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<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
091413/FO/2009/C2	28th Oct 2009	14th Jan 2010	City Centre Ward

**Proposal** Demolition and reconstruction of 5th floor roof area to create 2 storeys of accommodation for proposed hotel at 1st to 6th floors with accommodation for Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) Use or Class A5 (Hot Food Takeaway ) Use at ground floor and basement levels and elevational alterations comprising insertion of new windows at 1st to 4th floor levels on Piccadilly and Oldham street elevations, alterations to rear facade to facilitate hotel use and creation of new ground floor frontage

**Location** 19 - 31 Piccadilly, Manchester, M1 1LS,

**Applicant** Jolan Piccadilly Ltd/Travel Lodge Hotels Ltd, First Floor, Earl Grey House, 75/85 Grey Street, Newcastle Upon Tyne, NE1 6EF

**Agent** Mr Mike Hopkins, King Sturge LLP, One Piccadilly Gardens, Manchester, M1 1RG

### **Description**

#### Description of Site and Surroundings

The application relates to a building comprising 4 storeys over a ground floor and basement. The building has elevations onto Piccadilly, Back Piccadilly and Oldham Street and is located within the Stevenson Square Conservation Area. There is a grade II listed building opposite the site at 15-17 Piccadilly.

The site forms part of the retail / commercial frontage onto Oldham Street and Piccadilly, opposite Piccadilly Gardens. The original building was constructed in 1927 and was purpose built as a department store for Woolworths. The ground floor is currently in use as an amusement arcade whilst the basement and 1st to 4th floor floors are vacant. The 5th floor level roof space comprises plant room and storage space.

The existing roof consists of a slate clad mansard roof which runs along the primary elevations forming an L shape on plan. The lower section of the mansard is set at a steep pitch of approximately 78 degrees set back from the Portland Stone parapet with a lead lined parapet gutter. The upper slate cladding section of the mansard angles back from the elevation at the pitch of approximately 31 degrees to a ridge line. The roof then returns back to a valley gutter. Behind the pitched roof elements lies an enclosed roof level plant room which was added to the building in the 1960's. Dormer windows are located in the lower mansard roof section aligned with the windows below.

The existing elevation to Back Piccadilly consists of a brick façade which has been substantially altered over time, including an extension to the building in the 1960's. There are areas of patchwork brick and bricked up windows using bricks that do not match the existing. Large ventilation ducts protrude through the external wall along and a number of ducts, pipes and surface mounted air conditioning units are present on the elevation.

### The Proposal

Consent is sought for the removal of the existing 5th floor and the creation of 2 new storeys of accommodation and for elevational alterations to the remainder of the building to create a 157 bedroom hotel on floors 1 to 5 with plant room at 6<sup>th</sup> floor level above basement and ground floor space for retail / commercial space for flexible use within Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) Use, or Class A5 (Hot Food Takeaway).

The application originally also included consent for Class A4 (Drinking Establishment) Use at ground floor level but this element was subsequently been removed from the application on 18<sup>th</sup> December 2001 with the agreement of the City Council.

The proposed elevational alterations would include the following:

Erection of a cranked mansard roof with a vertical lower section and angled upper section with break line in a similar position to the existing roof so that a clear horizontal line is retained which reinforces the raised pediment sections of the stone parapet. The proposed roof would closely match the height of the existing mansard ridge and would be well below the height of the existing roof level plant room. The proposed new roof would be clad in natural zinc standing seam.

Remodelling of the rear elevation to marry with the proposed internal room layout by forming new window openings and application of self coloured acrylic based render with colour to match the existing dark red brickwork of the façade.

Creation of new openings at ground floor level on Back Piccadilly elevation to provide service access doors.

Insertion of new glazed slot within the 1960's extension to Back Piccadilly elevation;

Replacement of existing windows to Piccadilly and Oldham Street elevations to more closely match the proportions of the original windows;

Installation of a new shop frontage to Piccadilly and Oldham Street elevation in full height glazing aligned to tie in with window pattern above. A clearly identified zone for signage has been incorporated into the design.

In support of the removal of the roof the applicants have stated:

- that the existing roof is in a poor condition;

- that a different form of roof is required to house the number of bedrooms required to make the development financially viable; and
- that the proposed roof form echoes that of the existing.

In support of the elevational alterations to the rear the applicants have stated:

- That the rear elevation was originally designed to reflect the internal use of the building and that they intend to apply the same concept in a revised elevational treatment.
- That it has not been possible to marry the internal room layout with the existing window opening positions (the majority which have been bricked up in the past)
- That the existing condition of the brickwork and the need to form new openings requires the rendering of the building to improve the appearance of the façade and will result in a more uniform elevation with all of the existing additions for servicing removed or relocated.

The proposed hours of operation for the ground floor units are 07.00 to 00.00.

Servicing of the building will take place from Back Piccadilly.

Service risers have been included within the building footprint for each of the potential ground floor tenancies..

In support of the application the following documents have been submitted:

- Assessment and Control of Break-in of External Noise by Hepworth Acoustics
- Planning Application / Application for Conservation Area Consent Supporting Statement by King Sturge
- Design and Access Statement by Garnett Netherwood Architects dated October 2009
- Transport Statement by Paul Mew Associates dated October 2009
- Crime Impact Statement by Design for Security dated November 2009
- Internal and External Bat Survey Report dated 25<sup>th</sup> September 2009.

### **Consultations**

Publicity - The application was advertised in the press on 29th October 2009 as a public interest development, affecting the character of a conservation area and the setting of a listed building. The occupiers of neighbouring properties were originally notified of the application on 29th October 2009 and 3 letters of objection has been received the letters raised the following objections:

- concerns about the impact on the amenity in the locality during the construction period;
- the limited parking and drop off space in the area around the proposed hotel;

- the potential for late night disturbance from potential A3 (Restaurant and Café) Uses and A4 (Drinking Establishment) Uses at ground floor level;
- potential crime and disorder issues arising from potential A4 (Drinking Establishment) Uses at ground floor level;
- that there is a near saturation of drinking venues in the area.
- that the hours of opening of any potential A3 (Restaurant and Café) Uses and A4 (Drinking Establishment) Uses at ground floor level should be limited to between 11.00 and 23.00.

Following the removal of the A4 (Drinking Establishment) Use from the application, residents were renotified about the application on 23<sup>rd</sup> December 2009. Any further comments on the revised scheme will be reported to Committee.

Manchester Conservation Areas and Historic Buildings Panel - The Panel has seen this application previously as a pre application item and there was concern about rear elevation at that time. However the Panel felt that the composition of rear better than the previous submission but stressed that it needs to set an exemplar example. There was some uncertainty about glazing pattern, it being asymmetrical but it was seen at least to be a response to the original pattern. Panel questioned the material, will the render be proud of masonry? There was concern detail was required in order to ensure that it doesn't look like a 'stuck on' solution. Panel were keen to make the point that the design isn't watered down in delivery. Whilst it may the rear elevation of the building the design is as equally as important as the principal elevations.

There was some concern about the application of signage although it was welcomed that a comprehensive strategy had been proffered. It was advised that to avoid a patchwork of holes the signage should not be directly applied to the stone. Additionally there was a desire to avoid the fascia being broken up in blocks of colour. A signage strategy is to accompany the application in order to ensure future consistency.

Panel felt that the rooftop extension was not over-scaled compared to other proposals elsewhere in the city. A good example is Bridgewater House on Whitworth Street. It was recommended that a naturally patinating material for the rooftop extension be used, for example zinc or terne coated steel and NOT a powder coated system with panels and clip joints. It was also noted that the materials are very important in the quality of design. Panel also commented that the hood details around windows need to be as narrow as possible.

English Heritage - Have no objections.

Head of Highways Services - Have some reservations about the potential use of Back Piccadilly by large articulated vehicles. The applicants have submitted additional information which seeks to resolve these concerns.

Director of Operational Services - No representations received.

Greater Manchester Police - Have no objections subject to the design and physical security measures detailed in the Crime Impact Statement being incorporated into the scheme.

City Safe Team - Have identified the area around the application site as a hotspot in terms of crime and anti-social behaviour and have identified the existing ground floor use in the building as being a draw for such incidents. They would have concerns about any pavement dining and drinking and late opening hours.

Head of Environmental Health - Have no objections in principle to the proposals but have recommended that conditions relating to the acoustic insulation of the building, the insulation of plant and associated equipment, hours of operation and servicing, fume extraction, storage and disposal of refuse be attached to any consent granted.

City Centre Regeneration Team - Support the application but have asked that the hours proposed for the ground floor uses be restricted to take account of local residents.

## **Issues**

The Unitary Development Plan for Manchester – Having considered the Development Plan as a whole the following UDP Policies are of relevance to this application:

R1.1 'Regeneration' - which encourages regeneration within the Piccadilly Basin / Ancoats Street area.

H2.2 'Housing' - which states that the Council will not allow development which will have an unacceptable impact on residential areas.

E3.5 'Secure Environment' - which encourages creating safer environments for people living in and using the city.

T2.4 'Transport' - Which seeks to reduce demand for parking by making other forms of public transport available near to developments.

RC3 'Mixed Uses' - which encourages compatible mixed uses within the City Centre;

DC9.1 'New Commercial and Industrial Development' - Access for Disabled People - Which requires development involving the erection of new buildings to meet high standards of accessibility.

DC10 'Food and Drink' Uses - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents

DC18.1 'Conservation Areas' - which states that the Council will seek to preserve and enhance the character and setting of its designated conservation areas.

DC19.1 'Listed Buildings' - which states that the Council will seek to preserve or enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity.

DC26.6 'Development and Noise' - which states that the development control process will be used to reduce the impact of noise on people living and working in the City and that developments likely to result in unacceptably high levels of noise will not be permitted in residential areas.

RC20 (Area 9) 'Small Area Proposals' - which states that the main emphasis is on enhancing the character and appearance of the area and accepts that whilst shopping should continue to be the predominant frontage use there are numerous non-retail services which will not only contribute to street level activity but also compliment neighbouring shops.

National Policy - Planning Policy Guidance Note 15 - provides guidance on the protection of historic buildings and advises on the treatment of historic buildings and the wider historic environment within the planning process

Design for Access 2 which includes standards for layouts within buildings.

Planning Policy Statement No. 1 : Creating Sustainable Communities - PPS1 encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places.

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. The relevant policies in the RSS to this proposal are as follows:

Policy DP2 - Promote Sustainable Communities

The scheme would aim to meet the diverse needs of existing and future users and visitors of the City Centre, promote community cohesion and equality and diversity, be sensitive to the environment and contribute to a high quality of life.

Policy DP3 - Promote Sustainable Economic Development

The scheme would contribute to sustainable economic growth.

Policy DP5 - Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

The scheme would be located so as to reduce the need to travel, especially by car. It would be located in an urban area which has a strategic network where public

transport is well provided. It would be genuinely accessible by public transport, walking and cycling.

MCR1 and MCR2 - are the key sub-regional policies that relate to the site. The proposals are generally in accordance with the policy framework set out in these policies.

The Scheme's Contribution to Regeneration - It is felt that by bringing this building into active at the upper floors as well as the ground floor the proposal would contribute positively to the regeneration of the wider Piccadilly Area and by involving comprehensive high quality refurbishment of a prominent largely vacant building would complement the work that has already taken place within this part of the City Centre.

The mix of uses created by the proposals would generate life and activity at different times of the day and night, for example through the active ground floor frontages of the proposed retail uses.

Principle of the Proposed Use - The building that is the subject of this application is located within a part of the City where this type of mixed use development would normally be acceptable in principle. The proposed use would reuse vacant floorspace at the upper levels with a viable use which, it is felt, would have a positive impact on the regeneration of the wider area. Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place within the Piccadilly Gardens Area and the continuing investment and environmental improvements which are continuing there.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy. The proposal is therefore believed to be consistent with policies for, appropriate uses in this part of the city centre, mixed uses, food and drink uses and regeneration.

Design / Impact on Character of Conservation Areas and Adjacent Listed Buildings –  
Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. The desirability of preserving or enhancing a conservation area and the setting of adjacent listed buildings should be a material consideration in the planning authority's handling of development proposals which would affect their setting, or views into or out of the conservation area and of adjacent listed buildings.

It is considered that the design of the new roof which retains clues to the existing is such that it would be in keeping with the architectural character of the building. The inclusion of a dedicated plant area at this level is also welcomed as it allows the existing unsightly plant and equipment on the building to be removed.

Whilst there is some historic merit to the arrangement of windows and openings on the rear façade it is felt that the proposed elevational alterations would give this elevation a visual coherency that it is currently lacking and that this along with the

removal of the large number of items of plant and equipment on the existing façade would have a positive impact on Back Piccadilly.

Over the years the existing windows to the principle Piccadilly and Oldham Street elevations have been altered or replaced which has resulted in a number of different window styles and window materials. These changes have left the building with an untidy appearance and has also had a detrimental impact on the overall scale and proportion of the elevations. The new windows have been designed to echo the original fenestration but with a contemporary interpretation which it is felt are appropriate in terms of the character of the building, having the effect of improving the existing window and building proportions and echoing the original design intention for the building.

During the change of use from the Woolworth's Store to the Amusement Arcade and Nightclub the original shopfronts were replaced. It is felt that the existing shop front has a confused and heavy appearance and there is little active frontage to the street due to the nature of the internal use. The proposed ground floor frontage would more closely mirror the original with full height glazing behind which the original internal cast iron columns will be visible. The design is such that it would be much more in keeping with the architectural features of the building and it would result in a much higher level of engagement at street level than is currently the case.

In view of the above it is considered that the proposals would have a positive impact on this part of Piccadilly and would enhance the character of the Stevenson Square Conservation Area and the setting of the listed building opposite the application site.

Servicing and Parking - Servicing will take place from Back Piccadilly via Tib Street.

Refuse storage for the hotel use including a dedicated area for recyclable materials, would be contained within the building and refuse collection and servicing would take place from Back Piccadilly. Refuse storage areas are not yet identified within the ground floor units although there is sufficient room for these to be located internally to each unit. A condition requiring the agreement of this detail will be attached to any planning permission granted by Committee.

The site is highly accessible by a variety of public transport modes. Any guests with vehicles will be directed to the nearby public car parks

Amenity - With regard to the proposed uses and potential noise, it is considered that subject to compliance with appropriate conditions that will be attached to any permission granted by Committee the hotel and ground floor uses can be suitably insulated to prevent any significant break out of noise.

The Head of Environmental Health has also recommended a condition limiting the hours during which the building should be serviced. This will ensure that any disturbance from such activity is confined to acceptable hours of the day.

In view of the above the proposal is considered to be consistent with the relevant policies relating to residential amenity and development and noise.

Disabled Access - The proposed hotel would be fully accessible with level access off street to internal lifts. All horizontal and vertical circulation would be suitable for use by disabled people and where appropriate ambulant disabled people. 8 of the rooms within the hotel will be fully accessible whilst a further 8 will be suitable for use by ambulant disabled people.

The shop units will have level access from street level. It will be a condition of any permission granted by Committee that where any of the units have public facilities within the basement area then provision will be made for full disabled access to be provided to these areas.

Crime and Disorder - A condition requiring that the scheme achieves secure by design accreditation will be attached to any consent granted, Provided that this is achieved the development would be consistent with policy on crime and disorder.

The reuse of the vacant upper floors of the building is seen as positive in terms of increasing natural surveillance within the area. The existing use of the ground floor as an amusement arcade has been identified by Greater Manchester Police as being linked to issues of anti-social behaviour in the immediate area and as such the replacement of this use with more retail led operations is likely to have a positive impact on the level of anti-social behaviour.

Signage Strategy - The applicant has submitted a signage strategy for the building as part of the application. Although separate applications for advertisement consent will be required, the signage strategy would ensure that there is a design-led context for all advertisements on this building. Adherence to the signage strategy would be a condition of any consent granted.

Objectors Comments - When the application was first submitted it included for Class A4 as a potential use within the ground floor unit and it was on this basis that the application was advertised and local residents consulted. This element of the proposal has now been withdrawn.

It is anticipated that most people using the hotel will arrive by public transport and it will be made clear to people when booking that there is no on site parking.

Issues relating to construction noise are dealt with under Environmental Health legislation.

## **Conclusion**

Having regard to the above, the proposal is considered to be in general conformity with the relevant local and national planning policies including the local development plan.

**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**

On the basis that the proposals subject to compliance with the conditions below is consistent with the City Council's Unitary Development Plan, in particular policies R1.1 Regeneration, H2.2 Housing, E3.5 Enhancement of the City's Environment, T2.4 Transport, RC3 'Mixed uses', DC9.1 New Commercial and Industrial Development - Access for Disabled People DC10 'Food and Drink' Uses, DC18.1 'Conservation Areas', DC19.1 'Listed Buildings' DC26.6 Development and Noise and RC20 (Area 9) 'Small Area Proposals' in that the development would make the area more safe and attractive; would be of a high standard of design and make a positive contribution towards improving the City's Environment; would reduce air pollution caused by vehicles by encouraging alternative forms of transport; would include measures which would lead to a safer environment; would promote regeneration and an improved environment; would be compatible with the mix of uses in the area, would whilst maintaining shopping as the predominant frontage introduce a non retail service which will contribute to street level activity whilst complimenting neighbouring shops, would provide full access for disabled people, would not subject to conditions relating to the acoustic insulation of the premises and the hours of operation, cause disamenity to nearby residents and would not have an adverse impact on the conservation area or adjacent listed buildings.

### **Conditions**

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

(a) 0920-(P)- E001, P002, P003 Rev A, P004 Rev A, P005, P006, P007 Rev A, P008 Rev A, P009 Rev A, P010 Rev A, P011 Rev A, P012, P013 Rev A, P014 Rev A, P015, P016 (servicing plan) and ad 4019-VPX ;

(b) Recommendations in Section 6.0 and 7.0 of Hepworth Acoustics Report stamped as received on 07-10-09 as augmented by Hepworth Acoustics letter dated 18-12-09; and

(c) Mike Hopkins E-mail on Waste and Servicing dated 18-12-09

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

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

00.01 - 00.00

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.

4) The approved Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) Use, or Class A5 (Hot Food Takeaway ) Use at ground floor and basement levels shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

07.00 and 00.00

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.

5) Before any approved Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) Use, or Class A5 (Hot Food Takeaway ) Use at ground floor and basement levels hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

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.

6) 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 \*\*\*\* of the Unitary Development Plan for the City of Manchester.

7) 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".

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

06.00 to 20.00 Monday to Saturday; and

07.00 to 18.00 Sundays 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.

9) Before first occupation the each use within the building (hotel and each ground floor unit) of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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

10) Before the each of the approved ground floor / basement A1, A2, A3 or A5 uses commence a scheme showing the provision to be made for disabled people to gain access to any publically accessible basement areas shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester Policies DC9.1 any approved arrangements shall be retained and operational for so long as the building is in use.

11) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse in the each of the ground floor

units has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In 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.

### **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: 091413/FO/2009/C2 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

Environment & Operations (Refuse & Sustainability)

City Centre Regeneration

Greater Manchester Police

City Safe Team

English Heritage (NW Region)

2m Media Ltd, North Square 11-13, Spear Street, Manchester, M1 1JU

2 Dale Street, Manchester, M1 1JW

Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

19 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

14 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

2 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

8 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

5 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

10 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

13 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

12 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

20 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

4 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

1 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

7 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

18 Regents Court, 6 Oldham Street, Manchester, M1 1JQ

11 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
21 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
17 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
6 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
The Emporium 8-10, Oldham Street, Manchester, M1 1JQ  
Natwest, 33 Piccadilly, Manchester, M1 1LR  
Walker Simpson Architects Ltd, 33 Piccadilly, Manchester, M1 1LQ  
Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Bruntwood Estates Beta Portfolio Ltd, Aflex Place, 52 Church Street, Manchester, M4 1PW  
19 Piccadilly, Manchester, M1 1LU  
21 Piccadilly, Manchester, M1 1LU  
4 Oldham Street, Manchester, M1 1JQ  
9 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
Easy Generator, 6 Oldham Street, Manchester, M1 1JQ  
3 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
16 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
15 Regents Court, 6 Oldham Street, Manchester, M1 1JQ  
Ticketline, 21-23, Oldham Street, Manchester, M1 1JG  
Monty`s Health & Fitness Club, 21-23, Oldham Street, Manchester, M1 1JG  
The Actors Group, 21-31, Oldham Street, Manchester, M1 1JG  
Actors Centre North, 21-31, Oldham Street, Manchester, M1 1JG  
Pauls Hair World Ltd, 29-30, Oldham Street, Manchester, M1 1JG  
Yeomans, 21-23, Oldham Street, Manchester, M1 1JG  
Piccadilly Box Office, 21-23, Oldham Street, Manchester, M1 1JG  
Coffee Republic Plc, 33 Oldham Street, Manchester, M1 1JG  
Harry Ford, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Gorgeous, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Old Hat, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Mad Dogs, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Profiles, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Identity, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Johnny Sokko, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Cheshire Book Buyers, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Ladbrokes Ltd, 54 Church Street, Manchester, M4 1PW  
Bilko`s Menswear, Afflecks Arcade 35-39, Oldham Street, Manchester, M1 1JG  
Hannah Makes Things, Aflex Palace, 52 Church Street, Manchester, M4 1PW  
Yorkshire Bldg Soc, 17 Piccadilly, Manchester, M1 1LS  
Flat 18, 15 Piccadilly, Manchester, M1 1LT  
Flat 17, 15 Piccadilly, Manchester, M1 1LT  
Flat 8, 15 Piccadilly, Manchester, M1 1LT  
Flat 14, 15 Piccadilly, Manchester, M1 1LT  
Flat 15, 15 Piccadilly, Manchester, M1 1LT  
Flat 7, 15 Piccadilly, Manchester, M1 1LT  
Flat 11, 15 Piccadilly, Manchester, M1 1LT

Flat 5, 15 Piccadilly, Manchester, M1 1LT  
Flat 12, 15 Piccadilly, Manchester, M1 1LT  
Flat 6, 15 Piccadilly, Manchester, M1 1LT  
Flat 1, 15 Piccadilly, Manchester, M1 1LT  
Flat 16, 15 Piccadilly, Manchester, M1 1LT  
Flat 4, 15 Piccadilly, Manchester, M1 1LT  
Flat 10, 15 Piccadilly, Manchester, M1 1LT  
Flat 2, 15 Piccadilly, Manchester, M1 1LT  
Flat 3, 15 Piccadilly, Manchester, M1 1LT  
Flat 13, 15 Piccadilly, Manchester, M1 1LT  
Flat 9, 15 Piccadilly, Manchester, M1 1LT  
Done Bros, 7-11, Oldham Street, Manchester, M1 1LG  
Halifax Plc, 5 Piccadilly, Manchester, M1 1LZ  
Boots The Chemists Ltd, 11-13, Piccadilly, Manchester, M1 1LY  
Bella Italia, 11-13, Piccadilly, Manchester, M1 1LY  
Superdrug Stores Plc, 7 Piccadilly, Manchester, M1 1LZ  
9 Piccadilly, Manchester, M1 1LZ  
Carringtons Hairdressers, 8a, Tib Street, Manchester, M4 1PQ  
Britannia Sachas Hotel, 12 Tib Street, Manchester, M4 1SH  
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Berlitz, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Sonali Bank (uk) Ltd, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
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Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
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Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Unique, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Poetic Justice Ltd, Chatsworth House, 19 Lever Street, Manchester, M1 1BY  
Nationwide Bldg Soc, 39 Piccadilly, Manchester, M1 1NB  
Towry Law Financial Services, Wellington House 39a, Piccadilly, Manchester, M1 1LQ  
37 Piccadilly, Manchester, M1 1LQ  
Egencia Uk Ltd, Wellington House 39a, Piccadilly, Manchester, M1 1LQ  
Lloyd Piggott Ltd, Wellington House 39a, Piccadilly, Manchester, M1 1LQ  
Passenger Focus, Wellington House 39a, Piccadilly, Manchester, M1 1LQ  
Leo`s Fish Bar, 12 Oldham Street, Manchester, M1 1JQ  
Community Pride Initiative, 4-5 Central Buildings, Oldham Street, Manchester, M1 1JQ  
The Methodist Church, 1 Central Buildings, Oldham Street, Manchester, M1 1JQ  
Fresh Loaf Sandwich Bar, 2 Central Buildings, Oldham Street, Manchester, M1 1JQ  
M1 Metro Ltd, 14-16, Oldham Street, Manchester, M1 1JQ  
Ableman & Bond, 3 Central Buildings, Oldham Street, Manchester, M1 1JQ  
Eastern Bloc Records, 4-5 Central Buildings, Oldham Street, Manchester, M1 1JQ  
Psychology Central, 4-5 Central Buildings, Oldham Street, Manchester, M1 1JQ  
Medical Foundation North West, North Square 11-13, Spear Street, Manchester, M1 1JU  
Ear To The Ground Ltd, North Square 11-13, Spear Street, Manchester, M1 1JU

**Representations were received from the following third parties:**

Engineering Services  
City Centre Renegeration  
Greater Manchester Police  
English Heritage (NW Region)  
Flat 11, 15 Piccadilly, Manchester, , , M1 1LT

Chairman Of The Northern Quarter Community Group (Facilitation Board), 101  
Chatsworth House, 19 Lever St , Manchester, M1 1BY

**Relevant Contact Officer :** Angela Leckie  
**Telephone number :** 0161 234 4651  
**Email :** a.leckie@manchester.gov.uk