

Application Number	Date of Appln	Committee Date	Ward
087723/FO/2008/C1	23rd Sep 2008	20th Nov 2008	City Centre Ward

Proposal Erection of a four storey building comprising retail accommodation (A1 A2 A3 and A4) offices (B1) and an art gallery (D1) with related access, servicing, landscaping and associated works

Location 1 Hardman Street, Spinningfields, ,

Applicant Allied London Properties Ltd, C/o Agent

Agent Drivers Jonas LLP 5 New York Street, Manchester , M1 4JB

Description

The proposal site has an area of 0.05 hectares and is situated within Spinningfields, bounded by Hardman Street to the north, Tivoli Street to the south, Sidney Street to the east and 2 Hardman Street to the west. The site is identified as Plot 201 of the Spinningfields Masterplan and has been temporarily landscaped as a small park area as an interim measure to achieve an environmental quality that is in keeping with the high quality public realm across Spinningfields before the permanent development of the site is achieved.

The site is located within the Deansgate and Peter Street Conservation Area. The Grade II listed former County Court is situated immediately to the east of the site fronting Deansgate, and Royal London House and Sunlight House (both Grade II listed) are located between Atkinson Street and Quay Street to the south.

The proposal is for a four storey building comprising a mix of uses, including shops (A1), financial and professional services (A2), restaurant/café (A3) and /or a bar (A4) at ground floor; and A1, A2, A3, A4 uses and/or offices (B1), and an art gallery (D1) on the upper floors. A publicly accessible roof terrace would be provided at the fourth floor with the possibility of being used for external exhibitions.

The building would be rectilinear in form. The facades to the front and the sides on the upper floors above ground level would be constructed in two layers. The inner layer forming the building envelope would be constructed in proprietary metal cladding rib panels in metallic black on the upper floors with metallic dark grey metal rib panels on part of the ground floor on the east elevation, and metallic dark grey metal ribbed panels on the first three floors of the west elevation, with metallic black metal ribbed panels used on the top floor of that elevation. The inner layer of the front of the building (north elevation) on the upper floors would be clad in metallic black metal rib panels, with a column of vertically laid clear glass planks and glazing. The outer layer on the upper floors of the north elevation and part of the east and west elevations would consist of an expanded wire mesh, which would be positioned away from the building envelope behind. Graphic imagery would be printed onto the mesh screen and the screen would be cut and punctured to emphasise the form of the graphic and to provide glimpses into and out of the building. The façade would be illuminated at night. The rear (south) elevation of the building would be clad in dark grey metal ribbed panels and would not have the outer layer of mesh.

At ground floor level the main Hardman Street elevation would consist of areas of clear glass planks laid vertically, with steel frame folding door units to the unit frontage. There would be two entrances to the building off Hardman Street. A dedicated entrance to the art gallery on the upper floors would be provided close to the north east corner of the building and the entrance to the other proposed uses would be located a few metres to the west off Hardman Street. An arcade would be formed halfway along this façade and wrapping around the north west corner of the building by overhanging the façade at first floor. This arcade could then be used as an outdoor covered dining area.

The intention at this stage is to let the first three floors as one unit, but with the flexibility of possibly subdividing the space and implementing the other uses within the planning permission should the accommodation not be let as one unit. It is unlikely that subdivision of the space at a later date for different uses would have a significant impact on the external appearance of the building, however, if that were the case any material changes to the appearance of the building would be subject to the usual planning process.

The City Council has a land ownership interest within Spinningfields and members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's ownership interest in the site.

Consultations

City Centre Regeneration Team - The scheme is wholly consistent with the approved regeneration framework for the Spinningfields area and the Team support the scheme, which is considered to be important to the overall regeneration of the area.

Engineering Services - No objections received.

Environmental Health - No objections in principle subject to conditions regarding hours of use, servicing and delivery hours, the implementation of the recommendations of the acoustic report submitted with the application, fume extraction and refuse storage as per the information submitted with the applications.

Contaminated Land Section - No objections in principle subject to a ground contamination condition requiring the development to be carried out in accordance with remediation strategy submitted with the application and a completion/verification report to be submitted and approved.

Environment & Operations (Refuse & Sustainability) - No objections received.

English Heritage - The application should be determined in accordance with national and local policy guidance, and on the basis of the local planning authority's specialist conservation advice.

Environment Agency - No objections in principle.

GMPTTE - No objections received.

Greater Manchester Police - No objections subject to the recommendations of the Crime Impact Assessment, which the applicant has agreed to implement.

Publicity - The application has been advertised as a major development, affecting a conservation area and affecting the settings of listed buildings. Neighbours within the vicinity have been notified. A letter of objection has been received from Vision Developments who own Invicta House, which is situated to the south of the site on Atkinson Street behind the County Court building. They state that "The Spinningfields Planning Guidance dated September 2004 states that 'The County Court buildings should be integrated fully into the development of the land to the rear on Hardman St'. The 'land to the rear' being the site the subject of the planning application and Invicta House." They say that the owners of the County Court building, Henry Boot, and Vision Developments intend to bring forward proposals on those buildings shortly and it would therefore be sensible to agree a Planning Framework between the three landowners. They claim that the Masterplan associated with the Spinningfields Planning Guidance indicates a building numbered 201, which would be created by combining the land the subject of this application with Invicta House. They state that pedestrian linkages should be encouraged throughout Spinningfields. They suggest that, if the City Council is minded to consider the application without the Planning Framework, then the wall at the junction of Tivoli Street and the extension of Little Quay Street should be removed to avoid creating a 'dead end' with no means of escape for pedestrians in an emergency. They also object to the use of certain materials specified within the landscape drawings.

Issues

Regional Spatial Strategy - The following policies within the Regional Spatial Strategy are relevant to this proposal. These are as follows:

DP1 'Spatial Principles'- This policy sets out the principles that new development should adhere to, which are amplified in the policies set out below.

DP3 'Promote Sustainable Economic Development' - Sustainable economic growth should be supported and promoted.

DP4 'Make the Best Use of Existing Resources and Infrastructure' - Priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks, building upon existing concentrations of activities and existing infrastructure, and following a sequential approach.

DP6 'Marry Opportunity and Need' - Priority should be given, in locational choices and investment decision, to linking areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration.

DP7 'Promote Environmental Quality' - This includes the protection and enhancement of the historic environment, promoting good design, and maximising opportunities for the regeneration of dilapidated areas.

EM1 (C): Historic Environment - Proposals should protect, conserve and enhance the historic environment.

MCR2 'Regional Centre and Inner Areas of Manchester City Region' - Plans and strategies should ensure that the Regional Centre of Manchester continues to develop as the primary economic driver, providing the main focus for business, retail, leisure, cultural and tourism development in the City Region.

Other relevant policies include DP2 'Promote Sustainable Communities', DP5 'Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility', DP9 'Reduce Emissions and Adapt to Climate Change', W5 'Retail Development', W6 'Tourism and the Visitor Economy', L1 'Health, Sport, Recreation, Cultural and Education Services Provision', EM1 (A): Landscape, EM2 'Remediating Contaminated Land',

The proposal would provide a mixture of uses, which would support the growth of the Regional Centre, contributing to economic growth, regeneration, tourism and the heritage landscape. It is considered therefore that the proposal is in accordance with the principles set out in the above policies and is thereby consistent with the Regional Spatial Strategy.

Unitary Development Plan - The development and the uses proposed would make a positive contribution to the area, the economy and street-scene and therefore the scheme is considered to be consistent with policies for regeneration (RC1), economic and employment development (I1.1, I1.6, I2.1), promotion of Manchester as a tourist destination (I1.8 and RC6), achieving a good standard of design (I3.1) and appropriate mix of uses (RC3). The scheme would redevelop a brownfield site improving the area's appearance and is therefore considered to be consistent with policies relating to a better environment (RC4). The scheme would contribute to the re-use of the area so as to secure its economic future, improve the environment and encourage the area's safe use by the public (Policies E3.5, E3.6), improving the City Centre environment for shoppers and pedestrians (S1.1), and would provide the opportunity for a well designed street café (L1.9). It would enhance the Conservation Area and the setting of the nearby listed building (E2.7, DC18 'Conservation Areas and DC19 'Listed Buildings'), would provide access for disabled people (DC9 'New Commercial and Industrial Development - Access for Disabled People'), and would have acceptable impacts on amenity (DC10 'Food and Drink Uses' and DC26 'Development and Noise').

Spinningfields Masterplan and the Scheme's Contribution to Regeneration - Regeneration is an important policy stance of the UDP. The Spinningfields Masterplan and the Spinningfields Planning Guidance provide the existing planning framework for the comprehensive redevelopment of Spinningfields as a whole. The scheme is consistent with the Masterplan and the Planning Guidance and it is considered that the site's location and the high quality nature of the development would contribute positively to the Spinningfields area. The mixture of uses proposed would introduce life and vitality into the area throughout the week and at different times of the day and evening so that the

area does not become sterile out of office working hours, and the proposal respects all pedestrian linkages set out in the latest approved Masterplan. The proposal provides the opportunity, along with other developments within the Spinningfields area, to extend the City's core retail area and enhance the City as a shopping and tourist destination. In this context, the scheme is considered to be acceptable and would promote the regeneration required by approved planning policy.

In terms of the points raised in the neighbour objection, the Masterplan was updated and endorsed by the Executive Committee at their meeting on 21 December 2005. This is a later version of the Masterplan than referred to in Vision Development's letter and it identifies the separation of the application site from Invicta House and the County Court building. Indeed Invicta House itself is not identified as a site for redevelopment in the most recently approved version of the Masterplan and the principle of its redevelopment has not therefore been established yet.

Design - The building would be of a contemporary design creating a strong form and mass, which is appropriate to this important site within the regeneration area. The height of the building is considered appropriate and the oversized ground floor is reflective of City Centre buildings. The treatment of the elevations of the building with the overlaying of mesh with a graphic design would create a strong design feature and result in a high quality building with a presence that would draw people into Spinningfields. The graphic would be designed to have a direct relevance to Manchester and it is considered that the final design of this element should be conditioned. The building would have active uses at ground floor, creating a sense of place by promoting new activity, creating positive street frontages and a sense of place, particularly on the new shopping street and Crown Square, and enhancing the general townscape.

Impact on the Conservation Area and the Settings of Listed Buildings - The site is within the Deansgate and Peter Street Conservation Area. The applicant has submitted a Conservation Statement and Visual Impact Statement, which assesses the impact of the proposals under PPG 15. The existing gap site is not characteristic of the Conservation Area and the bulk and mass of the new building would respect the site context in terms of scale, contributing to the variety of building styles, materials and forms of construction in the area. It is considered that the proposal would not have a detrimental impact on the character or appearance of the conservation area.

It is considered that the proposal would affect the setting of the Grade II listed County Court building to the east and south east of the site. The height of the building has been designed to respect the height of the adjacent County Court building whilst responding to the other buildings within the street scene. The Conservation Statement concludes and it is considered that the proposal would not have a detrimental impact on the setting of the County Court building.

Amenity - The uses are compatible with other uses in the vicinity. An acoustic scheme has been submitted which recommends measures to stop noise break out from any A3 and/or A4 units and to ensure that plant and equipment does not cause a noise nuisance. The building would be an adequate distance from neighbouring buildings so as not to have a detrimental impact in terms of overshadowing or overlooking.

Access - The proposed building and its associated public realm has been designed to be accessible to all.

Crime and Disorder - The proposal would bring life to this area and create opportunities for natural surveillance of the streets. The agent is aiming to satisfy all the comments of the Greater Manchester Police and a condition requiring the development to meet 'Secured by Design' would be attached to any permission.

Servicing - The proposal would provide adequate servicing and a condition specifying the hours of servicing should be attached.

Response to Neighbour Objections - The objection of Vision Developments relating to the Spinningfields Masterplan are dealt with above. With regard to the suggestion of removing the wall at the end of Tivoli Street, there is a 1.5 metre level change between Tivoli Street and Little Quay Street, which means that it would be difficult to create a connection between the two. There is a means of escape from Tivoli Street onto Hardman Street and the proposal has been assessed by Greater Manchester Police who have raised no objections to the proposal subject to a number of measures that the applicant has agreed to adopt. It is considered appropriate therefore that the wall should remain. With respect to the detailed comments regarding the hard landscape specification, the areas in question are not on a main pedestrian route and in accordance with the Spinningfields Public Realm Masterplan. They are therefore considered to be acceptable.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policies: I1.1, I1.6, I2.1, I3.1, E2.7, E3.5, E3.6, S1.1, RC3, RC4, RC6, DC9, DC10, DC18, DC19, and DC26, and the Regional Spatial Strategy, in that the development would support regeneration, economic and employment development, it would

enhance the City Centre environment for shoppers, pedestrians and cyclists, it would provide shopping facilities of a high standard of design, it would provide a mix of uses, it would promote tourism and provide shopping facilities in an appropriate location, it would meet high standards of accessibility for disabled persons, it would enhance the character and appearance of the Conservation Area, it would not have a detrimental impact on the settings of listed buildings, it would have an acceptable impact on amenity, and there are no material planning considerations to indicate otherwise, and subject to the following conditions:

Conditions and/or Reasons

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 applicant shall, with regard to television reception in the area containing the application site, provide the City Council as local planning authority with studies that assess the impact of the development on television signal reception at any time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Taylor Bros. TV reception Survey Report dated 17th to 18th July 2008 (ref. 8718). The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier, or as otherwise agreed in writing by the local planning authority.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy E3 and I3.1 of the Unitary Development Plan for the City of Manchester.

4) No development that is hereby approved shall commence unless and until full details of the design of the graphic to be applied to the layer of expanded mesh on the external elevations of the building have been submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details

unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to Manchester Unitary Development Plan policy I3.1 and Objective E3.

5) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. 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 secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

6) No development hereby approved shall commence unless and until details of the signage strategy for the building have been submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity to ensure that any future signage on the building would be fit in with the architectural design of the building and to ensure a consistent approach is achieved with regard to the installation of signage on the building, pursuant to Policy DC14.5 of the City of Manchester Unitary Development Plan.

7) The consent hereby granted is for a development that has full access to all areas of the buildings and throughout the site for persons whose mobility is impaired.

Reason - For the avoidance of doubt and so as to provide direct access for disabled persons, pursuant to Manchester Unitary Development Plan policies DC9.1 and DC14.2.

8) Provision shall be made, in accordance with the approved drawings and information, for the adequate storage and disposal of refuse. Such provision shall be available for use before the buildings are first occupied and shall remain in situ whilst the building is in use.

Reason - In the interests of amenity and public health, pursuant to Manchester Unitary Development Plan policy E1.2.

9) Before development hereby approved is first occupied the Roger Preston & Partners Ventilation Strategy Ref: 8016/0005/CCM/BEH Issue No. 03 and the reference in the Drivers Jonas letter dated 27 October 2008 to the installation of an accelerator to the restaurant kitchen extract duct work at roof level shall be implemented and shall remain operational thereafter unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

0800 to 2400 hours Sunday to Thursday; and
0800 to 0200 hours Friday and Saturday.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

11) No loading or unloading shall be carried out on the site outside the hours of:

0730 to 2000 hours Monday to Saturday; and
0930 to 1800 hours Sunday and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

12) The permission hereby granted shall not allow for use of amplified sound or any music in the external areas of the development.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Manchester Unitary Development Plan policy H2.2.

13) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

14) When the development commences, the development shall be carried out in accordance with the Remediation Strategy set out in the Supplementary Geo-Environmental Investigation and Assessment Report for Plot 201, Spinningfields, Manchester, Capita Symonds Structures, Report Reference: SS/016900/SGER/August 2008, Dated: August 2008; the Summary of Ground Gas Monitoring Results submitted with the Drivers Jonas letter dated 21 October 2008, and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to

and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy E3.5 of the Unitary Development Plan for the City of Manchester and Government Guidance given in PPS23 'Planning and Pollution Control'.

15) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the Sandy Brown associates LLP Planning Acoustic Report (rev03) dated 19 August 2008.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

16) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Sandy Brown associates LLP Planning Acoustic Report (rev03) dated 19 August 2008 in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

17) No part of the development shall be occupied until the off site space and facilities for bicycle parking have been provided in accordance with the details provided in point 10 of the Drivers Jonas letter dated 6 November 2006. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

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 mode of transport in order to comply with Policies T3.1, T3.6 and T3.7 of the Unitary Development Plan for the City of Manchester.

18) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the

North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

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

MCS3373-284 P1 Site Plan - Red Line Boundary Plan
2779_D_002 P1 Existing Site Plan,
2779_D_110 P2 Ground Floor Plan,
2779_D_111 P1 First Floor Plan,
2779_D_112 P1 Second Floor Plan,
2779_D_113 P1 Third Floor Plan,
2779_D_114 P1 Roof Terrace,
2779_D_120 P1 Section AA,
2779_D_121 P1 Section BB,
2779_D_125 P1 Section FF,
2779_D_130 P2 North Elevation,
2779_D_131 P2 West Elevation,
2779_D_132 P2 South Elevation,
2779_D_133 P2 East Elevation,
2779_D_134 P1 North Elevation without mesh,
2779_D_135 P1 West Elevation without mesh,
2779_D_136 P1 East Elevation without mesh,

Sandy Brown associates LLP Planning Acoustic Report (rev03) dated 19 August 2008;

Supplementary Geo-Environmental Investigation and Assessment Report for Plot 201, Spinningfields, Manchester, Capita Symonds Structures, Report Reference: SS/016900/SGER/August 2008, Dated: August 2008;

Summary of Ground Gas Monitoring Results submitted with the Drivers Jonas letter dated 21 October 2008;

Roger Preston & Partners Ventilation Strategy Ref: 8016/0005/CCM/BEH Issue No. 03;

Taylor Bros. TV reception Survey Report dated 17th to 18th July 2008 (ref. 8718).

Servicing and Waste Management Strategy Document ref REP-LOG-002.

Reason - For the avoidance of doubt and to ensure that the development is implemented in accordance with the approved plans and information.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 087723/FO/2008/C1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Refuse & Sustainability)
English Heritage (NW Region)
Environment Agency
GMPTE
Greater Manchester Police
Department For Constitutional Affairs, 186 Deansgate, Manchester, M3 3WB
Manchester Evening News, 164 Deansgate, Manchester, M3 3RN
Eat, Spinningfields Square, Manchester, M3 3AP
Natwest, Deansgate, Manchester, M3 3LY
The Royal Bank Of Scotland Plc, 1 Spinningfields Square, Manchester, M3 3AP
Wagamanya, Spinningfields Square, Manchester, M3 3AP
The Gerard White Ian Coats Partnership, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
Gb Building Services, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
White & Coates, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
Judge & Co, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
V I P, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
Nine Lives Media, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
Flix, Invicta House 2-4, Atkinson Street, Manchester, M3 3HH
Peel Court Chambers, 45 Hardman Street, Manchester, M3 3PL
Deloitte & Touche Llp, 2 Hardman Street, Manchester, M3 3HF
Allied London Properties, 2 Hardman Street, Manchester, M3 3HF

Representations were received from the following third parties:

Vision developments, 2nd Floor, Barton Arcade, Deansgate, Manchester

Relevant Contact Officer : Lucy Harrison
Telephone number : 0161 234 4651
Email : l.harrison1@manchester.gov.uk