

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145423/FO/2026
Date registered valid:	2 April 2026
Proposal:	Reconfiguration and extension of ground floor office, installation of new shopfront, and reconfiguration of car parking and rental vehicle spaces within multistorey car park and minor associated works.
Address:	Ground Floor, Multistorey Car Park, 1 Chatham Street, Manchester, M1 3AY
Ward(s):	Piccadilly Ward
Applicant:	Enterprise Rent-A-Car UK Ltd
Agent (if any):	Mr Chris Dodds Planning Prospects Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	14/05/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 April 2026

Standard consultations:

Printed: 10 April 2026 Expired: 1 May 2026

Neighbour notifications

Printed: 10 April 2026 Expired: 1 May 2026

Site notice

Posted: 13 April 2026 Expired: 5 May 2026

Press advert

Published: 14 April 2026 Expired: 6 May 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site forms part of the ground floor of a multistorey car park (MSCP) accessed and egressed from Chatham Street. Between the car park's access and egress on Chatham Street, there is an underutilised ground floor office which currently has no active frontage on Chatham Street. Currently, this office space has a yellow and grey panel clad frontage.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located along Chatham Street. It is adjacent to Piccadilly which forms a key route to Piccadilly Gardens for visitors and commuters arriving in Manchester via Piccadilly Train Station and London Road bus stops.

It is moreover located within the Piccadilly North neighbourhood identified in the Manchester Piccadilly Strategic Regeneration Framework (March 2018).

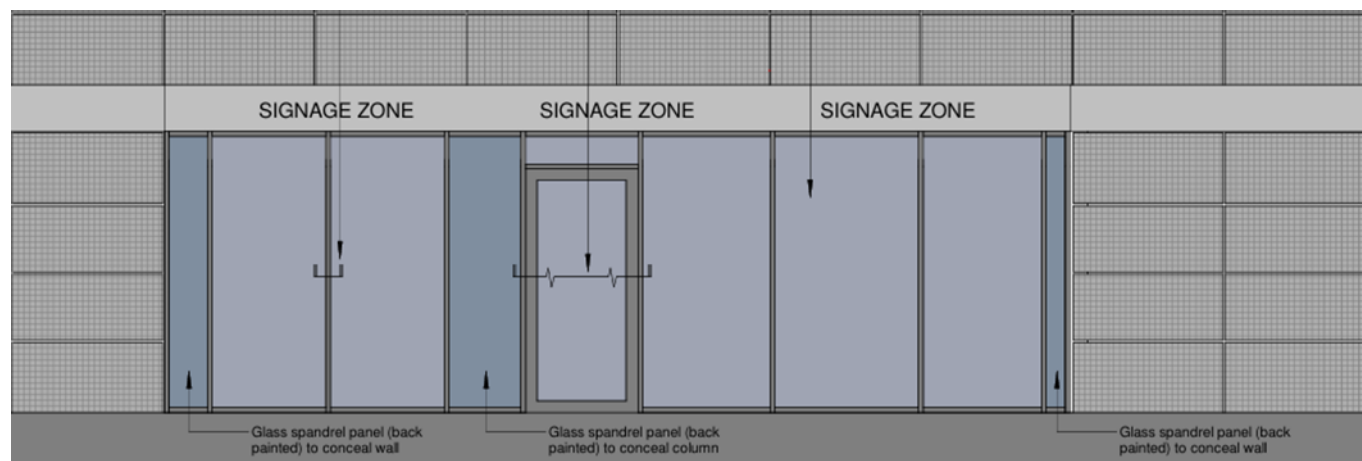
The site location has views to the Stevenson Square Conservation area, at the conservation area's outer edge on the north side of Piccadilly. It is directly opposite the Grade II Barclays Bank and from some positions seen together with the Grade II Brunswick Hotel. The significance of these buildings primarily derives from their architectural style and age, featuring high levels of ornamentation and architectural detailing.

Planning History

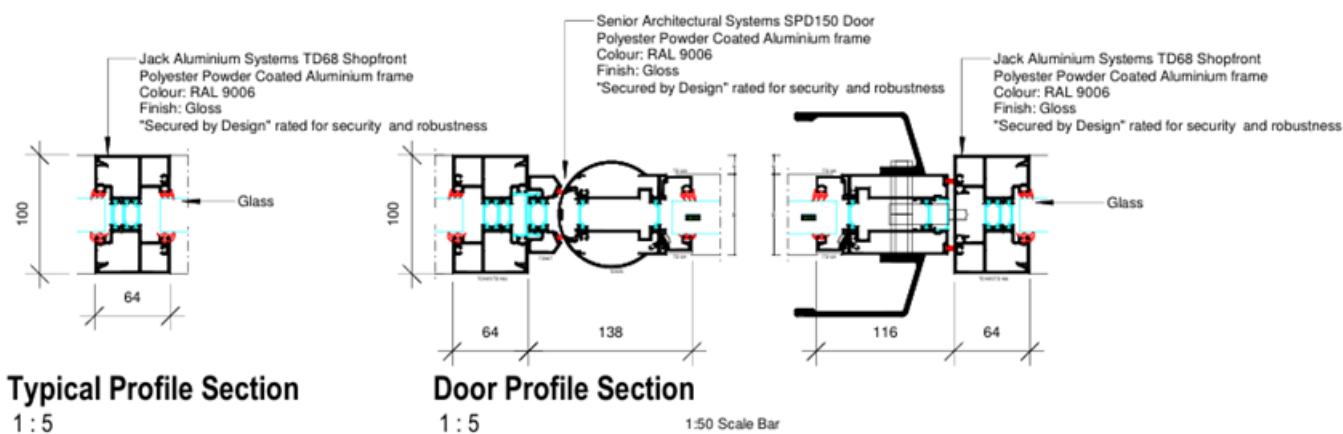
Planning permission for the MSCP was granted in June 1996, along with the conversion of the (former) neighbouring Grand Hotel to form 65 residential apartments and a restaurant (under reference 049620/FO/CITY2/96); and again in June 1997, albeit this time alongside the conversion and extension of the (former) neighbouring Grand Hotel to form 97 apartments and restaurant (under reference 051632/FO/CITY2/97).

Description of Development

Planning permission is sought for alterations to form a new shopfront. The existing cladding would be removed in stall glazing and a glazed entrance. Framing would be in an aluminium powder coated in an RAL 9006 colour, and 3no. glazing panels would be back painted to screen the internal structural columns.



The Jack Aluminium TD68 glazing frames would have a visible width of 86mm, and the SAS SPD150 door frames would have visible widths of 90mm and 180mm.



This application is being considered in conjunction with 145424/AO/2026 for the installation of 1no internally illuminated fascia sign.

Consultations & Notification Responses

Publicity

Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Advertisement

The proposal was advertised by site notice and in the MEN as affecting the setting of a listed asset(s) and a Conservation Area. At the time of writing this report, no representations have been

received because of this publicity.

MCC Highways Services:

No objections, subject to CMP and cycle parking information:

- No detrimental impact to adjacent highway
- Proposed development is within the city centre with all its access to sustainable modes of transport.
- Bin storage accepted.
- Alterations to parking space provisions accepted.
- Cycle parking should be provided.
- CMP requested.
- Advise that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Services.

Greater Manchester Police Service:

No objection:

- New doors/windows should be to Secured by Design standards.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – City Centre and Fringe
- CC5 – Transport
- CC9 – Design and Heritage
- CC10 – A Place for Everyone
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Section 66 (General duty as respects listed buildings in exercise of planning functions)
- Section 72 (General duty as respects conservation areas in exercise of planning functions)

Shopfront and Signage Design Guide

- 6.2 (New Shopfronts)
- 6.2.1 (Frame)

Issues

Principle of Development

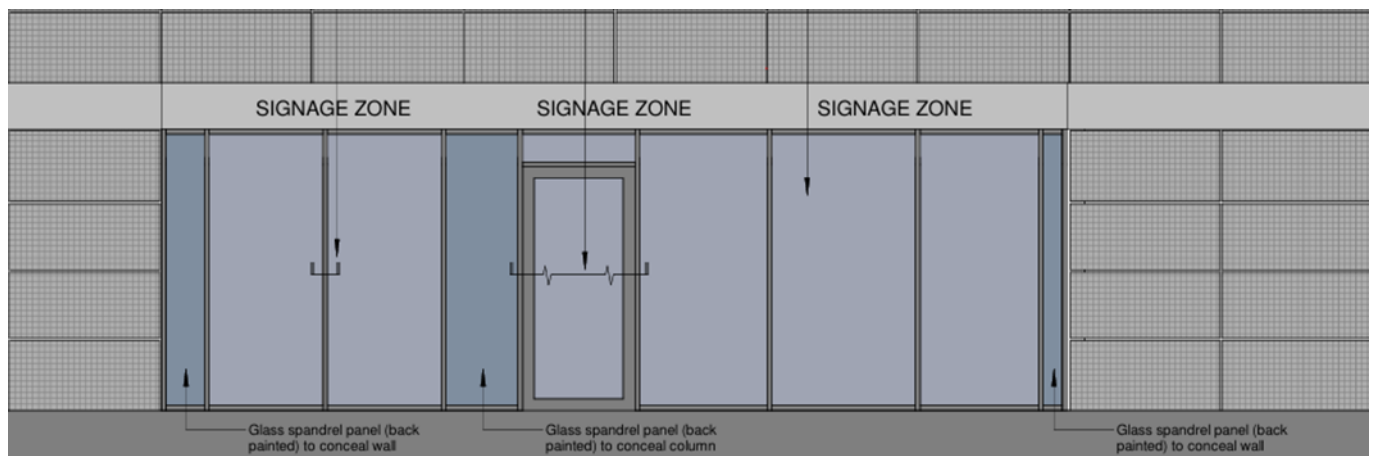
The application would see the alteration of a blank elevation to an underutilised ground floor office into a more active frontage with front of house facilities for rental services at the parking facility.

While it is not expected that the proposed use would create significant additional amenity issues in terms of trip generation, and refuse, nor would it have a significant impact upon visual amenity or heritage assets, these matters are explored further below.

Visual Impact and Heritage Considerations

Impact

The proposed shopfront would be formed within the blank central elevation between the entrance/exit to the car park from Chatham Street.



While the design would require back-painted glazing to screen structural columns and lack symmetry, there are no shopfronts in the vicinity along Chatham Street. The proposal is not considered to appear out of character in the street scene and would moreover be appropriate to use of the building.

The aluminium powder framing in an RAL 9006 colour would match the palette of the unit. It is considered that the 64mm glazing frames are sufficiently slimline. While the door would add bulk to this, given the appearance of the existing building and its location it is not considered to be unacceptable in this instance.

While not forming part of this application, it is noted that amended plans have reduced the scale of the indicative signage zone such that it would be contained within the bulkhead, which reads as the natural fascia. Seen together, the shopfront would appear more cohesive in its design.

Assessment of Harm

Given that the proposal would acceptably integrate into the building's principal elevation and create an active frontage where there is currently a blank elevation, and that the alterations to the rear would not be viewed from important vantages it is not considered that the proposal would cause any significant harm to on the significance of the Stevenson Square Area, or the settings of the Grade II listed assets within the vicinity. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required

As such, the proposed external alterations associated with the change of use are considered to be acceptable in terms of visual amenity and compliant with Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy, Policies DC18 and DC19 of the Unitary Development Plan, Policies JP-P1, JP-P2 and JP-Strat2 of PfE, as well as being in line with guidance contained within Sections 12 and 16 of the NPPF.

Parking Provision

There would be a reconfiguration of the car park's parking spaces. In total, there would be a loss of 7no. standard spaces to facilitate the proposals. These spaces would be converted into 4no. DDA parking spaces at the ground floor, and 3no. given over to rental services.

MCC Highways Services have reviewed the above and recommend a Parking Management Plan condition to manage parking demand/ supply and ensure appropriate mitigation is in place to prevent overspill parking on surrounding streets or any inconsiderate parking practices.

Given that 572no. non-resident and non-rental spaces would remain, amounting to 81% of total capacity, and the applicant's submission of data showing the car park is 20% occupied as a maximum during the middle of any given day, it is not considered that a Parking Management Plan would be necessary to manage parking demand. Additionally, given that surrounding streets are subject to their own parking controls (including double yellow lines and pay and display parking bays etc.), the Parking Management Plan is not considered necessary to control overspill in the surrounding area.

There would be no change to EV provision.

The proposal is therefore considered acceptable overall in terms of Core Strategy policies CC1 and CC5.

Trip Generation, Site Accessibility, CMP and Cycle Provision

By nature of the shopfront forming front of house facilities for a car rental service, it is not considered that the proposal would impact upon trip generation.

The site is in an accessible location within the City Centre, nearby to Piccadilly Train Station and Tram Stop, and with regular bus services in the vicinity.

MCC Highways Services have reviewed the scheme and are satisfied that the proposal would not result in a detrimental impact on the safe or efficient operation of the surrounding highway network, including Chatham Street and nearby city-centre routes.

While MCC Highways Services requested a Construction Management Plan be conditioned, given the scale of the proposal it is not considered necessary to attach to the decision notice.

While Highways also requested provisions for cycle parking spaces, on the basis that the site is located within a sustainable transport location within the City Centre, no cycle parking is considered necessary.

The proposal is therefore considered acceptable overall in terms of Places for Everyone Policies JP-C5 and JP-P1; Core Strategy policies CC1 and CC5 and Saved UDP Policy DC22.

Accessibility

The proposed shopfront would have level access as confirmed in drawing 25037-1004-E. In consideration of the above, the proposed use is acceptable with respect Core Strategy Policy CC10 regarding accessibility.

Refuse

The applicant has confirmed the waste collection point would be updated and collected from within the car park demise to avoid bins being left on the highway in the early hours of the morning.

MCC Highways Services have reviewed the above and are satisfied with the proposed collection arrangement.

In consideration of the above, the waste strategy is deemed acceptable with respect to Places for Everyone Policies JP-C5 and JP-P1; Core Strategy Policy EN19; and Saved UDP Policy DC22.

Design for Security

Design for Security GMP have reviewed the application and requested that the proposed shopfront be to Secured by Design standards. The applicant has confirmed this in correspondence dated 11/05/2026, and subsequently GMP confirmed they are satisfied with the scheme.

The proposal is therefore considered acceptable with respect to Places for Everyone Policy JP-P1; and Core Strategy Policies SP1 and DM1.

Conclusion

The proposed shopfront would have an acceptable visual impact and would not result in an unacceptable impact on parking provision within the City. It would similarly be acceptable with respect to highways matters, accessibility and security. The proposal is therefore in line with

Places for Everyone Policies JP-Strat2, JP-C5, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC5, CC9, CC10, EN1, EN3, EN19 and DM1; Saved UDP Policies DC14, DC18, DC19 and DC22; Sections 12 and 16 of the NPPF; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as the Council's Shopfront and Signage Design Guide

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 following drawings and documents received by Manchester City Council as the Local Planning Authority on...

13/03/2026:

- Location Plan
- Covering Letter produced by planningprospects dated 12 March 2026
- 25037-1003-B
- 25037-1006-A

05/05/2026:

- Correspondence re: parking data

06/05/2026:

- Correspondence re: parking data

08/05/2026:

- 25037-1006-A

14/05/2026:

- 25037-1004-E
- JACK ALUMINIUM SYSTEMS TD68 Thermal Door and Shopfront [datasheet]
- [TD68 Drawing]
- SPD 150 High Usage Non-Rebated Door System Technical Datasheet

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-C5, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC5, CC9, CC10, EN1, EN3, EN19 and DM1; Saved UDP Policies DC14, DC18, DC19 and DC22; Sections 12 and 16 of the NPPF; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as the Council's Shopfront and Signage Design Guide.

3)

Notwithstanding the details of condition 2 above and the JACK ALUMINIUM SYSTEMS TD68 Thermal Door and Shopfront [datasheet] document hereby approved, the glazing frames shall have a width of 64mm as shown in drawing 25037-1004-E.

Reason – In the interest of visual amenity. Pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC9, EN1, EN3, and DM1; Saved UDP Policies DC14, DC18 and DC19; Sections 12 and 16 of the NPPF; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as the Council's Shopfront and Signage Design Guide.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 512, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 111, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 316, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 604, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 705, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 610, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 606, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 106, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 213, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 513, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 211, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 709, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 208, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 516, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 207, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 507, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 25, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 44, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 18, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 35, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 19, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 9, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
7 Chatham Street, Manchester, M1 3AY
Flat 317, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 314, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 407, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 303, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 202, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 500, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 707, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 515, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 509, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 508, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 503, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 600, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 306, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 406, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 105, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 53, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 51, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 37, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 32, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 16, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 217, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 410, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 501, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 101, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 102, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 612, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 609, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 708, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 413, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 414, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 7, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL

Flat 34, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 20, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 38, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 10, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 14, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 45, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 40, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 310, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 216, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 402, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 704, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 109, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 401, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 107, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 502, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 318, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 209, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 409, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 215, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 416, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 218, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 22, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 48, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 13, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 52, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 2, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 28, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 206, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 514, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 301, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 518, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 307, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 405, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 706, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 510, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 613, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 608, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 204, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 602, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 607, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 210, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 417, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 605, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 300, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 506, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 30, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 54, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 29, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 23, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 56, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 504, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 200, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 110, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 703, The Grand, 1 Aytoun Street, Manchester, M1 3DB

Flat 315, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 713, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 505, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 103, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 308, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 313, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 55, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 4, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 27, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 50, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 26, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 24, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 33, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 11, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 3, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 49, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 17, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
12 Piccadilly, Manchester, M1 3AN
Flat 203, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 212, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 201, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 412, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 701, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 309, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 404, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 710, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 312, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 205, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 411, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 104, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 601, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 305, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 304, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 712, The Grand, 1 Aytoun Street, Manchester, M1 3DB
6 - 10 Piccadilly, Manchester, M1 3AN
Flat 36, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 21, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 43, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 15, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 46, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 711, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 702, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 311, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 611, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 108, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 214, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 408, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 415, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 517, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 112, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 403, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 511, The Grand, 1 Aytoun Street, Manchester, M1 3DB
Flat 400, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 418, The Grand, 1 Aytoun Street, Manchester, M1 3DA

Flat 12, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 31, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 8, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 1, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 42, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 5, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 6, Mercury Building, 15 Aytoun Street, Manchester, M1 3BL
Flat 302, The Grand, 1 Aytoun Street, Manchester, M1 3DA
Flat 603, The Grand, 1 Aytoun Street, Manchester, M1 3DB

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL