

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144036/FO/2025

Date registered valid: 23 September 2025

Proposal: Change of use of upper floors from offices (Use Class E) to hotel (Use Class C1) with ground floor associated external alterations.

Address: Church House, 90 Deansgate, Manchester, M3 2GJ

Ward(s): Deansgate Ward

Applicant: Chung Yue Man Criterion Capital Ltd

Agent (if any): Mr Jay Patel Savills UK Ltd

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

Recommendation: Approve

Date of recommendation: 17 November 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 2 October 2025

Standard consultations:

Printed: 26 September 2025 Expired: 17 October 2025

Neighbour notifications

Printed: 26 September 2025 Expired: 17 October 2025

Site notice

Posted: 2 October 2025 Expired: 23 October 2025

Press advert

Published: 30 September 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Parsonage Gardens Conservation Area 1985

Tree Preservation Order: Not applicable

This application relates to Church House, a five-storey Edwardian Baroque building, located on the corner of Deansgate and St Mary's Street. The building is considered to be a non-designated heritage asset because of the architectural value and significance of the external facades.

The upper floors were formerly used as office but have been vacant since 2022.

Description of area

The site is located on Deansgate, a primary retail and commercial area within the heart of the city centre. It is highly accessible with several forms of public transport nearby and high pedestrian footfall.

The building is within the Parsonage Gardens Conservation Area and the Mary's Parsonage Strategic Regeneration Framework (SRF). The rear of the building fronts College Land and the public park Parsonage Garden.

College Land's existing condition is characterised by large commercial bins that are impacting on the amenity and character of the conservation area.

Description of development

Permission is sought for the change of use upper floors from offices (Use Class E) to hotel (Use Class C1). To accommodate the conversion, there are the following works:

External works

Replacement of existing doorway to form new entrance to the Deansgate elevation



Figure x – front elevation and section of new entrance doorway

Installation of external façade lighting



Proposed Southern Elevation (St Mary's)



Proposed Western Elevation (College Land)



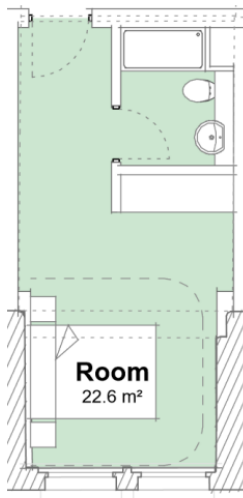
Proposed Eastern Elevation (Deansgate)

Refurbishment and repainting of lower level doors to the College Land western elevation.

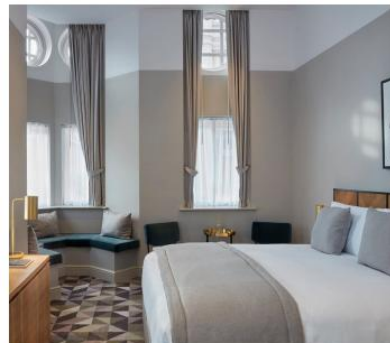
Hotel Use Class C1

The hotel would have a reception area in the basement and there would be no food & beverage offering. The reception area would have a desk and self-check in guest machines.

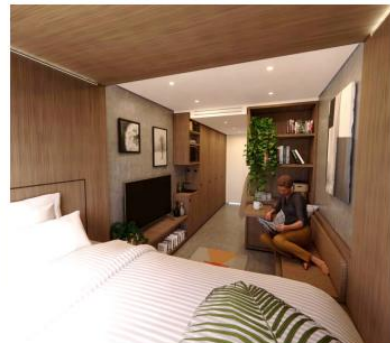
Crib Rooms



Crib Room Type

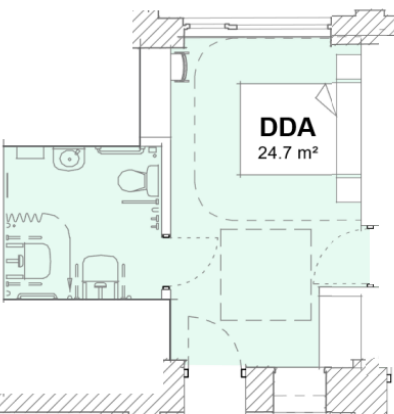


Zedwell Crib Examples



118no. Crib Rooms are proposed to the upper floors of Church House. This style of room would make up most of the offering at the new hotel at Church House.

Accessible Rooms



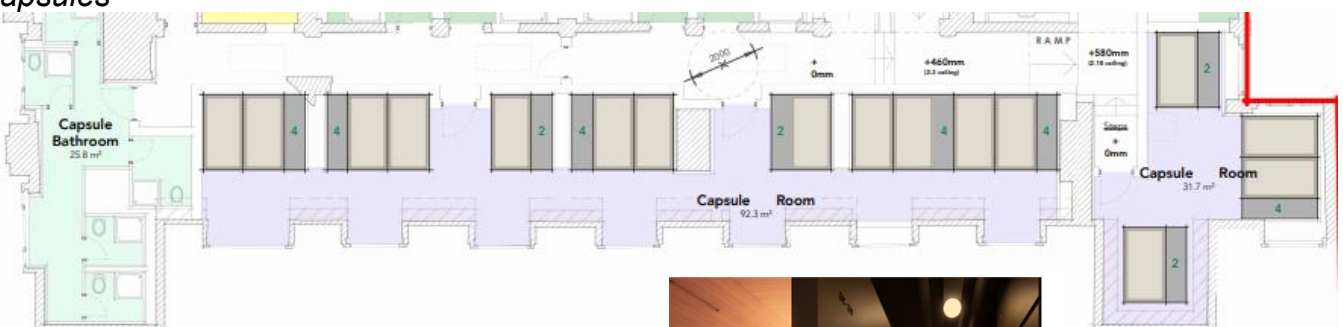
DDA Accessible Room

The new hotel would accommodate 7 accessible DDA rooms. This would equate to 5% of the total 157 rooms available.

The rooms would be accessible via the two new lifts from the main entrance on Deansgate.

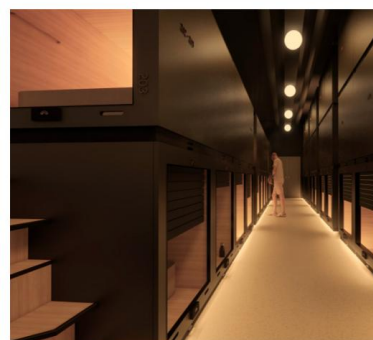
The accessible rooms are located on the first, second, third and fourth floors.

Capsules



The capsules are located on the fifth floor and would provide 32 room spaces.

The shared bathroom would be located on at the end of the corridor and is within close proximity to the bedspaces.



Capsules Example

Waste Management

The application seeks to enhance the waste management arrangements for the wider building. Located within the basement, the bin store will provide an internal storage space and allow sufficient space for the waste of all occupiers of Church House to be consolidated.

Windows

The plans reference existing windows with secondary glazing if required. The windows still require an in-depth survey to determine the existing condition and what level of repairs or replacements are required.

Shopfront Design Guide

The applicant has submitted a shopfront design guide showing future aspirations for the appearance of the ground floor units to Deansgate and St Mary's Street.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of the conservation area. Letters have also been sent out to local businesses and residents.

1no. comment has been received in objection:

No Construction Management Plan has been submitted and recommend any CMP to be submitted includes:

- Strict control of working hours that limit hours of noisy works during standard business hours to reduce the impact on office tenants at 86 Deansgate.
- Measures to reduce noise and vibration.
- Advance notice to neighbouring owners and occupiers before any particularly disruptive activities occur.
- Appropriate dust suppression, screening, and cleaning measures and that the applicant be required to continuously maintain the site in a tidy and safe condition.
- Details of access management and construction logistics to prevent unnecessary disruption.

Applicant should comply with the Party Wall Act including servicing all relevant notices and engaging in early dialogue with adjoining premises to ensure the protection of their property during construction.

Nature of hotel use could result in the potential for noise or late-night disturbance

1no. comment was received in support of the application:

No objections to this change of use and welcome the benefits to the local area being discreet external lighting and removal of unsightly bins on College Land by use of a basement bin store, which I understand will accommodate waste from the new hotel as well as existing tenants of the building.

1no. neutral representation was received:

College Lands has historic issues with poor waste management practice by the surrounding commercial buildings.

As College Lands is a highway, presenting 11 large commercial bins, four times a week, could add to the issues of the already congested carriageway. Has any consideration been given to improvements to the carriageway / public realm to ease issue?

Highway Service – Off site highways works will need to be agreed under a S278 agreement, detailed travel plan to be submitted through condition and no material impact on the surrounding highway network in respect to vehicle trip generation. Proposed cycle parking is acceptable.

Improvements to waste management strategy. Whilst the collection point is not ideal, it is the existing collection point and no alternatives are available.

Construction Management Plan is required:

- Phasing and quantification/classification of vehicular activity
- Routeing of vehicles both within the site and on the adjacent highway – evidenced with appropriate swept path assessment
- Consideration of ongoing construction works and contractor parking in the locality.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Environmental Health – The use does not include any function room/bars where music may be required. Condition relating to hours for servicing/deliveries/collection hours.

Once plant has been selected it will require a full assessment, and the neighbouring commercial premises will be considered as receptors.

No kitchen/cooking facilities are proposed so no fumes assessment is required.

Gas boilers would not exceed the IAQM criteria. Confirmation will need to be sought through condition.

Air Quality assessment is acceptable and satisfies the requirements for the AQ Impact and Exposure Assessment.

The use does not include any function room or bar areas etc where music could be played and result in any noise outbreak.

Greater Manchester Police – Accept the contents of the CIS and recommend condition for secured by design accreditation to be submitted for approval for the security measures.

Work & Skills Team – Recommendation for local labour conditions for the local labour proposals for the construction and end use of the hotel to be submitted for approval. The condition should include a verification part.

Greater Manchester Ecology Unit – Development is exempt from mandatory Biodiversity Net Gain.

Review of the PRA determines no bats are evident at the site and no further surveys are required. Recommended conditions for lighting to be installed to minimise impact on bats and the provision of at least one bat box.

Relevant Planning History

102949/FO/2013/C1 - Change of use of the ground floor at 12 St. Marys Street from Class A1 (Retail) to Class A3 (Restaurant/Cafe) to create a single restaurant/cafe at the ground floors and basement of 4-12 St. Marys Street, and the basement of 2 St. Marys Street, and associated works, including alterations to the existing shopfronts and the fitting of external awnings. Decision: Approved

112012/FO/2016/C1 - Erection of four air conditioning units with supporting structure and guard rail within lightwell at fifth floor level. Decision: Approved

096063/FO/2011/C1 - Alterations to the main office entrance comprising new entrance doors and the provision of level access. Decision: Approved

091388/FO/2009/C1 - Change of use of part first floor from offices (use class B1) to a tailor's workshop to be used in association with the existing shop at 16 Mary Street (use class Sui Generis). Decision: Approved

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-S5: Clean Air
- Policy JP-P2: Heritage

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

- Spatial Objective SO2 – Economy
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- 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 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 EN19 - Waste
- Policy DM1 – Development Management

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

- 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 Development

The proposal seeks consent for the change of use to a hotel (Use Class C1).

The supply of good quality office stock within the City Centre remains a key priority and fundamental to its continued economic growth. Maintaining consistent office supply ensures that the city becomes an attractive location for business, creating new jobs and supporting other sectors within the city centre.

The application property is part of the current supply of office accommodation in the city centre.

Submitted supporting information states that the building is to be fully vacant since 2022. There has been minimal interest in its occupation due to its age and format. The applicant has therefore looked to re-use the building for alternative purposes.

Policy EC2 of the Core Strategy states that the loss of office space and alternative uses would be supported if it can be demonstrated that the existing use is un-viable or, on balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Places for Everyone Plan Policy JP-J2 states that existing employment areas are important in maintaining a strong and diverse supply of sites and premises in Manchester boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. The supporting text for Places for Everyone Plan Policy JP-J3 states that existing office floorspace will continue to have an essential role in meeting the

needs of our businesses, often providing a lower cost alternative to new premises, especially for start-ups and smaller businesses.

The supporting information makes it clear that the site is currently unoccupied and has been for the last three years. The previous occupier was there for over 100 years, and the existing conditions of the offices have impacted on the viability of the building as an office use.

The conditions include an inadequate reception area, inaccessible areas of the building, low floor to ceiling heights, lack of natural light and outdated facilities. Following an assessment of the current market and required works to be marketable, an office use was determined as unviable.

There would be a loss of approximately 4300m² office space as a result of the change of use. This would result in a significant quantitative loss of employment space.

Notwithstanding this, the City Council accepts that there is a compelling and robust justification for the loss of the office accommodation in this instance. The loss of the office provision satisfies policy EC2 on the basis that the existing use is un-viable in terms of business operations, building age and format.

In accepting the loss of the employment space, the suitability of the aparthotel use must be considered. Policy CC4 states that the City Centre will be the focus for culture and leisure in the City Region and that proposal to support cultural and visitor attractions will be supported. As a result of this an aparthotel is a suitable use within a city centre context. This is supported by policy CC10 which seeks to ensure the City Centre develops as a location which appeals to a wide range of residents and visitors. This will be achieved through diversifying activity within the City Centre and providing high standards of accessibility to attractions across the city.

There is a known deficiency in hotel accommodation within the city centre. This proposal would improve the supply of hotel accommodation and consolidate Manchester as a major tourism and leisure destination.

The use would support the growing number of visitor attractions and major venues in the city such as Co-op Live, Aviva Studios and others which has placed increasing pressures on hotel accommodation in recent years. For the city to remain competitive the supply of hotel accommodation needs to increase. This development would contribute hotel rooms to this supply, helping to meet demand.

During the construction of the development, it is estimated the proposal would support approximately 50 on site jobs.

In operation the use is estimated to contribute to local spend by approximately 15.2m from visitors and the use of the hotel would support 90 on site full time jobs with the majority of these being taken up by Manchester residents.

A clear and convincing justification has been put forward in this instance for the loss of employment space on the basis that the office accommodation is no longer viable.

The reuse and extension of the building is supported for a hotel use as it would help contribute positively to the supply of hotel accommodation in the city and supporting the tourism and business sectors. The proposal accords in principle with Places for Everyone Plan Policy JP-Strat1, JP-Strat2, JP-J2 and JP-J3, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, CC7, C10 and DM1 subject to the matters discussed below.

A hotel use directly aligns with the St Mary's Parsonage SRF as it contributes towards the aims of amongst other things, creating a thriving and sustainable neighbourhood with new commercial development that will provide a variety of new employment opportunities.

Design and Heritage

Minor external alterations are proposed including the replacement of the main entrance door. The existing timber panel door with a decorative stain glass fan light was installed in approximately 2010 and contributes positively to the appearance of the non-designated heritage asset. The entrance way is to be replaced with floor to ceiling glazing.

Notwithstanding the approved drawings, the final design of the entrance door shall be submitted for approval through condition which seeks to retain some of the features of the existing door such as the frame or fanlight.

Existing window types consist of a casement and sash which are to be refurbished or replaced where required. Any existing uPVC will be replaced with timber windows providing an enhancement to the appearance of the building and conservation area.

Until a full window survey has been carried, it has not been determined whether secondary glazing will be installed. In the interests of visual amenity, the full and final details to windows will be submitted through condition.

Section drawings have been submitted to demonstrate that any new roof mounted plant would not be visible from public viewpoint.

To the rear elevation there are three existing louvred doors. One of the doors will provide access via a new platform lift from the street to the waste store at basement level. In the interests of visual amenity, a detailed design and samples of replacement openings are to be submitted for approval through condition.

The design and visual appearance of the scheme is considered to be acceptable and complies with Core Strategy Policy DM1, CC9, EN1 and EN3.

Shopfronts

A design strategy was submitted for the shopfront and signage to the ground floor units. The current ground floor units are tenanted and until they are vacated or the lease agreements are negotiated, the applicant cannot make alterations to those units.

The design strategy outlines shopfront design principles including uniformed louvre screens to provide ventilation to the units. This is welcomed by the LPA and any future shopfront alterations should align with the principles of this document.

The advertisement within the guide refers to simplistic internally applied vinyl lettering and consistent projection signs. A condition for a signage strategy for the building is to be submitted for approval.

Noise

The hotel use does not contain any entertainment areas or bars where music or noise outbreak could occur. The proposal therefore would not result in any noise outbreak and acoustic insulation measures are not required.

The use refers to short term accommodation, and no assessment is required in respect to mitigation any external noise such as traffic etc.

New plant equipment is proposed and predicted noise levels have been provided. Prior to the installation of the plant, an acoustic study shall be submitted for approval to demonstrate it would not cause any unduly harmful noise impacts. This will be agreed through a planning condition including verification of the plant and any associated mitigation.

The use is appropriate in the city centre and would not generate any noise that would impact on surrounding occupiers. Any noise from plant will need to be mitigated to prevent any noise disamenity, in accordance with policy DM1 of the Core Strategy and saved policy DC26 of the UDP.

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 application is required to submit a construction management plan through condition with dust suppression measures.

The development does not include any parking provision. The supporting information states the onsite boilers are to be installed that will adhere to IAQM air quality requirements.

Boilers are required due to insufficient power capacity within the building. A power upgrade to the building was considered but was discounted as it would require a substation with louvred doors to St Mary's Street and would have impacted on current tenanted commercial floorspaces.

Environmental Health have requested that should gas boilers be installed, confirmation shall be submitted for approval that emissions from boilers would not exceed the criteria within the Institute of Air Quality Management.

Ventilation

The ventilation strategy includes an air handling unit (AHU) to provide mechanical ventilation to the hotel rooms, entrance and corridors.

The strategy also refers to natural ventilation through openable windows within the warmer months to reduce emissions.

The mechanical ventilation air handling plant will be located on the roof. Any plant noise is subject to an acoustic assessment once the plant has been selected.

Fumes

No kitchen or cooking facilities are proposed within the hotel use. Therefore, there is no requirement for a fumes and odour assessment.

Construction Management

The application was not supported by a Construction Management Plan (CMP) as the contractor has not yet been appointed. In the interests of minimising any impact on the highway network, a detailed CMP shall be submitted for approval.

For the avoidance of doubt this shall include amongst other things the working hours, details of construction and demolition methods to be used, dust suppression measures, details of access

management and details of neighbour consultation. Further details of these considerations would satisfy the concerns raised by an objection following the notification of the application.

Highways Services and Environmental Health are satisfied that through the submission of a detailed CMP; this would minimise any impact on the surrounding highway network and safeguard the amenity of nearby occupiers and residents.

Impact on Highway Network

Highway services are satisfied there will only be a minor increase in vehicle trip activity from an office use to a hotel use and that it would not have a material impact .

Given there would be no onsite parking provision, the vehicle trips will invariably start and end at different car parks. This will have the effect of reducing further the impact the additional trips will have on the highway network.

The site is well-connected by public transport, with several bus routes and nearby tram stops providing easy access to the rest of the city, all within an acceptable walking distance.

The proposed scheme will include an internal bike storage area of 20sq.m, including locker, shower and changing facilities for staff.

An Interim Travel Plan has been provided as part of the application. Highways Services have recommended that a more detailed Travel Plan is submitted for approval to the Council within the first six months of occupation to establish an accurate baseline travel information.

Waste Management and Servicing

Ground floor occupiers within Church House do not currently have any provision for an internal bin store and large bins are being left permanently on College Land. This has impacted on the visual amenity of the area and the St Mary's Parsonage SRF seeks to address this issue.

The proposal will consolidate the waste management for the hotel use and existing uses within Church House. The strategy states the hotel facilities management team will lead on the coordination and management of waste collection with other tenants at Church House.

The shared bin store would be located within the basement area and bins will be temporarily stored to College Land for collection via a new platform lift and existing door on the western elevation that opens at street level.

A dropped kerb will be required to be installed to allow the movement of bins between the basement lift and the collection point. The design of the proposed dropped kerb arrangement to be agreed with MCC Highways.

Highway Services have acknowledged that whilst the collection point on the street is not ideal, it is where the existing collections take place, and no other alternative collection point exists. The impact on the highway network would be limited to the times when the HGV is stationary whilst waste is transferred to the vehicle

Some deliveries to the proposed hotel will be facilitated through the main entrance. For the occasional larger deliveries to the site, these can be made via Southgate where there is a designated loading bay.

Highway Services and Environment Health are satisfied the proposal has significant improvements to waste management as it would prevent any large bins being permanently kept on the street. The development is consistent with Core Strategy policies EN19 and DM1.

Accessibility

The main pedestrian entrance will have level access into the building. All upper floors with bedrooms and DDA compliance bedrooms are accessible via the two new lifts with level access.

The proposal is consistent with Core Strategy policies SP1, CC10 and DM1 as well as saved Unitary Development Plan DC10.1(d).

Secured by Design

GMP have advised the scheme is acceptable, providing the issues discussed in detail within Section 3.3 of the Crime Impact Statement are addressed.

There would be no reception desk or staff presence within the hotel as guests will operate under self-check-ins. The CIS includes measures to ensure staff only have access to the upper floors where bedrooms are located, to only allow authorised access to the building during the evening and night to prevent any mis-use to the entrance area and for concierge staff to overlook all access to/egress from the building via CCTV.

A control of access to the basement staff areas and a secure line to common servicing areas to prevent unauthorised access between hotel and commercial uses.

In the capsules and shared bathrooms, access controls and the ability to store belongings would be incorporated.

Section 4 of the CIS makes recommendations for physical security measures and secure by design accreditation shall be submitted for approval for through condition.

Ecology

The Preliminary Roost Assessment determined the building has a negligible roosting potential for bats and GMEU confirmed that no further surveys are requirements.

In the interests of minimising any disturbance to bats, the new external lighting shall be installed in line with best practice guidelines. A lighting design shall be submitted for approval through condition.

GMEU recommend that enhancements to the site for biodiversity should be secured through condition by the provision of at least one bat box.

Local Labour

The applicant has shown a commitment to support local labour during the construction and operation use for the hotel. The local labour figures are to be submitted for approval and would be subject to verification testing.

Conclusion

The hotel use would support jobs during the construction and operational phases. This use is appropriate within this location and would contribute towards tourism and economic benefits.

The proposal would not result in any unduly harmful impact on visual amenity, residential amenity, highway safety, waste management, heritage and ecology.

The building would be fully accessible and accessible bedrooms are proposed. The consolidation of waste management to ground floor units would enhance the amenity of the area.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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:

- 10036-BUT-XX-00-DR-A-04001-Proposed Ground Floor Plan
- 10036-BUT-XX-01-DR-A-04002-Proposed First Floor Plan
- 10036-BUT-XX-02-DR-A-04003-Proposed Second Floor Plan
- 10036-BUT-XX-03-DR-A-04004-Proposed Third Floor Plan
- 10036-BUT-XX-04-DR-A-04005-Proposed Fourth Floor Plan
- 10036-BUT-XX-05-DR-A-04006-Proposed Fifth Floor Plan
- 10036-BUT-XX-06-DR-A-04007-Proposed Roof Plan
- 10036-BUT-XX-B1-DR-A-04000-Proposed Basement Plan
- 10036-BUT-XX-XX-DR-A-04050-Proposed Site Plan
- 10036-BUT-ZZ-ZZ-DR-A-05001-Proposed Elevations Sheet 1
- 10036-BUT-ZZ-ZZ-DR-A-05002-Proposed Elevations Sheet 2
- 10036-BUT-ZZ-ZZ-DR-A-06001-Proposed Sections Sheet 1
- 10036-BUT-ZZ-ZZ-DR-A-06002-Proposed Sections Sheet 2
- 10036-BUT-ZZ-ZZ-DR-A-32001-External Door Details
- Design and Access Statement: 10036 Revision 3, prepared by Buttress
- Heritage Impact Assessment: 10036 Revision 3, prepared by Buttress
- Economic Impact Assessment, prepared by Savills
- Transport Statement and Framework Travel Plan: A25009 Issue 1, prepared by Astute
- Waste Management and Servicing Strategy: A25009 Issue 2, prepared by Astute
- Blue and Green Infrastructure Statement: 24-E144-005 Version 2, prepared by Ensphere
- Environmental Standards and BREEAM Pre-Assessment: 24-E144-004 Version 3, prepared by Ensphere
- Crime Impact Statement: 2011/0420/CIS/01 Version A, prepared by Greater Manchester Police
- Bat and Nesting Bird Assessment Report dated April 2025, prepared by Redstone
- Air Quality Assessment: 8915r2 Version 2 prepared by Redmore
- Ventilation Strategy Report: P2503 Issue 0001, prepared by McKee Associates
- Shopfront Design Guide: 10036 Version 1, prepared by Buttress

All received by the City Council as Local Planning authority on the 23 September 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) Prior to the installation of the entrance door as shown on drawing nos. 10036-BUT-ZZ-ZZ-DR-A-05001-P04 and 10036-BUT-ZZ-ZZ-DR-A-32001-P01, a product specification for door shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

4) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- Hours of site opening/operation;
- Display of an emergency contact number;
- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;

- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (Site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used;
- The erection and maintenance of security hoardings where relevant;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- Pedestrian management proposals;
- Loading and unloading of plant and materials;
- The design, erection, maintenance and dismantling of scaffolding.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Framework Travel Plan: A25009 Issue 01, prepared by astute and received by the City Council, as Local Planning Authority, on the 23 September 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/staff during the first three months of the first use of the building 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 for the development 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).

6) Notwithstanding the submitted design strategy, prior to the first occupation of the development hereby approved, a signage strategy shall be submitted to and agreed in writing by the Local Planning Authority. All signage displayed at the property shall accord with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

7 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 hotel 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.

8 a) The development hereby approved shall proceed in accordance with the submitted Air Quality Assessment: 8915r2 Dated 22nd April, prepared by Redmore Environmental and received by the Local Planning Authority on 23 September 2025.

b) Prior to occupation of the development any proposed mitigation measures, shall be implemented and then verified as such in writing by the City Council as local planning authority. The approved scheme shall then remain in situ whilst the use or development is in operation.

Reason: 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 EN16, SP1 and DM1 of the Core Strategy.

9 a) Prior to the commencement of development, a scheme for the gas boilers shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the emissions from boilers would not exceed the criteria within the Institute of Air Quality Management.

b) Prior to the occupation of the development, confirmation shall be submitted to confirm the installed boilers, and the emissions comply with the approved details within part a) of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure a reduction in air pollution from boilers in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

10) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2011/0420/CIS/01, Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 September 2025. 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.

11 a) Prior to the commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, 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 and operation 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 being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development 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).

12 a) Prior to the commencement of development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the end use, 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 and operation 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 three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment for the end use of the development 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).

13) The details of the approved Waste Management and Servicing Strategy (A25009 Issue 02), prepared by astute and received by the Local Planning Authority on 23 September 2025 shall be implemented as part of the development and be in place prior to the first use 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.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, with deliveries/waste collections on Sundays/Bank Holidays confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby properties.

15) No part of the development shall be occupied until the secure internal space and facilities for the parking of a bicycles as shown on drawing no. 10036-BUT-XX-B1-DR-A-04000-P02 (Basement Plan), as received by the City Council as Local Planning Authority, on 23 September 2025. The approved details shall be implemented prior to the first use of the development.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

16) Notwithstanding the submitted Bat and Bird Nesting Assessment Report, prepared by Redstone Ecology and received on 23 September 2025 by the Local Planning Authority, prior to the installation of lighting, a lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority. The lighting strategy shall be designed in line with the best practice guidance to avoid negative impacts on bats.

The approved lighting scheme shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained.

Reason - To prevent the works from disturbing bats pursuant to policies EN15 and DM1 of the Core Strategy.

17) If any 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.

18) a) Prior to the first occupation of the development hereby approved, details of bat box provision on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a minimum of at least 1.no bat box should be proposed. The approved details shall then be installed on site prior to the first use of the development.

b) Prior to the first occupation of the development, a verification report confirming the installation of the approved measures shall be submitted to and approved in writing by the Local Planning

Authority. The approved boxes shall then be retained thereafter for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

19) The development hereby approved shall include for full level access to be provided. The accessible rooms hereby approved, as shown on drawings 10036-BUT-XX-01-DR-A-04002-P01, 10036-BUT-XX-03-DR-A-04004-P01, 10036-BUT-XX-04-DR-A-04005-P01, 10036-BUT-XX-02-DR-A-04003-P01 and 10036-BUT-XX-05-DR-A-04006-P01 shall be made available for use prior to the first use of the development and be retained thereafter for its lifetime.

Reason - In the interest of securing fully accessible accommodation in accordance with Core Strategy Policy DM1, the National Planning Policy Framework and the Equality Act 2010.

20) The premises other than the ground floor commercial units shall be used for Class C1 (Hotels) and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

21) Notwithstanding drawing nos. 10036-BUT-ZZ-ZZ-DR-A-05001-P04 and 10036-BUT-ZZ-ZZ-DR-A-05002-P03 (Received 23 September 2025), prior to the commencement of the development, full and final details for the refurbishment and/or replacement of window shall be submitted to and approved in writing by the Local Planning Authority. If secondary glazing is proposed, detailed existing and proposed sections should be included. The development shall then be carried out in accordance with the approved details and the works completed prior to the first use of the development and thereafter retained and maintained.

Reason – In the interests of visual amenity and to enhance the appearance of the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

22) Notwithstanding the approved drawing no. 10036-BUT-ZZ-ZZ-DR-A-05002-P03, prior to the commencement of development, a detailed design and samples for the replacement of the ground floor doors as annotated as 'P' and 'O' on drawing no.10036-BUT-ZZ-ZZ-DR-A-05002-P03 shall be submitted to and approved in writing by the Local Planning Authority. This shall include drawings, cross sections and a full-size sample.

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

Reason – In the interests of visual amenity and to enhance the appearance of the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

23) Notwithstanding the approved drawing 10036-BUT-ZZ-ZZ-DR-A-32001-P01, prior to the installation of the main entrance door, the final detailed design of the entrance door shall be submitted to and approved in writing by the Local Planning Authority. This shall include elevation and section drawings, details of materials and a product specification.

The development shall then be carried out in accordance with the approved details.

Reason – In the interests of visual amenity and to enhance the appearance of the building and the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

24) Any future external alterations to existing ground floor shopfronts fronting St Mary's Gate and Deansgate at Church House (90 Deansgate), shall demonstrate accordance with the principles set out in the Shopfront Design Guide, prepared by Buttress and received by the Local Planning Authority on 23 September 2025.

Reason: In the interests of visual amenity and to ensure that future shopfront alterations preserve and enhance the character and appearance of the building and the Parsonage Gardens Conservation Area, in accordance with the provisions of Manchester Core Strategy Policies SP1, DM1, CC9, EN1 and EN3 and the National Planning Policy Framework.

25) Prior to the first occupation of the hotel use hereby approved, details of the proposed dropped kerb and associated highways works shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be implemented in accordance with the approved details

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).

26) Prior to the occupation of the hotel use hereby approved and prior to any external repairs, a repair strategy shall be submitted to and approved by the Local Planning Authority. This shall include product specifications and samples of materials to be used.

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.

Informative

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk).

The submission of the 278 off-site highways work is required for the detail relating to the dropped kerbs for the movement of the wheeled waste bins

Any new external lighting must be designed in line with best practice guidelines (e.g. <https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting>) to avoid impacts on nocturnal animals such as bats

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Work & Skills Team
Greater Manchester Ecology Unit

Flat 119, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 121, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 71, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 44, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 108, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 67, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 94, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 49, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 28, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 35, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 63, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 80, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 27, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 81, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 5, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 113, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Fourth Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
Basement And Ground Floor, 88 Deansgate, Manchester, M3 2ER
Third Floor Suite 303, International House, 82 - 86 Deansgate, Manchester, M3 2ER
87 Deansgate, Manchester, M3 2BW
Slug And Lettuce, 62 - 66 Deansgate, Manchester, M3 2EN
79 - 81 Deansgate, Manchester, M3 2BW
14 - 16 St Ann Street, Manchester, M2 7LF
Flat 8, Octo, 1 Police Street, Manchester, M2 7LU
Basement, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
Ground Floor Dte, 1 - 2 North Parade, Manchester, M3 2NH
Basement And Ground Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 85, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 31, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 45, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 89, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 101, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 38, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 96, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 86, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 33, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 17, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 82, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 15, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 36, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 52, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 58, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Caretakers Flat Fifth Floor, Church House, 90 Deansgate, Manchester, M3 2GP
Fourth Floor, 86 Deansgate, Manchester, M3 2ER
International House, 82 - 86 Deansgate, Manchester, M3 2ER

84B Deansgate, Manchester, M3 2ER
First Floor Suite 104, International House, 82 - 86 Deansgate, Manchester, M3 2ER
80 Deansgate, Manchester, M3 2ER
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
89 - 91 Deansgate, Manchester, M3 2BW
Flat 1, Octo, 1 Police Street, Manchester, M2 7LU
Smile Stylist Limited, First Floor, 98 - 106 Deansgate, Manchester, M3 2QG
San Carlo Ciccetti Restaurant, House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG
Ground Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Second Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Basement And Ground Floor, 2 - 10 St Mary's Street, Manchester, M3 2LB
HELPTHEMOVE LIMITED, Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Third Floor, 1 - 2 North Parade, Manchester, M3 2NH
ROGER HANNAH AND CO LTD, Lower Ground Floor, Century Buildings, 14 St Mary's
Parsonage, Manchester, M3 2DF
Flat 110, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 114, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 74, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 4, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 66, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 103, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 57, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 73, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 20, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 18, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 107, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 32, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 97, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 47, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 48, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 117, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Fifth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
First Floor, Church House, 90 Deansgate, Manchester, M3 2GP
86 Deansgate, Manchester, M3 2ER
Third Floor, 86 Deansgate, Manchester, M3 2ER
First Floor, 76 Deansgate, Manchester, M3 2FW
71 Deansgate, Manchester, M3 2BW
Fifth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Seventh Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
Third Floor, 5 Parsonage, Manchester, M3 2HS
Second Floor, 5 Parsonage, Manchester, M3 2HS
Flat 65, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 77, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 95, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 9, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 62, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 120, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 60, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 14, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 26, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Ground Floor Suite 1, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 53, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 69, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 79, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 43, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 25, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 61, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 41, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 90, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Sixth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
Basement Right, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
Third Floor, 92 Deansgate, Manchester, M3 2QG
Third Floor Suite 304, International House, 82 - 86 Deansgate, Manchester, M3 2ER
HELP YOUR CLAIM LTD, Second Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Flat 1, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Ground Floor, 76 Deansgate, Manchester, M3 2FW
1 St Ann Street, Manchester, M2 7LG
83 Deansgate, Manchester, M3 2BW
Fifth Floor, 1 King Street, Manchester, M2 6AW
Lancaster Buildings, 14 Barton Square, Manchester, M2 7LW
65 Deansgate, Manchester, M3 2BW
73 Deansgate, Manchester, M3 2BW
Third Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Fourth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Arkwright House, Parsonage Gardens, Manchester, M3 2LF
2 - 10 St Mary's Street, Manchester, M3 2LB
Second Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
5 Parsonage, Manchester, M3 2HS
First Floor, 1 - 2 North Parade, Manchester, M3 2NH
First Floor Suite 1C, 1 - 2 North Parade, Manchester, M3 2NH
INC DESIGN LTD, Second Floor Left, 1 - 2 North Parade, Manchester, M3 2NH
Flat 50, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 13, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 105, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 21, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 92, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 54, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 12, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 88, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 42, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 22, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 93, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 51, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 76, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Ground Floor, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 118, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
First Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
96 Deansgate, Manchester, M3 2QG
Fourth Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103B, International House, 82 - 86 Deansgate, Manchester, M3 2ER

CHEETHAM & MORTIMER SURVEYORS, First Floor Suite 101, International House, 82 - 86 Deansgate, Manchester, M3 2ER
BOODLE AND DUNTHORNE LTD, Ground Floor And Basement Floor, 1 King Street, Manchester, M2 6AW
1 King Street, Manchester, M2 6AW
Fifth Floor Suite 502, International House, 82 - 86 Deansgate, Manchester, M3 2ER
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
12 - 14 St Ann Street, Manchester, M2 7LF
83 - 85 Deansgate, Manchester, M3 2BW
Basement, 1 King Street, Manchester, M2 6AW
61 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
Revolution Bar, Parsonage Gardens, Manchester, M3 2LF
Fifth Floor Suite D, Arkwright House, Parsonage Gardens, Manchester, M3 2LE
First Floor, 5 Parsonage, Manchester, M3 2HS
14 St Mary's Street, Manchester, M3 2LB
Basement And Lower Ground Floor Offices, 5 Parsonage, Manchester, M3 2HS
Second Floor, 1 - 2 North Parade, Manchester, M3 2NH
Flat 55, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 56, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 99, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 102, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 19, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 70, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 98, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 2, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 72, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 106, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 37, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 87, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
CHAMBERS HAIR DESIGN LIMITED, Basement Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Fourth Floor, 92 Deansgate, Manchester, M3 2QG
Third Floor Suite 305, International House, 82 - 86 Deansgate, Manchester, M3 2ER
93 Deansgate, Manchester, M3 2BW
62 - 66 Deansgate, Manchester, M3 2EN
The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
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
Flat 6, Octo, 1 Police Street, Manchester, M2 7LU
Sixth Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
16 St Mary's Street, Manchester, M3 2LB
Ground Floor Front Left Unit, 1 - 2 North Parade, Manchester, M3 2NH
Flat 29, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 10, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 30, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 34, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 40, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD

Flat 46, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 112, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 68, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 6, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 16, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 84, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 83, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
CLARKE BELL LTD, First Floor Left, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HB
Basement, Church House, 90 Deansgate, Manchester, M3 2GP
Ground Floor, 88 Deansgate, Manchester, M3 2ER
Store Rear Of 88, Deansgate, Manchester, M3 2ZZ
88 Deansgate, Manchester, M3 2ER
Advertising Right JC Decaux Outside 92, Deansgate, Manchester, M3 2QG
Fifth Floor Suite 503B, International House, 82 - 86 Deansgate, Manchester, M3 2ER
First Floor Suite 103, International House, 82 - 86 Deansgate, Manchester, M3 2ER
82 Deansgate, Manchester, M3 2ER
First Floor Suite 102, International House, 82 - 86 Deansgate, Manchester, M3 2ER
78 Deansgate, Manchester, M3 2FW
Third Floor, 62 - 66 Deansgate, Manchester, M3 2EN
76 Deansgate, Manchester, M3 2FW
First Floor, 1 St Ann Street, Manchester, M2 7LG
Fourth Floor, 1 King Street, Manchester, M2 6AW
First Floor, Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
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
Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DF
First Floor, Arkwright House, Parsonage Gardens, Manchester, M3 2LF
Flat 24, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 7, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 91, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 78, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 23, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 75, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 39, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 111, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 8, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 104, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 64, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Flat 59, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD
Third Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
Third Floor, Church House, 90 Deansgate, Manchester, M3 2GJ
92 Deansgate, Manchester, M3 2QG
Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW
First Floor Suite 105, International House, 82 - 86 Deansgate, Manchester, M3 2ER
International House, 82 - 84 Deansgate, Manchester, M3 4HF
SUTTON & ROBERTSON, 1A King Street, Manchester, M2 6AW
Third Floor, International House, 82 - 86 Deansgate, Manchester, M3 2ER
Flat 2, The Moon Under Water, 68 - 74 Deansgate, Manchester, M3 2FN
Second Floor, 1 St Ann Street, Manchester, M2 7LG
Third Floor, 1 King Street, Manchester, M2 6AW
63 Deansgate, Manchester, M3 2BW
House Of Fraser, 98 - 106 Deansgate, Manchester, M3 2QG

Gaucho, 2A St Mary's Street, Manchester, M3 2LB
Fourth Floor, Parsonage Chambers, 3 Parsonage, Manchester, M3 2HW
12 - 12A St Mary's Street, Manchester, M3 2LB
1 - 2 North Parade, Manchester, M3 2NH
Flat 100, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE

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 - Parsonage Gardens Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL