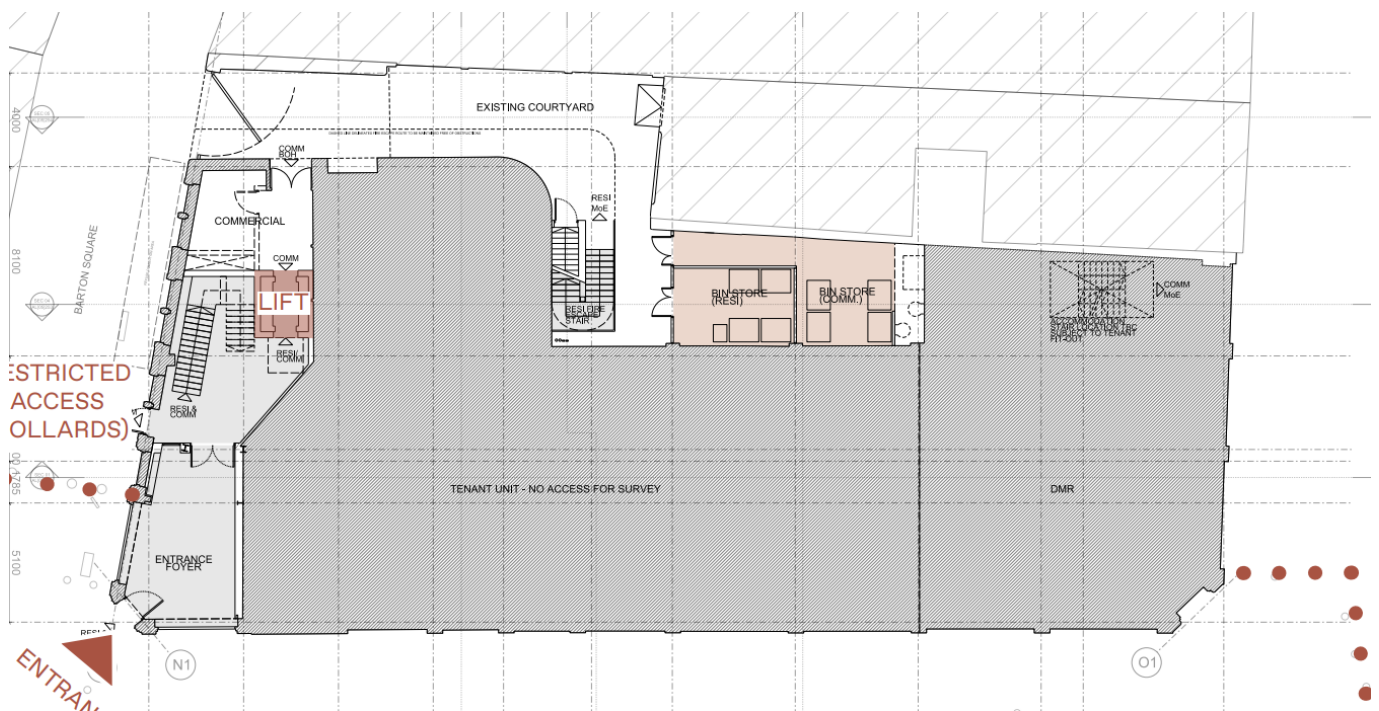


Figure 7 – Proposed ground floor plan showing location of bin store and external staircase

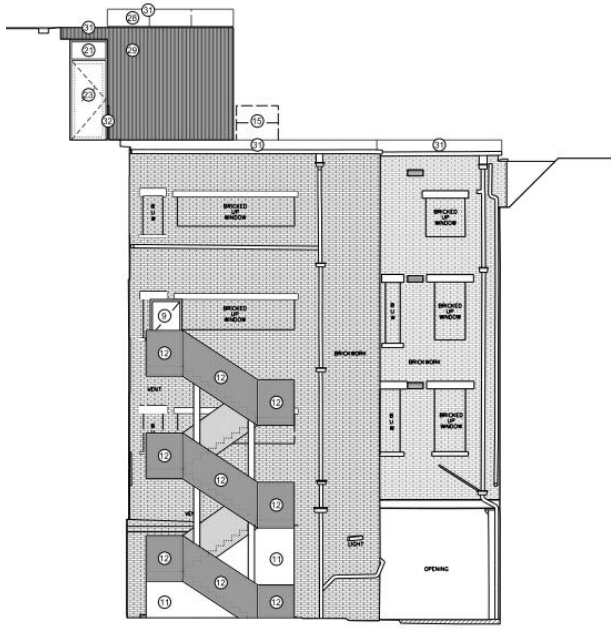


Figure 8 – Partial rear elevation within Courtyard

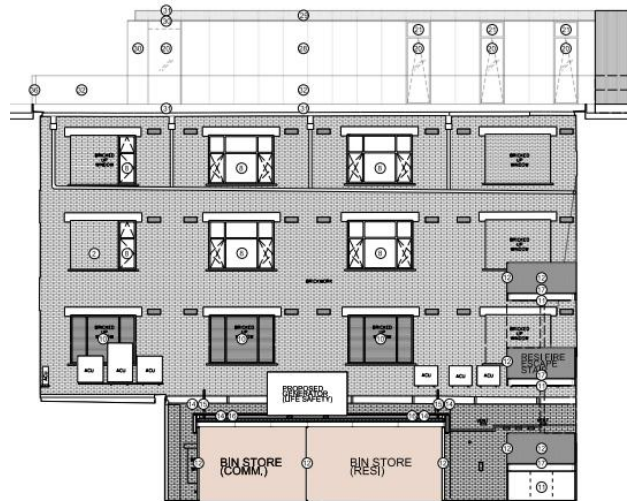


Figure 9 – Partial side elevation within courtyard

Relevant Planning History

141995/FO/2025 - Change of use of second and third floors from commercial use (Use Class E) to 12no residential apartments (Use Class C3), creation of external bin store, and other associated external works including demolition, building alterations and window replacement. Decision: Under consideration

129290/LE/2021 - Certificate of Lawfulness for an existing use to confirm that the building has been in Class E use for a minimum of 10 years continuously. Decision: Approved March 2021

Consultations & Notification Responses

Highway Services – Pre-commencement dilapidation survey is acceptable in principle, and a post-construction dilapidation survey of surrounding carriageway/footway condition is required.

The detailed construction management plan is acceptable.

Refuse bin collection from Barton Square is acceptable in principle subject to appropriately sized servicing vehicle. Waste bins should be relocated back to the bin store immediately after collection.

A detailed management strategy for food/parcel deliveries is required for the residential apartments.

Environmental Health – Accept the construction management plan and it should be conditioned.

Noise assessment confirms the ventilation system, and acoustic insulation of the existing building will be specified to meet the required criteria. The rooftop extension would meet the require noise insulation and predicted noise levels for the external area is acceptable. These measures and predicted levels are subject to verification testing prior to the first use.

Waste management strategy is acceptable with separate commercial and residential store rooms.

Work & Skills Team – Accept construction local labour proposal and verification report to be submitted prior the construction works completing.

Greater Manchester Police – Concerns with shared access between the residential apartments and the first-floor jewellers. The high-spec security strategy to control resident/visitor access to the apartments and staff/pre-appointment customer access to the jewellery service centre is an acceptable compromise.

We would highly recommend that a Secured by Design (SBD) application is submitted for the approved scheme as soon as possible as soon as planning permission is granted, in order to determine the measures required for SBD accreditation.

Historic England (North West) – Advised they are not required to be consulted on this type of application.

Greater Manchester Ecology Unit - Having assessed the work planned for the building, there is negligible potential for the works to disturb roosting bats, and no further surveys are required.

Policy

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

- Policy JP-Strat1: Core Growth Area
- Policy JP-Strat2: City Centre
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-S5: Clean Air
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-P2: Heritage
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling
- Policy JP-C8: Transport Requirements of New Development

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

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC2 – Retail
- Policy CC3 – Housing
- Policy CC5 – Transport
- Policy CC7 – Mixed Use Developments
- Policy CC8 – Change and Renewal
- Policy CC9 – Design and Heritage
- Policy CC – 10 A Place for Everyone
- Policy EC3 – Regional Centre
- Policy H1 – Overall Housing Provision
- Policy H5 - Central Manchester
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies

- Policy EN8 – Adaptation to Climate Change
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC7 – New Housing Development
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

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

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Principle of the Development

The upper floors of the Equitable Building have been vacant since 2012 but were formerly used for retail and ancillary storage. The principle of the change of use to accommodate residential apartments is acceptable as it would make efficient use of vacant floors and would contribute positively to both local and national housing growth targets.

Policy CC7 supports residential development to upper floors that are part of mixed-use developments with active ground floor uses. The ground is currently occupied by retail units, and the first-floor area will be used as commercial space for one of these occupiers. The retention of these uses would ensure a mixed-use development.

Policy H1 sets out Manchester's strategic approach to housing growth, identifying a need for approximately 60,000 new homes between 2009 and 2027. This growth is primarily directed towards the north, east, city centre, and central areas of Manchester, which fall within the Regional Centre and inner-city zones. This strategy responds to Manchester's expanding economy and a population expected to increase significantly over the next two decades.

New developments are therefore expected to support this growth strategy by being located in appropriate areas, meeting housing demand, and helping to create high-quality, desirable neighbourhoods. The delivery of high value housing within St Anns Square that would contribute towards the Council's housing target and would see the regeneration of a partially vacant building.

The proposal is considered to comply with policies SP1, CC1, CC3, CC7, H1 and DM1 of the Manchester Core Strategy.

Viability

The proposal would deliver high value homes in the heart of the city centre. It also seeks to introduce a roof top extension in a highly sensitive heritage context.

The applicant has submitted a viability appraisal to consider if any contribution towards affordable housing could be provided and whether the roof top extension is necessary to deliver the scheme given the historical context.

The viability has confirmed that there is a viability deficit with the scheme and the rooftop extension is necessary to make the scheme work. This therefore leads that it would not be possible to make a contribution to the Council's affordable homes fund.

Accommodation

Where possible across the city, the Council only allow a maximum of 33% of any residential development to be one-bedroom units, with the rest being two bedrooms or larger units. This is to achieve a more sustainable and stable population within the City Centre. This scheme complies with this as it does not provide one-bedroom units and only consists of two bedroom, or three-bedroom units.

The apartments have been designed with functionable layouts and the minimum floorspaces for all apartments exceeds the minimum NDDS.

In some instances, the apartments have significantly exceeded the minimum NDDS. For example, apartments 205 and 305 are 3 bedrooms for 6 persons with a floorspace of 162m². This exceeds the minimum requirement of 95m² by 67m².

Additionally, the only apartment to the fourth floor within the new rooftop extension would have a floorspace of 226m² and exceeds the minimum space standards by 131m².

Given the spacious floorspaces of the apartments, the proposal is considered to represent high quality housing with the city centre and would be suitable for both professionals and families.

Visual amenity and heritage

Alterations to existing building

The site is located on the corner of St Anns Square and opposite the Grade I listed St Ann's Church. The building is within the St Anns Square Conservation Area which has Grade II listed buildings including The Royal Exchange, 16-22 St Anns Square and Cobden Statue. Additionally, No.24 St Anns Street, a Grade II* listed building.

The building is a Non-Designated Heritage Asset (NDHA) that makes a positive contribution to this area of the city centre. The roof of the building originally had turrets and gables but because of war damage it currently has a flat roof. The existing later small 1950's extension will be demolished to accommodate the rooftop extension.

The existing non-original sash windows to the first and second floor and existing 1950's metal casements to the third floor will be replaced with 1 over 1 sash windows. This would bring

improved uniformity across the elevations and enhance the appearance of the building, resulting in a positive contribution to the St Anns conservation area.

A full-size sample sash window and section drawings have demonstrated the replacement windows will match the style and joinery of existing sash windows. The only minor change in appearance to the new windows is the double glazing which is acceptable in the interest of acoustic and thermal performance to bring the building back into use.

The rear courtyard elevations feature a white glazed brick. To accommodate the MVHR and ASHP's the small vents within the rear courtyard will be replaced. Additionally, existing infilled openings to the first floor are to be replaced with louvres to allow for servicing provision to the commercial unit on the first floor.

The proposed vertical louvre treatment to the side elevation of the building would provide better insulation and a servicing provision for the first-floor commercial unit. It would replace the existing vertical glass blocks that are currently uninsulated.

The alterations to accommodate the new vents and louvres would not be visible from public viewpoint, however, in the interests of visual amenity, full and final details are to be submitted through condition.

An open fire escape staircase and waste storage area are proposed within the rear courtyard of the site. The structures would be constructed in the same materials (fabricated steel and architectural cladding and metalwork), creating a coherent appearance. The alterations would not be visible from public viewpoint and the relatively simple design of them would minimise the visual impact. Samples and details of the finish are to be submitted for approval.

Stone repairs and stone cleaning will be carried out using DOF and JOS cleaning methods. This would improve the appearance of the building and is a heritage benefit. Any infill masonry works are supported subject to brick-and-mortar samples to be submitted for approval. The replacement shopfront and doors will also require full and final details to be submitted.

Rooftop extension

The building occupies a prominent position within the townscape and sits adjacent to a Grade I listed building. The rooftop extension has been carefully designed to respect the character and appearance of the host building, St Ann's conservation area and St Ann's Church.

The design of the storey rooftop extension consists of a simple lightweight structure. The supporting design and access statement details the justification for the scale and height. With respect to the original height of the building (pre-war) and the later 1950's rooftop extension, the rooftop extension would only be one storey.

The supporting Design and Access statement outlines the design principles for the rooftop extension. Following an options appraisal, the 'Bay' option was considered to provide a simple mass that would be limited to one storey whilst providing depth and articulation within the elevations. Additionally, the design also allows for solar shading which can reduce overheating and improve energy efficiency.

The extension sits comfortably behind the parapet and would be set back approximately 12m from St Anns Square, 5m from Barton Square and 2.7m from St Anns Street. These setbacks reduce the visibility from the street level.

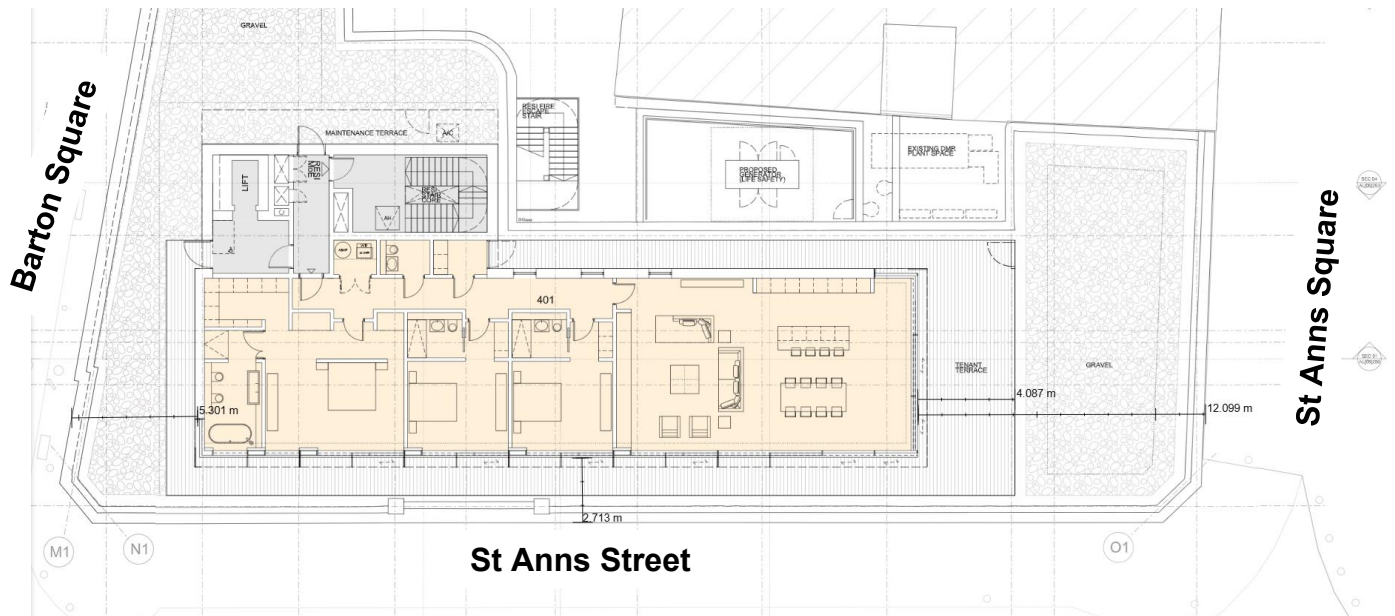


Figure 8 – Fourth floor plan

Views assessments shown in Figures 10-13 demonstrates that the proposal will not appear unduly prominent in local views from St Anns Street and within St Anns Square. The photographs show the choice of materials and set back position of the reduces the visibility and visual impact within the street scene.



Figure 9 – Existing photograph

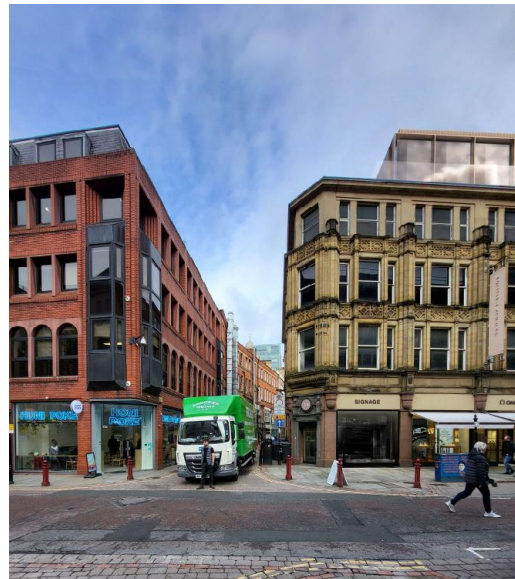


Figure 10 – Photograph with proposed rooftop extension



Figure 11 - St Anns Street views assessment



Figure 12 – St Anns Square views assessment

The design of the extension features double-glazed curtain walling with flat and vertical anodised metal panelling in a light bronze colour palette, intended to complement the existing building's character and form.

The proposal would enhance the skyline with a contemporary high quality lightweight addition. It is a relatively modest addition which would be consistent in height with adjacent buildings, and it

would replace an unattractive existing extension. However, by virtue of the siting and contemporary appearance of the rooftop extension, it would result in less than substantial harm to the setting of the Grade I St Anns Church and St Anns conservation area.

Heritage assessment

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

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The level of less than substantial harm identified to the Grade I St Anns Church and St Anns Conservation would be low. This is because the slimline frame and large areas of glazing would result in an extension with a high-quality appearance that visually would appear subservient to the more historic architectural style of the existing building.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

As established earlier in this report, the conclusion of the viability assessment demonstrated that the scheme for the conversion of the building into residential with a rooftop extension resulted in smaller deficit but would still be unviable. Notwithstanding this, the scheme would make efficient use of vacant floors and would contribute positively to both local and national housing growth targets, providing a clear public benefit.

There are additional public benefits to the scheme including repairs/refurbishment of the external elevations, replacement of windows with a uniformed appearance, removal of existing rooftop extension, and an enhancement to the skyline

The finalised materials and method of fixing are to be submitted for approval through condition. The setbacks and lightweight glazed form would reduce any prominence within the street scene.

The proposal would also contribute positively to the supply a larger homes in the city centre.

The above listed benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF.

The proposal therefore complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policy DC18, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential amenity

Nature of development

The development is located within St Anns Square with established mixture of commercial and residential uses.

Overlooking

There are no prescribed separation distances between buildings in the City Centre where developments are denser and closer together than in suburban locations. Apartment windows on the second and third floors would have the following approximate separation distances:

- Barton Square Elevation: 7.5 metres
- St Anns Street Elevation 16.5 metres
- St Anns Square: 26.5 metres

These separation distances are considered to provide an adequate provision of natural daylight and outlook to the proposed apartments.

Apartment Nos. 201 and 301 are located on the northwest of the building. They each would have one principal habitable bedroom window overlooking the courtyard. These windows would have a smaller separation distance of approximately 4m from the directly facing window. This arrangement is acceptable as the area is characterised by smaller separation distances, such as No.20 St Anns Square where apartments have windows within the internal courtyard space of a similar separation distance.

The rooftop extension would contain one larger penthouse apartment. This extension is set back from the external elevations of the building, and the windows therefore will have greater separation distances than the lower floors.

Daylight, Sunlight and Outlook

As discussed in the above section, apartment Nos. 201 and 301 each have a bedroom window that would overlook the existing courtyard and would have a separation distance of 4m from the directly facing building. The outlook of these windows would be impacted by the existing building, and the amount of natural daylight/sunlight would be lessened. As this application refers to the conversion of an existing building and as this area of the city centre is characterised by smaller separation distances, it would not result in any unacceptable level of amenity to future occupiers of these apartments.

Air Quality

The site is in an Air Quality Management Area (AQMA), and the construction works could have an impact on local air quality during construction. The applicant has submitted a construction management plan with dust suppression measures.

The development does not include any parking provision, onsite boilers would be electric with ASHP, and apartments will have MVHR so there should be no air quality impacts once the apartments are occupied.

No cycle parking provision could be accommodated within the shared amenity spaces but there is considered to be sufficient space within the apartments to store bicycles. The development is also located closely to Manchester Victoria Station, Exchange Square Tram Station and bus stops.

Environmental Health have not raised air quality as an issue. The impact on air quality would be acceptable and suitable for the proposed use.

Noise

The impact of the use on amenity through noise generation and from plant and equipment has been assessed. An acoustic report outlines how the ground floor and first floor commercial units

can be acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation between floors to the upper residential apartments.

The windows are to be replaced across the building. The new glazing will be selected to provide acoustic insulation to prevent any noise nuisance from vehicles or other external noise sources.

If residents were reliant on openable windows for ventilation, then the internal noise criteria would not be met. MVHR is therefore proposed to provide ventilation to the apartments to avoid occupants overheating when windows are closed. The system includes the provision of a silencer to reduce the noise levels.

The acoustic report demonstrates the predicted noise levels for plant and that external vents would not impact on the acoustic insulation of the premises.

This application includes the installation of a rooftop extension which predominantly consists of glazing. The noise report provides the façade build performance criteria and EHO are satisfied the premises would be acoustically insulated to meet the required internal noise levels.

The rooftop apartment includes an external amenity space, and the acoustic report demonstrates the predicted noise levels meets the requirements for the Council's external amenity space criteria.

The acoustic measures and predicted noise levels are to be controlled through a condition and are subject to verification testing prior to the first occupation of the development. The development therefore complies with Policy DM1 of the Core Strategy and Saved Unitary Development Plan Policy DC26.

Impact on Highway network

Construction Management

The application was supported by a Construction Management Plan assessing any impact on the highway network during the construction phase. Highways Services are satisfied that the proposed details would minimise any impact on the surrounding highway network subject to a compliance condition for the CMP.

The existing conditions of the highways were survived prior to work commencing. The same carriageways shall be resurveyed post-construction to assess if any damage has been caused.

Parking

Within this area of the city centre, waste management arrangements have resulted in bins being permanently stored to Barton Square which is impacting on the amenity of the area. Given this is a priority, the rear courtyard area can only accommodate residential and commercial bin stores and there is no space for cycle parking provision.

Given the apartments are generally larger than the minimum space standards, it is considered that there is sufficient space for bicycles to be stored within private residences.

No car parking provision is provided which is acceptable in principle as the site is within a sustainable location. Highway Services are satisfied there several public car parks within a short walking distance from the site.

Food/Parcel Delivery Strategy

The proposal refers to a change of use to residential apartments where there would be associated food and parcel deliveries. To minimise any impact on the highway network a detailed strategy for the management of deliveries to the apartments will be required through condition.

Travel Plan

The application was supported by a Travel Plan Framework considering measures in place to reduce dependency on the private car by those living at the development. This shall be reviewed within 6 months after occupation of the site.

Waste management

It is acknowledged that existing bins for occupiers on Deansgate are stored to the rear of their property along Barton Square. These bins are permanently stored on the highway and are impacting on the amenity of the area.

The commercial and residential waste bins are to be stored internally and located within the existing rear courtyard. Bins would be presented at the end of Barton Square for collection. This arrangement is acceptable and would not exacerbate the current conditions along Barton Square.

The residential waste storeroom would be approximately 3.2m by 5m and would have a total floor space of 16m². This would be exceeding the minimum space requirements of 4.73m² where 0.43m² space is required for each of the 11 apartments.

Environmental Health are satisfied with this arrangement and in the interest of visual amenity that the waste management strategy is conditioned to ensure compliance, in accordance with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Flood risk and drainage

The application site lies within Flood Zone 1 where the risk of flooding is lowest. The development refers to a change of use and installation of a single storey rooftop extension.

This application is utilising vacant floors of an existing building and would be connected to existing drainage arrangements.

The supporting information confirms that it is proposed that the existing site foul drainage points are utilised and therefore no additional connections to the public sewer are required.

Secured by design

Greater Manchester Police initially raised concerns with the shared access between the residential apartments and the first-floor commercial space to be occupied by the ground floor jewellers.

The applicant has submitted a high specification security strategy to control resident and visitor access to the apartments and staff/pre-appointment customer access to the jewellery service centre.

This is sufficient to satisfy GMP's concerns, and they have recommended that a Secure by Design accreditation is submitted for approval under condition. Once satisfied the condition will ensure the operational strategy is in place for the duration of the development.

Local labour

The Council are satisfied with the Construction Local Labour Proposal and will request the proposal is verified within one month prior to construction work being completed.

Ecology

A Preliminary Roost Assessment has been submitted in support of the application. The survey concluded that the building had negligible potential to support roosting bats. GMEU are satisfied with the findings of the assessment and confirmed no further surveys are required.

The proposal includes the demolition of an existing rooftop extension. Any demolition works should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Sustainability and Accessibility

The proposal seeks to reuse an existing building, and this would reduce embodied carbon. There would also be measures to reduce emission such as electric boilers with ASHP and not providing any car parking provision.

The entrance area would be located on the corner of Barton Square and St Anns Street to provide level access into the building. All upper floors are accessible via a new lift, and all communal corridors and doorways have been designed to be fully accessible.

It is considered the development is acceptable in this respect and accords with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

Conclusion

The delivery of high value housing within St Anns Square that would contribute towards the Council's housing target and would see the regeneration of a partially vacant building being brought back into use.

The low level of less substantial harm to the setting of nearby listed buildings and St Anns conservation area has been outweighed by the identified public benefits, in accordance with paragraph 215 of the NPPF.

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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

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

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

- Demolition plan - sub-basement AL [05]110
- Demolition plan - basement AL[05]111
- Demolition plan – first floor AL[05]113 A
- Demolition plan – fourth floor AL[05]116
- Demolition plan - roof AL[05]117 A
- Demolition section 01 AL[05]150
- Demolition section 02 AL[05]151 A
- Proposed plan - sub-basement AL[05]210

- Proposed section 01 AL[05]250 A
- Proposed section 02 AL[05]251 A
- Proposed building façade study 01 AL[05]400
- Proposed extension façade study 01 AL[05]41
- Planning Statement, prepared by Icen
- Air Quality Assessment, prepared by Redmore Environmental
- Crime Impact Statement: 2017/0784/CIS/02, prepared by Greater Manchester Police Secure by Design
- Environmental Standards, prepared by Ridge
- Flood Risk Assessment and Drainage Strategy, prepared by Integra
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture
- Local Labour Agreement, prepared by PH Property Holdings
- Noise Impact Assessment, prepared by Professional Consult
- Phase I Site Investigation Report, prepared by ID Geo-environmental
- Preliminary Bat Roost Assessment, prepared by E3P
- Transport Statement, prepared by Mode Transport Planning
- Travel Plan, prepared by Mode Transport Planning

All received by the City Council as Local Planning Authority on 27 January 2025

- Proposed elevation A (South) AL[05]260 A
- Proposed elevation B (East) AL[05]261 A
- Proposed elevation C (West) AL[05]262 A
- Demolition elevation A (South) AL[05]160
- Demolition elevation B (East) AL[05]161
- Demolition elevation C (West) AL[05]162 A

All received by the City Council as Local Planning Authority on 7 February 2025

- Construction Management Plan, prepared by PH Property Holdings
- Typical Window – Proposed: AL [05] 451 A

Received by the City Council as Local Planning Authority on 4 April 2025

- Demolition plan – ground floor AL[05]112 B
- Demolition plan – second floor AL[05]114 B
- Demolition plan – third floor AL[05]115 B
- Demolition section 03 AL[05]152 B
- Demolition section 04 AL[05]153 B
- Demolition section 05 & 06 AL[05]154 B
- Proposed plan - basement AL[05]211 B
- Proposed plan – ground floor AL[05]212 C
- Proposed plan – first floor AL[05]213 B
- Proposed plan – second floor AL[05]214 B
- Proposed plan – third floor AL[05]215 B
- Proposed plan – fourth floor AL[05]216 B
- Proposed plan - roof AL[05]217 B
- Proposed section 03 AL[05]252 B
- Proposed section 04 AL[05]253 B
- Proposed section 05 & 06 AL[05]254 B
- Design and Access Statement, prepared by Jeffrey Bell + Company
- Security Strategy: 1572-Bb20251022-Security Strategy App 01, prepared by Jeffrey Bell + Company
- Accommodation Schedule 1572_JBCO

All received by the City Council as Local Planning Authority on 22 October 2025

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

- 3) a) The residential accommodation hereby approved shall be acoustically insulated against noise from surrounding streets and City Centre activity in accordance with the scheme and details within the following documents:

- Noise Impact Assessment Ref No. 24.155.1.R6 (Received 27 January 2025)
- Report Ref No. 201105-R02B-BT (Received 2 June 2025)
- Report Ref 24105-L08-BT (Received 16 July 2025)
- Report Ref 24105-L10-BT (Received 15 August 2025).

The scheme also accounts for overheating, and any noise insulation has taken this into account. The approved noise insulation and ventilation scheme shall be completed before any of the apartments are occupied.

For the avoidance of doubt, the noise survey data includes noise levels testing during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed
45 dB L _{Amax,F} by more than 15 times)	
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to the first use/occupation of the development, 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 from traffic and other sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 4) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the residential apartments hereby approved, 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.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 5) Prior to the commencement of the masonry infill works as annotated on drawing references: AL[05]162 A (West Elevation) and AL[05]253 B (Section 04), product specification and samples for the bricks and mortar to be used, shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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

- 6) Prior to the installation of the replacement shopfront and doors annotated as Nos.7 and 6 on the West Elevation drawing reference, AL[05]162 A, detailed sections and product specifications shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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

- 7) Prior to the commencement of the rooftop extension, all materials to be used on all external elevations of the extension and a product specification for the balustrading associated with the terrace area shall be submitted to and approved in writing by the City Council, as Local Planning Authority (this shall include windows and doors specification).

The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

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

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.

- 8) Prior to the installation of the external staircase and bin store with the courtyard hereby approved and as shown on drawing Nos. AL[05]252 B and AL[05]254 B, details of the material, finish and samples shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

- 9) Prior to the installation of extraction vents and louvres as shown on drawing nos. AL[05]252 B, AL[05]253 B and AL[05]254 B, detailed section drawings, product specifications and finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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

- 10) The materials used for the replacement windows hereby approved shall be as follows:

- Sliding Sash Window Sections, prepared by Precision

- Photographs of full size window sample

All received by the Local Planning Authority on 27 June 2025

- Sliding Sash Window Specification, prepared by Custom Precision Joinery Ltd

Received by the Local Planning Authority on 30 July 2025

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

- 11) a) Highways Condition Survey within the Transport Statement: 328257, prepared by mode transport planning as received 27 January 2025 established the condition of the Highways of Barton Square and St Anns Street.

b) When all construction/fit-out works are complete, the same carriageways/footways included in the Transport Statement: 328257 shall be re-surveyed, and the results submitted for approval in writing by the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority including timescales for undertaking the works.

Reason - To ensure an acceptable development and to prevent any damage to the highways pursuant to policy DM1 of the Core Strategy.

- 12) Prior to the first occupation of the upper floors (second, third and fourth), a Delivery and Servicing Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage resident feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

- 13) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by PH Property Holdings Ltd, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development 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

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 14) a) The development shall be carried out in accordance with the Construction Local Labour Proposal, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025. 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).

- 15) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement: 2017/0784/CIS/02 (Received 27 January 2025) and the Security Strategy 1572-Bb20251022-Security Strategy App 01, prepared by JB+CO Architects+Designer, as received by the City Council, as Local Planning Authority, on the 24 October 2025. The development shall only be carried out in accordance with these approved details.

b) 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.

- 16) The construction phase of the development shall be completed in accordance with the submitted Construction and Environmental Method Statement, prepared by PH Property Holdings, as received by the City Council as Local Planning Authority on 4 April 2025.

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).

- 17) The waste management arrangements for the development hereby approved shall be carried out in accordance with Section 5.3 'Refuse Strategy' of the Design and Access Statement Rev 2, prepared by JB+CO (Received 24 October 2025), the MCC Waste Proforma (Received 27 January 2025) and drawing no. AL[05]212 C (Received 24 October 2025). The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

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

- 18) 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 second, third or fourth floor of the building 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.

- 19) 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.

- 20) The development hereby approved shall include for full disabled access to be provided to the main entrance and to all apartments.

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

- 21) 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:

- o Monday to Sunday: 7:30 to 20:00
- o Sundays and Bank Holidays: 10:00 to 18:00

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.

- 22) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to PpE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

Informative

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. You must seek ecological advice should you find or suspect that the proposals will impact on protected species.

- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application.
- Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Work & Skills Team
Heritage & Urban Design
Greater Manchester Police
Historic England (North West)
Greater Manchester Ecology Unit

7 Police Street, Manchester, M2 7LQ
67 Deansgate, Manchester, M3 2BW
Rush Hair And Beauty, 69 Deansgate, Manchester, M3 2BW
75 Deansgate, Manchester, M3 2BW
Second Floor, 77 Deansgate, Manchester, M3 2BW
Sub Basement, St Anns House, St Ann's Place, Manchester, M2 7LP
18 St Ann Street, Manchester, M2 7LP
Flat 6, Octo, 1 Police Street, Manchester, M2 7LU
STEPHENS PREMIER LTD, 10 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
2 Old Bank Street, Manchester, M2 7PF
Old Bank Chambers, 25 St Ann Street, Manchester, M2 7LG
St Anns Church, St Ann Street, Manchester, M2 7LF
McDonald's, 18 St Ann's Square, Manchester, M2 7HQ
14 St Ann's Square, Manchester, M2 7HQ
Basement And Ground Floor, 2 Old Bank Street, Manchester, M2 7PF
11 Police Street, Manchester, M2 7LQ
First Floor, 1 St Ann Street, Manchester, M2 7LG
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Ground Floor Unit 5, St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 5, Octo, 1 Police Street, Manchester, M2 7LU
Flat 2, Octo, 1 Police Street, Manchester, M2 7LU
Flat 3, Octo, 1 Police Street, Manchester, M2 7LU
First Floor To Third Floor, 17 St Ann's Square, Manchester, M2 7EF
Third Floor Rooms 46 To 48 And 50 To 56, 17 St Ann's Square, Manchester, M2 7EF
Second Floor Rooms 27 To 37, 17 St Ann's Square, Manchester, M2 7EF
Basement And Ground Floor, 14 St Ann's Square, Manchester, M2 7HQ
First Floor, 15 St Ann's Square, Manchester, M2 7PW
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Second Floor, 1 St Ann Street, Manchester, M2 7LG
Third And Fourth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Tudor Boutique, 22 St Ann Street, Manchester, M2 7LF
3 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
6 St Anns Arcade, St Ann's Square, Manchester, M2 7HN

Third Floor City Centre Dental Practice, 20 St Ann's Square, Manchester, M2 7HG
Third Floor, 20 St Ann's Square, Manchester, M2 7HG
Fourth Floor, 2 Old Bank Street, Manchester, M2 7PF
Showcase At Entrance To 20, St Ann's Square, Manchester, M2 7HG
HOLLAND & BARRETT, 22 St Ann's Square, Manchester, M2 7JB
PO Box 320, Royal Bank Of Scotland, St Ann Street, Manchester, M60 2SS
BUPA Dental Care, First Floor, 14 St Ann's Square, Manchester, M2 7HQ
5 Police Street, Manchester, M2 7LQ
79 - 81 Deansgate, Manchester, M3 2BW
14 - 16 St Ann Street, Manchester, M2 7LF
Unit 2, St Anns House, St Ann's Place, Manchester, M2 7LP
13 St Ann Street, Manchester, M2 7LG
4 St Anns House, St Ann's Place, Manchester, M2 7LP
Flat 8, Octo, 1 Police Street, Manchester, M2 7LU
Abelsons, 8 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
12A St Ann's Square, Manchester, M2 7HW
Second Floor, 20 St Ann's Square, Manchester, M2 7HG
Third Floor, 1 St Ann Street, Manchester, M2 7LG
DOOLEY ASSOCIATES LTD, Fourth Floor, 1 St Ann Street, Manchester, M2 7LG
EAT., Ground Floor, 1 St Ann Street, Manchester, M2 7LG
9 - 19 St Ann Street, Manchester, M2 7LG
Flat 1, Octo, 1 Police Street, Manchester, M2 7LU
9 St Anns Arcade, St Ann's Square, Manchester, M2 7HW
Third Floor Fletcher King, 20 St Ann's Square, Manchester, M2 7HG
12B St Ann's Square, Manchester, M2 7HW
9 Police Street, Manchester, M2 7LQ
71 Deansgate, Manchester, M3 2BW
WATT UTILITIES LIMITED, Fifth Floor, St Anns House, St Ann's Place, Manchester, M2 7LP
Ground Floor Unit 1, St Anns House, St Ann's Place, Manchester, M2 7LP
7 St Anns Arcade, St Ann's Square, Manchester, M2 7HN
17 - 21 St Ann's Square, Manchester, M2 7PW
15 St Ann's Square, Manchester, M2 7PW
1 St Ann Street, Manchester, M2 7LG
83 Deansgate, Manchester, M3 2BW
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
65 Deansgate, Manchester, M3 2BW
73 Deansgate, Manchester, M3 2BW
3 St Anns House, St Ann's Place, Manchester, M2 7LP
Seventh Floor Flat, 10 St Ann's Square, Manchester, M2 7HW
23 St Ann's Square, Manchester, M2 7PS
COS, 30 St Ann Street, Manchester, M2 7LF
Third Floor, 2 Old Bank Street, Manchester, M2 7PF
12 - 14 St Ann Street, Manchester, M2 7LF
83 - 85 Deansgate, Manchester, M3 2BW
77 Deansgate, Manchester, M3 2BW
Flat 7, Octo, 1 Police Street, Manchester, M2 7LU
Flat 4, Octo, 1 Police Street, Manchester, M2 7LU
8 St Ann's Arcade, 10 St Ann's Square, Manchester, M2 7HW
Basement, 20 St Ann's Square, Manchester, M2 7HG
First Floor, 20 St Ann's Square, Manchester, M2 7HG
Fifth Floor, 2 Old Bank Street, Manchester, M2 7PF
24 - 26 St Ann's Square, Manchester, M2 7JB
DAVID M ROBINSON, 28 St Ann's Square, Manchester, M2 7JB
Ernest Jones, 16 St Ann's Square, Manchester, M2 7HQ

Second Floor, 2 Old Bank Street, Manchester, M2 7PF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - St Anns Square Conservation Area 1970

Area Team Boundary - Name: CENTRAL