

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133520/JO/2022
Date registered valid: 13 April 2022
Proposal: S73 amendment to application ref 123983/FO/2019 to amend condition 2 (Personal Permission names) and 3 (approved dwgs (layout))
Address: 1 Salmon Street, Manchester, M4 1AJ
Ward(s): Piccadilly Ward

Applicant: Mr Matthew Lake Lock Up Bars Ltd C/o Agent
Agent (if any): Mr Ralph Taylor Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 25 May 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 3 May 2022

Standard consultations:

Printed: 29 April 2022 Expired: 20 May 2022

Neighbour notifications

Printed: 29 April 2022 Expired: 20 May 2022

Site notice

Posted: 3 May 2022 Expired: 24 May 2022

Press advert

Published: 10 May 2022 Expired: 31 May 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to the ground to 3rd floors of premises known as 1 Salmon Street which has elevations to Shudehill and Salmon Street.

Consent was granted in March 2020 for a change of use of ground floor unit and upper floors unit to mixed use Café and Drinking Establishment with only cold food provision on all floors (Sui Generis Use Class), including associated external roof plant and acoustic air vents (application ref no 123983/FO/2019).

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

Amendments are sought to conditions 2 and 3 to change the named parties on the personal permission and to amend the layout of the premises to allow for the implementation and delivery of Planning Permission 123983/FO/2019 by 'Lock Up Bars Ltd

Consultations & Notification Responses

Publicity – The application was advertised in the local press as a public interest development, a site notice was displayed next to the site and occupiers of neighbouring properties were notified about the application. 2 letter of objection were received commenting on the proposed use and potential impacts on amenity and issues with waste management.

Highway Services – Have no objections.

Environmental Health – Have no objections relevant to consideration of this application.

GMP (Design for Security) – Have no objections subject to the recommendations of the Crime Impact Assessment being a condition of any consent granted as per the previous consent.

Metrolink and TFGM – Have no comments

Issues

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy CC1 (Primary Economic Development Focus: City Centre and Fringe) –which identifies that City Centre as a strategic economic location and focus of employment growth encouraging

a variety of high quality accommodation types, sizes and foot-plates to boost investment by local, national and international businesses and supports the provision of a range of economic development uses, such as retail, leisure, entertainment, cultural and tourism facilities within the City Centre to support the development of a vibrant employment location attractive to businesses, employees and visitors to the City Centre.

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and

Provide good access to sustainable transport provision

Policy DM1 (Development Management) – Which states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:-

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC7 Mixed Use Development - identifies the City Centre as presenting the most viable opportunities for mixed-use development, and states that active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a mixed-use development which will create such an environment.

Policy T2 (Accessible Areas of opportunity and need)- which states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good

access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and

function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

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.

DC26.1 Development and Noise - which details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate

Proposed Amended Conditions and Impact on Residential Amenity / Hours of Operation

The principle of the proposed use has been established and any potential amenity issues including in relation to waste management have been dealt with through conditions which will remain attached to any amendments to the consent previously granted. The proposed changes would not have any impact on any of these issues.

Given the above it is considered that on balance and subject to the previous conditions, controlling the acoustic insulation of the premises, the hours of operation, the hours during which deliveries can take place and the storage and disposal of refuse the proposals would be acceptable and consistent with Core Strategy Policies SP1 and DM1 and saved UDP policies DC10.1, 10.2, 10.3 and 10.4 and DC26.1 and 26.5.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Further information was sought from officers during the application and amendments were made to the proposal. Appropriate conditions were attached to the decision to ensure an acceptable development with the agreement of the applicant.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than 04-03-2023

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The permission granted shall be personal to the applicant and named partners; Mr Matthew Lake; Mr James Murphy and Mr Lyndon Higginson, under the operating company 'Lock Up Bars Ltd

Should the premises no longer be occupied and operated in full by any person as clearly named above, the use for which permission is hereby granted shall be discontinued and the land shall return to the last established and lawful use of the land prior to this permission being implemented.

Reason - The City Council as local planning authority has had regard to the special circumstances of the applicant, and in these exceptional circumstances a personal permission is in the interests of protecting residential amenity, in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

- 3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Site Location Plan Drawing No. A100, stamped as received by the City Council as Local Planning Authority on 06 August 2019;

Drawings No. A101, A102, A107, A108, stamped as received by the City Council as Local Planning Authority on 06 August 2019;

Drawing WT - 01 - 05 - 02 'Plan Proposed Ground Floor Option 2' stamped as received by the City Council as Local Planning Authority on 13 April 2022;

Drawing WT - 01 - 06 'Plan Proposed 1st Floor' stamped as received by the City Council as Local Planning Authority on 13 April 2022;

Drawing WT - 01 - 07 'Plan Proposed 2nd Floor' stamped as received by the City Council as Local Planning Authority on 13 April 2022;

Drawing WT - 01 - 08 'Plan Proposed 3rd Floor' stamped as received by the City Council as Local Planning Authority on 13 April 2022;

Drawing No. A106 Revision B, stamped as received by the City Council as Local Planning Authority on 14 January 2020.

Design Statement, stamped as received by the City Council as Local Planning Authority on 24 January 2020.

Crime Impact Statement (Version A: 22/02/19, Reference 2019/0141/CIS/01), stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Dispersal Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Operating Schedule, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Smoking Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Waste Management Proforma, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EC1, EN1, EN3, EN19, CC1, CC4, CC5, CC7, CC9, CC10, C10, DM1 T1, and T2, of the Manchester Core Strategy and saved policies DC10.1 DC10.4, DC18, DC19 and DC26 of the Unitary Development Plan for the City of Manchester.

4) The premises shall operate in accordance with the submitted Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019, and the premises shall play background music only. No live music is permitted within the premises.

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

5) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the recommendations within the approved Noise Impact Assessment, stamped as received by the City Council as Local Planning Authority on 30 October 2019.

The recommendations contained within the above report shall be implemented in full before the use commences.

b) Notwithstanding the approved plans and documents specified in condition 2 and the above part a, prior to the first use of the development a verification report will be required to be submitted to and approved in writing by the City Council as local planning authority to validate

that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met.

Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Any subsequent further approved mitigation measures submitted within the verification report shall be implemented in full prior to the first use of the development.

For the avoidance of doubt where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

6) a) Notwithstanding the approved plans and documents specified in condition 2, any externally mounted ancillary equipment, plant and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to the first occupation of the development a scheme shall be 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 site.

b) Notwithstanding the approved plans and documents specified in condition 2 and the above part a, prior to first occupation of the development a verification report will be required, to be submitted to and approved in writing by the City Council as local planning authority, to validate that the work undertaken confirms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the equipment and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance.

The approved report and any necessary mitigation measures shall be implemented, and retained thereafter, in full in accordance with the approved details before the first occupation of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall not operate outside the following hours:-
Monday to Friday 08:00 - 02:30
Saturday 08:00 - 03:30
Sundays and Bank Holidays 10:00 - 22:00

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the approved plans and documents specified in condition 2, prior to the first operation of the development the management, operation and security measures set out within the following submitted documents:

Crime Impact Statement (Version A: 22/02/19, Reference 2019/0141/CIS/01), stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Dispersal Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Operating Schedule, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Smoking Policy, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

shall be fully implemented and operational prior to first occupation, and such measures shall be retained and maintained thereafter while the use is in operation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

9) a) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00 Sunday/Bank Holidays.

b) Notwithstanding part a, the waste management strategy shall be fully implemented and operated in accordance with the approved documents:

Drawing No. A107, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Drawing No. A103 Revision B, stamped as received by the City Council as Local Planning Authority on 05 March 2020.

Waste Management Proforma, stamped as received by the City Council as Local Planning Authority on 06 August 2019.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policies DM1 and T1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

10) Cooking at the premises shall be limited to cold foods and no primary cooking (electric/gas powered ovens or stoves), or the frying or deep frying of food products is permitted at the premises.

Reason: In order to protect neighbouring residential amenity in regard to noise, fumes and odours, pursuant to policies DM1 of the Manchester Core Strategy and policies SP1 and DM1 of the Manchester Core Strategy and saved policies DC10.1, DC10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

11) Prior to the use first commencing the details regarding internal bicycle storage submitted shall be fully implemented, retained and permanently reserved for bicycle parking in accordance with the following documents:

Drawing No. A103 Revision B, stamped as received by the City Council as Local Planning Authority on 05 March 2020.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policies SP1, T1 and T2 of the Manchester Core Strategy.

12) Notwithstanding the approved plans and documents, prior to the first occupation of the development hereby approved disabled access provision shall be fully implemented in accordance with the submitted and approved documents:

Drawing No. A106 Revision B, stamped as received by the City Council as Local Planning Authority on 14 January 2020.

The disabled access provisions shall be retained thereafter in perpetuity while the development is in operation.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policy SP1, DM1 and CC1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester

Apartment 123, 101 High Street, Manchester, M4 1HG
Apartment 504, 83 High Street, Manchester, M4 1BE
Flat 120, Premier Suites, 64 Shudehill, Manchester, M4 4AA
17 Thomas Street, Manchester, M4 1EU
Ground Floor Unit, Smithfield Square, High Street, Manchester, M4 1BD
Basement To Fourth Floor, 97 Shudehill, Manchester, M4 4AN
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
12 - 22 Thorniley Brow, Manchester, M4 2AJ
97 High Street, Manchester, M4 1HQ
95 High Street, Manchester, M4 1HQ
Ground Floor, 97 Shudehill, Manchester, M4 4AN
67B High Street, Manchester, M4 1FS
30 - 32 Shudehill, Manchester, M4 1EZ
56 - 60 Shudehill, Manchester, M4 4AA
4 Thorniley Brow, Manchester, M4 2AJ
2 Thorniley Brow, Manchester, M4 2AJ
91 High Street, Manchester, M4 1HQ
First Floor And Second Floor, 34 Shudehill, Manchester, M4 1EY
Jewel House, 75 - 77 High Street, Manchester, M4 1FS
Flat 122, 87 High Street, Manchester, M4 1BF
Flat 2, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
81 High Street, Manchester, M4 1BD
Flat 121, Premier Suites, 64 Shudehill, Manchester, M4 4AA
Cut In Time, Back Turner Street, Manchester, M4 1FR
Flat 1, 93 - 95 Shudehill, Manchester, M4 4AN
Market Buildings, Thomas Street, Manchester, M4 1EU
Flat 414, 87 High Street, Manchester, M4 1BF
Flat 408, 83 High Street, Manchester, M4 1BE
Flat 217, 83 High Street, Manchester, M4 1BE
Flat 303, 12 Thomas Street, Manchester, M4 1DH
Gmpte Transport Interchange, Shudehill, Manchester, M4 4AN
Flat 2, 93 - 95 Shudehill, Manchester, M4 4AN
Adjacent Car Park, 18 - 20 Dantzic Street, Manchester, M4 2AE
FLAT 604, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 1, 89 Shudehill, Manchester, M4 4AN
Flat 410, 83 High Street, Manchester, M4 1BE
46 Shudehill, Manchester, M4 4AA
Smithfields, 77 Shudehill, Manchester, M4 4AN
Flat 1, 2 Hanover Street, Manchester, M4 4BB
First Floor Unit 1, 56 - 60 Shudehill, Manchester, M4 4AA
Third Floor, 65 High Street, Manchester, M4 1FS
85 High Street, Manchester, M4 1BD
93 High Street, Manchester, M4 1HQ
99 High Street, Manchester, M4 1HQ
89 High Street, Manchester, M4 1HQ
6 New George Street, Manchester, M4 4AE
4 New George Street, Manchester, M4 4AE

2 New George Street, Manchester, M4 4AE
67 High Street, Manchester, M4 1FS
Bluu Unit 1, Thomas Street, Manchester, M4 1LQ
13 Thomas Street, Manchester, M4 1EU
7 Thomas Street, Manchester, M4 1EU
Flat 3, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
Flat 6, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
3 - 5 Nicholas Croft, Manchester, M4 1EY
42 Shudehill, Manchester, M4 4AA
FLAT 103, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 222, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 223, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 303, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 305, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 324, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 401, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 404, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 601, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 608, Icon 25, 101 High Street, Manchester, M4 1HG
Unit C, Shudehill Interchange, Shudehill, Manchester, M4 4AN
60 Shudehill, Manchester, M4 4AA
Second Floor, 65 High Street, Manchester, M4 1FS
Flat 6, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 224, 87 High Street, Manchester, M4 1BF
Flat 316, 87 High Street, Manchester, M4 1BF
Flat 111, 83 High Street, Manchester, M4 1BE
Flat 114, 83 High Street, Manchester, M4 1BE
Flat 117, 83 High Street, Manchester, M4 1BE
Flat 220, 83 High Street, Manchester, M4 1BE
Flat 405, 83 High Street, Manchester, M4 1BE
Flat 307, 83 High Street, Manchester, M4 1BE
Flat 313, 83 High Street, Manchester, M4 1BE
Flat 403, 12 Thomas Street, Manchester, M4 1DH
Flat 402, 12 Thomas Street, Manchester, M4 1DH
Flat 306, 12 Thomas Street, Manchester, M4 1DH
Flat 203, 12 Thomas Street, Manchester, M4 1DH
Flat 202, 12 Thomas Street, Manchester, M4 1DH
Flat 201, 12 Thomas Street, Manchester, M4 1DH
Flat 107, 12 Thomas Street, Manchester, M4 1DH
Flat 105, 12 Thomas Street, Manchester, M4 1DH
Flat 107, 17 Thomas Street, Manchester, M4 1EU
89 Shudehill, Manchester, M4 4AN
Flat 305, 17 Thomas Street, Manchester, M4 1EU
Flat 201, 17 Thomas Street, Manchester, M4 1EU
FLAT 403, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 2, 89 Shudehill, Manchester, M4 4AN
FLAT 101, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 302, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 405, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 314, 87 High Street, Manchester, M4 1BF
Flat 120, 87 High Street, Manchester, M4 1BF
Flat 216, 83 High Street, Manchester, M4 1BE
Flat 112, 83 High Street, Manchester, M4 1BE
Flat 412, 83 High Street, Manchester, M4 1BE

Flat 306, 83 High Street, Manchester, M4 1BE
Flat 504, 83 High Street, Manchester, M4 1BE
Flat 215, 83 High Street, Manchester, M4 1BE
Flat 5, 2 Hanover Street, Manchester, M4 4BB
Flat 4, 2 Hanover Street, Manchester, M4 4BB
Flat 2, 2 Hanover Street, Manchester, M4 4BB
Flat 206, 12 Thomas Street, Manchester, M4 1DH
Flat 211, 17 Thomas Street, Manchester, M4 1EU
Flat 109, 17 Thomas Street, Manchester, M4 1EU
Flat 209, 17 Thomas Street, Manchester, M4 1EU
Flat 205, 17 Thomas Street, Manchester, M4 1EU
Flat 108, 17 Thomas Street, Manchester, M4 1EU
Fourth Floor, 89 Shudehill, Manchester, M4 4AN
Second Floor Unit 7, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 3 And 4, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 2, 56 - 60 Shudehill, Manchester, M4 4AA
Flat 5, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
FLAT 105, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 202, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 301, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 406, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 607, Icon 25, 101 High Street, Manchester, M4 1HG
Fourth Floor, 65 High Street, Manchester, M4 1FS
Flat 225, 87 High Street, Manchester, M4 1BF
Flat 413, 87 High Street, Manchester, M4 1BF
Flat 226, 87 High Street, Manchester, M4 1BF
Flat 119, 87 High Street, Manchester, M4 1BF
Flat 317, 87 High Street, Manchester, M4 1BF
Flat 309, 83 High Street, Manchester, M4 1BE
Flat 411, 83 High Street, Manchester, M4 1BE
Flat 407, 83 High Street, Manchester, M4 1BE
Flat 8, 2 Hanover Street, Manchester, M4 4BB
Flat 304, 12 Thomas Street, Manchester, M4 1DH
Flat 302, 12 Thomas Street, Manchester, M4 1DH
Flat 106, 12 Thomas Street, Manchester, M4 1DH
Flat 203, 17 Thomas Street, Manchester, M4 1EU
69 High Street, Manchester, M4 1FS
Flat 302, 17 Thomas Street, Manchester, M4 1EU
Flat 212, 17 Thomas Street, Manchester, M4 1EU
Flat 202, 17 Thomas Street, Manchester, M4 1EU
Flat 104, 17 Thomas Street, Manchester, M4 1EU
Flat 506, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 102, 17 Thomas Street, Manchester, M4 1EU
FLAT 122, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 201, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 204, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 508, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 509, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G04, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 7, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 4, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 222, 87 High Street, Manchester, M4 1BF
Flat 416, 87 High Street, Manchester, M4 1BF
Flat 501, 87 High Street, Manchester, M4 1BF

Flat 110, 83 High Street, Manchester, M4 1BE
Flat 219, 83 High Street, Manchester, M4 1BE
Flat 310, 83 High Street, Manchester, M4 1BE
Flat 311, 83 High Street, Manchester, M4 1BE
Flat 401, 12 Thomas Street, Manchester, M4 1DH
Flat 103, 12 Thomas Street, Manchester, M4 1DH
Flat 208, 17 Thomas Street, Manchester, M4 1EU
Flat 106, 17 Thomas Street, Manchester, M4 1EU
Second Floor Unit 6, 56 - 60 Shudehill, Manchester, M4 4AA
38 Shudehill, Manchester, M4 1EZ
Flat 105, 17 Thomas Street, Manchester, M4 1EU
Flat 1, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
34 - 36 Shudehill, Manchester, M4 1EZ
Flat G06, Icon 25, 101 High Street, Manchester, M4 1HG
Premier Suites, 64 Shudehill, Manchester, M4 4AA
Fifth Floor, 65 High Street, Manchester, M4 1FS
First Floor, 65 High Street, Manchester, M4 1FS
Flat 312, 83 High Street, Manchester, M4 1BE
Flat 116, 83 High Street, Manchester, M4 1BE
Flat 214, 83 High Street, Manchester, M4 1BE
Flat 101, 17 Thomas Street, Manchester, M4 1EU
Second Floor Unit 5, 56 - 60 Shudehill, Manchester, M4 4AA
Basement And Ground Floor, 56 - 60 Shudehill, Manchester, M4 4AA
Flat G02, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G03, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G05, Icon 25, 101 High Street, Manchester, M4 1HG
Basement, 65 High Street, Manchester, M4 1FS
Flat 118, 87 High Street, Manchester, M4 1BF
Flat 315, 87 High Street, Manchester, M4 1BF
Flat 318, 87 High Street, Manchester, M4 1BF
Flat 221, 83 High Street, Manchester, M4 1BE
Flat 406, 83 High Street, Manchester, M4 1BE
Flat 404, 12 Thomas Street, Manchester, M4 1DH
Flat 206, 17 Thomas Street, Manchester, M4 1EU
Flat 403, 17 Thomas Street, Manchester, M4 1EU
FLAT 104, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 106, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 9, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 7, 2 Hanover Street, Manchester, M4 4BB
Flat 6, 2 Hanover Street, Manchester, M4 4BB
Flat 3, 2 Hanover Street, Manchester, M4 4BB
Third Floor, 89 Shudehill, Manchester, M4 4AN
36 Shudehill, Manchester, M4 1EZ
6 - 8 Thomas Street, Manchester, M4 1EX
First Floor Unit 4, 56 - 60 Shudehill, Manchester, M4 4AA
Ground Floor, 34 Shudehill, Manchester, M4 1EY
FLAT 124, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 123, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 203, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 206, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 224, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 306, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 205, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 304, Icon 25, 101 High Street, Manchester, M4 1HG

FLAT 323, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 322, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 502, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 505, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 422, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 423, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 424, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 504, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 501, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 503, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 402, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 507, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 605, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 606, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 602, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 603, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G01, Icon 25, 101 High Street, Manchester, M4 1HG
67A High Street, Manchester, M4 1FS
Shudehill Convenience Store, 62 Shudehill, Manchester, M4 4AA
66 Shudehill, Manchester, M4 4AA
Unit A, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Unit D, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Unit B, Shudehill Interchange, Shudehill, Manchester, M4 4AN
NORMA&DOROTHY LIMITED, Sixth Floor, 65 High Street, Manchester, M4 1FS
Flat 5, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 3, 93 - 95 Shudehill, Manchester, M4 4AN
Flat 8, 93 - 95 Shudehill, Manchester, M4 4AN
Ground Floor To Second Floor Vektor Ltd, 6 - 10 Hanover Street, Manchester, M4 4BB
6 - 10 Hanover Street, Manchester, M4 4BB
Flat 115, 83 High Street, Manchester, M4 1BE
Flat 113, 83 High Street, Manchester, M4 1BE
Flat 218, 83 High Street, Manchester, M4 1BE
Flat 308, 83 High Street, Manchester, M4 1BE
Flat 503, 83 High Street, Manchester, M4 1BE
Flat 409, 83 High Street, Manchester, M4 1BE
Flat 307, 12 Thomas Street, Manchester, M4 1DH
Flat 301, 12 Thomas Street, Manchester, M4 1DH
Flat 204, 12 Thomas Street, Manchester, M4 1DH
Flat 102, 12 Thomas Street, Manchester, M4 1DH
Flat 205, 12 Thomas Street, Manchester, M4 1DH
Flat 401, 17 Thomas Street, Manchester, M4 1EU
Flat 104, 12 Thomas Street, Manchester, M4 1DH
Flat 305, 12 Thomas Street, Manchester, M4 1DH
Flat 207, 12 Thomas Street, Manchester, M4 1DH
Flat 101, 12 Thomas Street, Manchester, M4 1DH
Flat 108, 12 Thomas Street, Manchester, M4 1DH
Flat 404, 17 Thomas Street, Manchester, M4 1EU
Flat 303, 17 Thomas Street, Manchester, M4 1EU
Flat 213, 17 Thomas Street, Manchester, M4 1EU
18 - 20 Dantzig Street, Manchester, M4 2AE
29 Shudehill, Manchester, M4 2AA
40 Shudehill, Manchester, M4 1EZ
93 - 95 Shudehill, Manchester, M4 4AN
103 High Street, Manchester, M4 1HQ

10 Thomas Street, Manchester, M4 1DH
Flat 402, 17 Thomas Street, Manchester, M4 1EU
Flat 301, 17 Thomas Street, Manchester, M4 1EU
Flat 304, 17 Thomas Street, Manchester, M4 1EU
Flat 103, 17 Thomas Street, Manchester, M4 1EU
Flat 210, 17 Thomas Street, Manchester, M4 1EU
Flat 204, 17 Thomas Street, Manchester, M4 1EU
Flat 207, 17 Thomas Street, Manchester, M4 1EU
91 Shudehill, Manchester, M4 4AN
Second Floor, 89 Shudehill, Manchester, M4 4AN
First Floor, 89 Shudehill, Manchester, M4 4AN
Second Floor Unit 8, 56 - 60 Shudehill, Manchester, M4 4AA
Flat 223, 87 High Street, Manchester, M4 1BF
Flat 415, 87 High Street, Manchester, M4 1BF
Flat 502, 87 High Street, Manchester, M4 1BF
Flat 121, 87 High Street, Manchester, M4 1BF
FLAT 102, Icon 25, 101 High Street, Manchester, M4 1HG
7 Nicholas Croft, Manchester, M4 1EY
Flat 4, Thomas House, 2 - 4 Thomas Street, Manchester, M4 1EX
9 Nicholas Croft, Manchester, M4 1EY
44 Shudehill, Manchester, M4 4AA
5 Nicholas Croft, Manchester, M4 1EY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Smithfield Conservation Area 1987
Area Team Boundary - Name: CITY2