

Application Number	Date of Appln	Committee Date	Ward
093975/FO/2010/C1	17th Sep 2010	28th Oct 2010	City Centre Ward

Proposal CITY COUNCIL DEVELOPMENT Refurbishment of existing Town Hall Extension to include change of use of basement and part of ground floor to new City Library, creation of basement link to Central Library, restoration to public use of existing Rates Hall and Gas and Electricity Showrooms, to include creation of new Customer Service Centre, alteration and repair works to internal and external areas, inclusion of ancillary facilities and associated works.

Location Manchester Town Hall Extension , Lloyd Street, Manchester, M2 5PD

Applicant Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA

Agent Mr Nathan Matta, Nathaniel Lichfield & Partners, 3rd Floor, One St James Square, Manchester, M2 6DN

Description

This application relates to Manchester Town Hall Extension. The building is within the Albert Square conservation area, is Grade II* Listed and is part of the Town Hall Complex. The Grade I Listed Town Hall and the Grade II* Listed Central Library are located on either side and St Peters Square is located in front, which includes public open space, a Metrolink station and bus stop, listed and non-listed works of art and memorials including the Grade II Listed Cenotaph and St Georges Cross, a play area and the Peace Gardens. The building is currently vacant pending the refurbishment works comprising this application. The building is linked to the Town Hall via high level bridge link.

The building is within the Albert Square Conservation Area and adjacent to the St Peters Square Conservation Area.

The building is situated in an area of the City Centre known as the Civic Quarter and surrounding uses include retail, offices, hotels, bars, restaurants, financial and professional services and cafes.

The building contains a number of original features and areas of significant importance including the Rates Hall, Gas and Electricity Showrooms, Committee Rooms and Members Dining Room.

Planning permission is sought for the external refurbishment of the building and a change of use of the basement and part ground floor to form part of the City Library. The works include the following:

- The use of the existing entrances at Mount Street and St Peters Square as public entrances, which would provide direct access to the Rates Hall. The modern security booths and access ramps and the suspended ceiling would be removed and the entrances would be restored. At the Mount Street entrance the ramp would be retained, but the solid handrail would be replaced with a glass balustrade. At the St Peters Square entrance the existing ramp

- and adjacent wall would be removed and an inclined floor would provide access through the adjacent showroom area. New doors are proposed and it is intended to use automatic glazed sliding doors, which would slide into recesses created in the stonework and ancillary equipment would be concealed above the soffit.
- New external canopies are proposed to highlight the location of the public entrances at Mount Street and St Peters Square.
 - Glazed doors would be installed at the external entrance to the former Gas showroom to match those that would be installed at the public entrances and trough lighting would be introduced to illuminate the vaulted ceiling.
 - The existing courtyard roof comprising a series of lead roofed lanterns would be replaced with a linear roof light to provide additional natural light into the ground floor and a green roof. A brown roof would also be installed at 5th floor level.
 - A section of the courtyard roof would be left open to provide a children's play area and a glazed canopy would be installed at level two to provide some shelter. These areas would be accessed from Lloyd Street.
 - The entrances to two service cores on Lloyd Street would provide staff entrances and the existing loading bay with goods lift would be retained.
 - The City Library would extend into the basement and part ground floor. The two buildings would be connected by removing the upper basement floor slab of the Town Hall Extension and using the lower slab to provide level access into the Central Library building. A section of the curved retaining wall, which defines a maintenance corridor around the library would be removed to allow direct connectivity between the two buildings.
 - New doors and windows would be installed in certain areas, some of which, have received insensitive alterations in the past. These new installations would be designed to match the adjacent windows.
 - A new external lighting scheme is proposed

Listed Building Consent is also sought for the internal and external works (application reference: 093976/LO/2010/C1).

Consultations

Publicity - The application has been advertised as affecting a listed building and affecting the setting of the St Peters Square and Albert Square Conservation Areas. The occupiers of adjacent and nearby properties were notified about the scheme - No responses have been received.

GMPTE - Confirmed that they do not consider that the proposals would have an impact on the Metrolink or bus services and advised that they will maintain communication with the applicant throughout the development.

Highway Services - Advised that the Travel Change Team should review the submitted travel plan, requested additional information on the proposed servicing and delivery procedures and advised that these proposals should tie into those for the Central Library. Advised that they are in continuous discussions with the applicant and stated that these should continue.

Environmental Health - Confirmed that there are no observations or comments and that the information submitted was acceptable

Contaminated Land Section - Recommended a condition to require a validation report to be submitted following completion of the works.

Environment & Operations (Highway Authority) - Advised that they are in continuous discussions with the applicant regarding the transformation project and have no comments in relation to this application.

City Centre Regeneration - Confirmed full support for the application due to the potential real benefits to the delivery of Council services and improvements to the working environment of the staff who deliver those services. They advised that the refurbished Town Hall Extension and Central Library would be at the heart of a dynamic civic quarter which itself should provide a platform for further investment in the city.

Transport Policy Unit - Advised that the travel plan requires further information in relation to cycle storage facilities, continued involvement of the Travel Change Team and details of the travel plan measures that will be put in place throughout the development.

Environment Agency - Recommended a condition to require the applicant to cease development should contamination not previously identified be found and require recommencement to be agreed with the Local Planning Authority.

Greater Manchester Police - Confirmed their support for the application subject to the recommendations within the submitted Crime Impact Statement being implemented on site.

Greater Manchester Ecology Unit - Advised that there are no objections to the application on nature conservation grounds and that the advice given in the Biodiversity Statement that contractors working on the refurbishment should be briefed about the possible presence of bats in the buildings and the need to stop work and seek advice if bats are found at any time must be implemented as part of the development.

The proposals for incorporating green roofs into new structures on the site is welcomed and will make a valuable contribution to biodiversity enhancement in the City Centre.

Manchester Historic Buildings and Conservation Areas Panel - Panel comments are awaited and will be reported to Committee.

Issues

Policy - For the reasons outlined below, the proposed use and associated elevational alterations is considered to be consistent with the relevant National and Unitary Development Plan Policies

R1.1 (Regeneration) - which encourages regeneration of the Regional Centre.

RC 3 (Mixed Uses) - which encourages compatible mixed uses within the City Centre;

RC4 (Environment) - which encourages the increasing of the attractiveness of and thereby the activity within important or currently neglected areas including conservation areas within the City Centre.

E2.3 and E2.4 (Environmental Improvement and Protection) - which state that the Council will protect important wildlife habitats and ensure that the effects on wildlife are taken fully into account.

E3.5 (Environmental Improvement and Protection) - which promotes safe environments for all people living in and using the City.

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.

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 in dealing with applications for listed building consent or planning applications for works to a listed building the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protect their general setting.

DC26.1 (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.

RC18 (Pedestrians and Cyclists) - which states that the council will seek the provision of safe, pleasant and convenient conditions for pedestrians and cyclists at appropriate locations within the City Centre.

Planning Policy Statement 23 (Planning and Pollution Control) - advises on issues in relation to the potential impact of development on land air water and health.

Planning Policy Statement 5 (Planning for the Historic Environment) provides guidance on ensuring the conservation of heritage assets through the planning system.

Regeneration -

It is considered that the refurbishment of this building and the adjacent Central Library has the potential to generate further investment in the surrounding Civic Quarter and wider City Centre through improvements to the appearance of the buildings and improved service delivery. The proposals are therefore considered to

be in accordance with policy R1.1 (Regeneration) of the Unitary Development Plan for the City of Manchester.

Principle of the Proposed Use -

The proposed use of the basement and part ground floor of the Town Hall Extension as part of the City Library would improve facilities and service delivery at the library and would relate well to the reuse of the remainder of the building as a Town Hall. The direct link between the two buildings would also improve the access that customers and service users have to the facilities at both buildings. The proposals are therefore considered to be in accordance with policy RC3 (Mixed Uses) of the Unitary Development Plan for the City of Manchester.

Amenity-

The Head of Regulatory and Enforcement Services (Pollution) have confirmed that the information submitted as part of the application, with particular regard to noise attenuation, waste storage and collection and servicing is considered to be acceptable and it is recommended that the relevant submitted documents are included within the specified drawings/documents condition.

In view of the above the proposal would, on balance be consistent with policy on amenity and development and noise in accordance with policies DC26.1 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Crime and Disorder -

A condition is recommended to require implementation of the measures recommended in the Crime Impact Statement. Given this, the proposals are considered to be acceptable with regard to issues relating to reducing crime and disorder in the area and are considered to be in accordance with policy E3.5 (Environmental Improvement and Protection) of the Unitary Development Plan for the City of Manchester.

Pollution -

The Environment Agency and the City Council's Contaminated Land Section both confirmed that the risk of pollution is minimal and the conditions that they specified are recommended to ensure any pollution discovered is reported and to ensure that the completed development is acceptable. Given this, the proposal is considered to be in accordance with Planning Policy Statement 23 (Planning and Pollution Control).

Car Parking/Highway Safety -

A travel plan is being developed and has been assessed by the City Council's Travel Change Team at the City Council. It is considered that there are areas for improvement within the current travel plan and a condition is recommended to require the completion and agreement of the travel plan for the development. The applicant is also in continuous discussions with the City Council as highways

authority and highway services with regard to the impact on the highway and their comments have been passed to the applicant.

Given the above, the proposals are considered to be in accordance with policy RC18 (Pedestrians and Cyclists) of the Unitary Development Plan for the City of Manchester.

Ecology -

The condition recommended by Greater Manchester Ecology Unit is recommended to prevent detrimental impact on the local ecology. Give this, the proposals are considered to be in accordance with policies E2.3 and E2.4 (Environment) of the Unitary Development Plan for the City of Manchester.

Design Issues and Visual Amenity -

The proposed external alterations have been sensitively designed to relate to the features and existing character of the listed building. All new doors and windows would match the original design or in the case of the proposed sliding doors be glazed and of simple design so as not to detract from or compete with the character of the listed building. The proposed canopies would allow the main entrances to be clearly identified to visitors. A lighting scheme is also proposed and a condition is recommended to require full details of this to be submitted and agreed by the City Council as local planning authority.

The proposed green and brown roofs and internal children's play area would replace a cluttered and unused space and bring activity to the internal courtyard. The proposed glazed roof would also allow extra light into a dark and windowless area of the building.

Conditions are recommended to require final details of some of the works described above to be agreed.

Given the above, the proposals are considered to have an acceptable impact in terms of visual amenity in accordance with policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings) and RC4 (Environment) and PPS 5 (Planning for the Historic Environment).

Disabled Access -

The scheme has been designed to meet the requirements of Design for Access 2. Level access would be provided through each entrance into the building and access would be provided throughout the building via passenger lifts. The final details of how disabled access is to be provided throughout are yet to be agreed so a condition is recommended to require the completed development to be fully accessible.

Given the above, the proposals are considered to be in accordance with policy DC9.1 (Access for Disabled People) of the Unitary Development Plan for the City of Manchester.

Impact on Character of Conservation Area -

The changes to the external elevations would when viewed in the context of the Conservation Area present an improvement, in particular, where insensitive previous interventions to doors and windows are restored to their original appearance.

Given the above, the proposals are considered to be in accordance with policies DC18.1 (Conservation Areas) and RC4 (Environment) and PPS 5 (Planning for the Historic Environment).

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 MINDED TO APPROVE

on the basis that the proposals subject to compliance with the conditions below, generally accord with Planning Policy Statement 23 (Planning and Pollution Control) and PPS 5 (Planning for the Historic Environment) and the policies contained within the Development Plan specifically the Unitary Development Plan Policies E2.3, E2.4 and E3.5 (Environmental Improvement and Protection), R1.1 (Regeneration), RC3 (Mixed Uses), RC4 (Environment), RC18 (Pedestrians and Cyclists), (DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC26.1 (Development and Noise) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People) in that the use of part of the building as a part of the City Library would be compatible with the mix of uses in the area, would be acceptable in relation to visual amenity and the impact on the listed structure and the St Peters Square and Albert Square Conservation Areas and crime and disorder, would be acceptable in relation to highway safety and the impact on pedestrians and cyclists, ecology, crime and disorder, pollution, regeneration and the availability of disabled access and would not subject to compliance with conditions cause disamenity to nearby occupiers and subject to:

a) the outcome of referral of Listed Building Consent application referenced 093976/LO/2010/C1 to the Secretary of State; and

b) 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 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:

PL001, PL040, PL041, PL042, PL043, PL044, PL045, PL046, PL047, PL048, PL049, PL077, PL080, PL081, PL082, PL084, PL085, PL086, PL087, PL090, PL093, PL094, PL095, PL096, PL120, PL122, PL123, PL130, PL131, PL132, PL133 and PL140 stamped as received by the City Council as local planning authority on 6th August 2010.

PL064, PL070 P1, PL071 P1, PL072 P1, PL073 P1, PL074, PL075 P1, PL080 P1, PL097 P1, stamped as received by the City Council as local planning authority on 23rd August 2010

PL038 P2, PL031 P2, PL063 P1, PL127, PL128, PL129, stamped as received by the City Council as local planning authority on 8th September 2010

Sections 3 and 4 of the Design and Access Statement prepared by Ian Simpson Architects stamped as received by the City Council as local planning authority on 6th August 2010

The Conservation Strategy prepared by HOK stamped as received by the City Council as local planning authority on 6th August 2010

The Planning Document for Environmental Services prepared by BDP stamped as received by the City Council as local planning authority on 6th August 2010

The Phase I Environmental Site Assessment, Air Impact Assessment, Biodiversity Statement, Noise Assessment, Transport Assessment, Framework Travel Plan, Flood Risk Assessment prepared by URS stamped as received by the City Council as local planning authority on 6th August 2010

Part B of the Crime Impact Statement stamped as received by the City Council as local planning authority on 6th August 2010

The Environmental Standards Statement prepared by WSP stamped as received by the City Council as local planning authority on 6th August 2010

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies E2.3, E2.4 and E3.5, RC3, RC4, RC18,

DC18.1, DC19.1, DC26.1 and DC9.1 of the Manchester Unitary Development Plan.

3) On completion of the proposed groundworks/refurbishment of the basement a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall confirm that the work undertaken conforms to the remediation proposals as described in the Phase I Environmental Assessment prepared by the URS Corporation Limited and referenced MARP0001. The Completion/Verification Report shall be submitted for agreement within a timescale to be agreed following the completion.

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 Planning Policy Statement 23 (Planning and Pollution Control).

4) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons

To ensure any risks posed to controlled waters from unsuspected contamination are appropriately assessed and mitigated, pursuant to Planning Policy Statement 23 (Planning and Pollution Control).

5) The recommendations outlined in the Biodiversity Statement prepared by URS and stamped as received by the City Council as local planning authority on 6th August 2010 shall be implemented on site throughout the development.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.3 and E2.4 of the adopted Manchester Unitary Development Plan.

6) The measures recommended in Part B of the submitted Crime Impact Statement shall be incorporated into the development prior to completion of the development hereby approved, unless otherwise agreed in writing by the City Council as local planning authority.

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".

7) 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 policies DC19.1, DC18.1 and RC4; of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the information shown on the attached drawings full detail of the design of the proposed external doors and windows shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of development, unless otherwise agreed in writing by the City Council as local planning authority. The details submitted shall include scaled plans, elevations and cross sections and confirmation of materials and treatment.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and the setting of a designated conservation area and careful attention to building work is required to protect the character and appearance of this building and conservation area in accordance with policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

9) Full details of the proposed external lighting scheme shall be submitted to and agreed by the City Council as local planning authority before development commences, unless otherwise agreed in writing by the City Council as local planning authority. The submitted details shall include full scaled drawn information to demonstrate the location and appearance, a product specification, details of any associated lighting and ancillary equipment and details regarding lighting splay and glare.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and the setting of a designated conservation area and careful attention to building work is required to protect the character and appearance of this building and conservation area in accordance with policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the information shown on the drawings hereby approved, full details of the proposed entrance canopies shall be submitted to and agreed by the City Council as local planning authority before development commences, unless otherwise agreed in writing by the City Council as local planning authority. The submitted details shall include full scaled drawn information to demonstrate the appearance, full details of the method of fixing to the building fabric and details of the proposed materials.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and the setting of a designated conservation area and careful attention to building work is required to protect the character and appearance of this building and conservation area in accordance with policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

11) Before the development hereby permitted is commenced a scheme, which provides full details of the provision to be made for disabled people to gain access into and throughout the building; and including route widths, levels and gradients, 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 and shall be retained and operational for so long as the building is in 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 Policy DC9.1.

12) An amended Travel Plan to provide further details of cycle facilities, a statement of the involvement of the City Council's Travel Change Team and exact details of how and when travel plan measures would be put in place throughout the development shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the date of approval. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To ensure that persons occupying or visiting the development have a range of options in relation to modes 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.

13) Before the development hereby permitted is commenced full details of the proposed servicing of the completed development shall be submitted to and agreed in writing by the City Council as local planning authority. The agreed details shall then be implemented in advance of the reuse of the building and maintained for as long as the building is in use, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interest of pedestrian and highway safety, as specified in policy RC18; of the Unitary Development Plan for the City of Manchester.

14) Before the works hereby approved are commenced full details of the construction and design of the proposed green roof, including lanterns and vents, the glazed canopy within the courtyard and the new wall facing the courtyard including full drawn information to demonstrate the appearance and junction with the building fabric and samples of the proposed materials, shall be submitted to and approved in writing by the City Council as local planning authority, unless otherwise agreed in writing by the City Council as local planning authority. The works shall be carried out only in accordance with the approved details.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 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: 093975/FO/2010/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:

Corporate Property
Environment & Operations (Refuse & Sustainability)

GMPTE

Greater Manchester Archaeological Unit

Highway Services

Environmental Health

Contaminated Land Section

Environment & Operations (Highway Authority)

City Centre Regeneration

Transport Policy Unit

Environment Agency

Greater Manchester Police

Greater Manchester Ecology Unit

City Centre Regeneration

Contaminated Land Section

Corporate Property

Environmental Health

Environment & Operations (Highway Authority)

Environment & Operations (Refuse & Sustainability)

Highway Services

Transport Policy Unit

Greater Manchester Ecology Unit

Greater Manchester Archaeological Unit

Environment Agency

Greater Manchester Police

GMPTE

Kenmore Investment Ltd, 23 Princess Street, Manchester, M2 4EB

Starbucks, 23a, Princess Street, Manchester, M2 4EN

Thompsons Solicitors, 23 Princess Street, Manchester, M2 4ER

Piccolinos, 8 Clarence Street, Manchester, M2 4DW

H W C A Ltd, Northern Assurance Buildings 9-21, Princess Street, Manchester, M2 4DN

Wippell, Northern Assurance Buildings 9-21, Princess Street, Manchester, M2 4DN

Johnson Cleaners Uk Ltd, 61 Cross Street, Manchester, M2 4JW

Robert Meaton & Co, Victoria Buildings 1-7, Princess Street, Manchester, M2 4DF

Northern Rock Plc, Victoria Buildings 1-7, Princess Street, Manchester, M2 4DF

Armenian Taverna, Victoria Buildings 1-7, Princess Street, Manchester, M2 4DF

Mono Consultants Ltd, Victoria Buildings 1-7, Princess Street, Manchester, M2 4DF

Qatar Airways, Victoria Buildings 1-7, Princess Street, Manchester, M2 4DF

Aleef News, 59a, Cross Street, Manchester, M2 4JW
59 Cross Street, Manchester, M2 4JW
Atisreal Ltd, Aurora, 55 Princess Street, Manchester, M2 4EW
Fentons Solicitors Llp, Aurora, 55 Princess Street, Manchester, M2 4EW
Frank Rostron Shirtmakers, 39 Princess Street, Manchester, M2 4FN
37 Princess Street, Manchester, M2 4FN
Buttress Fuller Alsop Williams, 31-33, Princess Street, Manchester, M2 4BF
Claritys, 33 Princess Street, Manchester, M2 4EW
Swinton Insurance, 31 Princess Street, Manchester, M2 4EW
Jessops, 25-27, Princess Street, Manchester, M2 4HH
29 Princess Street, Manchester, M2 4EW
Belluga, Lawrence Buildings, 2 Mount Street, Manchester, M2 5WQ
E K O S, Lawrence Buildings, 2 Mount Street, Manchester, M2 5WQ
One Central Street Ltd, 1 Central Street, Manchester, M2 5WR
Singleton Clamp & Partners Ltd, Lawrence Buildings, 2 Mount Street, Manchester,
M2 5WQ
4 Mount Street, Manchester, M2 5WG
Lyons Wilson & Co, 1 Central Street, Manchester, M2 5WR
Search Consultancy, 1 Central Street, Manchester, M2 5WR
14 Albert Square, Manchester, M2 5PF
Wrather & Co, St. Andrews Chambers, 21 Albert Square, Manchester, M2 5PE
F Wright Associates, 20 Albert Square, Manchester, M2 5PE
Tobins Solicitors Llp, 20 Albert Square, Manchester, M2 5PE
Westwood Solicitors, Carlton House, 18 Albert Square, Manchester, M2 5PE
Nexus Solicitors, Carlton House, 18 Albert Square, Manchester, M2 5PE
State Bank Of India, Carlton House, 18 Albert Square, Manchester, M2 5PE
Dibb Lupton Alsop, Carlton House, 18 Albert Square, Manchester, M2 5PE
Tampopo Ltd, 16 Albert Square, Manchester, M2 5PF
Aleef News, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Starbucks, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Scott Associates Chartered Building Surveyors, The Lexicon 10-12, Mount Street,
Manchester, M2 5NT
Mount On The Square, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Beresford Blake Thomas Ltd, The Lexicon 10-12, Mount Street, Manchester, M2
5NT
Rider Hunt, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
B C L Legal, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Chadwick Llp, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Eclipse Interactive Ltd, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Croftons Solicitors, Television House 10-12, Mount Street, Manchester, M2 5FA
Campbell Reith Hill, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Ozon Solicitors, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
W H R Properties, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Malcolm Hollis Llp, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
First National Bank Plc, Television House 10-12, Mount Street, Manchester, M2 5NB
Mazars, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Pugh Davies Properties, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Salisbury Finance, The Lexicon 10-12, Mount Street, Manchester, M2 5NT
Anderson Summers Ltd, 6 Mount Street, Manchester, M2 5NS
Child Concern, 6 Mount Street, Manchester, M2 5NS

Slade & Cooper Ltd, 6 Mount Street, Manchester, M2 5NS
Religious Society Of Friends, 6 Mount Street, Manchester, M2 5NS
Commonword, 6 Mount Street, Manchester, M2 5NS
Joe Rose Foundation, 47 Peter Street, Manchester, M2 3NG
The Midland, 16 Peter Street, Manchester, M60 2DS
London Scottish House, 24 Mount Street, Manchester, M2 3NN
14 Mount Street, Manchester, M2 3NN
Traveljigsaw, St. Georges House, 56 Peter Street, Manchester, M2 3NQ
Atherden Fuller Leng Ltd, St. Georges House, 56 Peter Street, Manchester, M2 3NQ
Pizza Express, St. Georges House, 56 Peter Street, Manchester, M2 3NQ
S T A Travel, St. Georges House, 56 Peter Street, Manchester, M2 3NQ
Betfred, 58 Peter Street, Manchester, M2 3NQ
Baron Stationers, 65 Peter Street, Manchester, M2 5PB
Lite Delights, 63 Peter Street, Manchester, M2 5PB
Hair 38, 61 Peter Street, Manchester, M2 5PB
Troup Bywaters & Anders, 49 Peter Street, Manchester, M2 3NG
Health & Case Management Ltd, 49 Peter Street, Manchester, M2 3NG
Cowgill Holloway, 49 Peter Street, Manchester, M2 3NG
Hire Cars 4 U, 49 Peter Street, Manchester, M2 3NG
Subway, 49 Peter Street, Manchester, M2 3NG
Morgan Hunt, 49 Peter Street, Manchester, M2 3NG
Bowlers Cafe, Lawrence Buildings, 2 Mount Street, Manchester, M2 5WQ
Madhouse Associates Ltd, Lawrence Buildings, 2 Mount Street, Manchester, M2 5EQ
Blue Chip Marketing, 1 Central Street, Manchester, M2 5WR
Rajdoot Restaurant, Carlton House, 18 Albert Square, Manchester, M2 5PE
Taylor Maxwell & Co Ltd, Carlton House, 18 Albert Square, Manchester, M2 5PE
Littler & Associates Ltd, 57-63, Princess Street, Manchester, M2 4EQ
Urbane, 57-63, Princess Street, Manchester, M2 4EQ
Herriots, 57-63, Princess Street, Manchester, M2 4EQ
A 2 E Venture Catalysts Ltd, 57-63, Princess Street, Manchester, M2 4EQ
Berkley Scott, 65 Princess Street, Manchester, M2 4EG
Waterhouse, 71 Princess Street, Manchester, M2 4EG
Cafe Donata, 77 Princess Street, Manchester, M2 4EG
G25 Ltd, 73-75, Princess Street, Manchester, M2 4EG
Blue Arrow, 73-75, Princess Street, Manchester, M2 4EG
F Mazloomian & Co, 73-75, Princess Street, Manchester, M2 4EG
Interaction Recruitment, 73-75, Princess Street, Manchester, M2 4EG
Karls Barbers, 14 Princess Street, Manchester, M1 4NB
Lambert Smith Hampton, 79 Mosley Street, Manchester, M2 3LQ
Manchester City Galleries, Mosley Street, Manchester, M2 3JL
Bilsdale Properties Ltd, 80 Mosley Street, Manchester, M2 3FX
Space Group, 80 Mosley Street, Manchester, M2 3FX
Taylors Solicitors, 80 Mosley Street, Manchester, M2 3FX
S L S Solicitors, 80 Mosley Street, Manchester, M2 3FX
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Sputnik Internet, 80 Mosley Street, Manchester, M2 3FX
Close Invoice Finance, 80 Mosley Street, Manchester, M2 3FX
Ultimate Finance Group, 80 Mosley Street, Manchester, M2 3FX
Ninety Degrees Design & Marketing Ltd, 80 Mosley Street, Manchester, M2 3FX

W T Partnership, 80 Mosley Street, Manchester, M2 3FX
Close Asset Management, 80 Mosley Street, Manchester, M2 3FX
I P S Group Ltd, 80 Mosley Street, Manchester, M2 3FX
Impromptu Publishing Ltd, Century House, 11 St. Peters Square, Manchester, M2 3DN
Cibitas Investments Ltd, Century House, 11 St. Peters Square, Manchester, M2 3DN
Shawbridge Management Ltd, Century House, 11 St. Peters Square, Manchester, M2 3DN
C L B Coopers, Century House, 11 St. Peters Square, Manchester, M2 3DN
Futureworks, 87-89, Mosley Street, Manchester, M2 3LR
Manpower Uk Ltd, 87-89, Mosley Street, Manchester, M2 3LR
Alec Finch & Co Ltd, Sussex House 83-85, Mosley Street, Manchester, M2 3LG
Oakley Financial Solutions, Sussex House 83-85, Mosley Street, Manchester, M2 3LG
Marks & Clerk, Sussex House 83-85, Mosley Street, Manchester, M2 3LG
Excel Securities Plc, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Accountancy Additions, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Intelect, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Human Engineering, Clarendon House, 81 Mosley Street, Manchester, M2 3LQ
Koi Samui Thai Restaurant, 16 Princess Street, Manchester, M1 4NB
3 Oxford Street, Manchester, M1 4PB
Allens Fried Chicken, 5 Oxford Street, Manchester, M1 4PB
6 St. Peters Square, Manchester, M2 3DE
8 St. Peters Square, Manchester, M2 3DE
Aleef Newsagents, 10 St. Peters Square, Manchester, M2 3DE
12 St. Peters Square, Manchester, M2 3DE
14 St. Peters Square, Manchester, M2 3DE
16 St. Peters Square, Manchester, M2 3DF
Aleef Newsagent, Peter House, Oxford Street, Manchester, M1 5AN
Laundry Shop, Peter House, Oxford Street, Manchester, M1 5AN
Terence Paul, 2 Oxford Street, Manchester, M1 5AE
Manchester City Council, Library, St. Peters Square, Manchester, M2 5PD
Yahoo, Peter House, Oxford Street, Manchester, M1 5AN
R K Wilcock Ltd, Peter House, Oxford Street, Manchester, M1 5AN
Reid Rose, Peter House, Oxford Street, Manchester, M1 5AN
Arts Council England, Peter House, Oxford Street, Manchester, M1 5AN
Miles Association, Peter House, Oxford Street, Manchester, M1 5AN
J M C L Consulting Ltd, Peter House, Oxford Street, Manchester, M1 5AN
B C L Legal, Peter House, Oxford Street, Manchester, M1 5AN
Genesis, Peter House, Oxford Street, Manchester, M1 5AN
Kings Law Associate, Peter House, Oxford Street, Manchester, M1 5AN
Penna Plc, Peter House, Oxford Street, Manchester, M1 5AN
Mills & Reeve, Peter House, Oxford Street, Manchester, M1 5AN
G K A Ltd, Peter House, Oxford Street, Manchester, M1 5AN
Lucy Walker Recruitment, Peter House, Oxford Street, Manchester, M1 5AN
I A Collections Llp, Peter House, Oxford Street, Manchester, M1 5AN
P A P R, Peter House, Oxford Street, Manchester, M1 5AN
Law Choice Recruitment, Peter House, Oxford Street, Manchester, M1 5AN
Kleinworth Benson, Peter House, Oxford Street, Manchester, M1 5AN
Google, Peter House, Oxford Street, Manchester, M1 5AN

Rush Bike Wear Ltd, Peter House, Oxford Street, Manchester, M1 5AN
Community Marketing Ltd, Peter House, Oxford Street, Manchester, M1 5AN
Allied Site Personnel Ltd, Peter House, Oxford Street, Manchester, M1 5AN
St. Pauls Travel, Peter House, Oxford Street, Manchester, M1 5AN
I T N Mark Education, Peter House, Oxford Street, Manchester, M1 5AN
Scott Frazer Ltd, Peter House, Oxford Street, Manchester, M1 5AN
Gio Restaurant, 3-7, Lower Mosley Street, Manchester, M2 3WS
G2 Legal, Peter House, Oxford Street, Manchester, M1 5AN
Coronary Heart Publishing Ltd, Peter House, Oxford Street, Manchester, M1 5AN

Representations were received from the following third parties:

GMPTE
Greater Manchester Archaeological Unit
Highway Services
Environmental Health
Contaminated Land Section
Environment & Operations (Highway Authority)
City Centre Regeneration
Transport Policy Unit
Environment Agency
Greater Manchester Police
Greater Manchester Ecology Unit

Relevant Contact Officer : Emily Greaves
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