Application Number	Date of Appln	Committee Date	Ward
090201/FU/2009/C2	7th Jul 2009	22nd Oct 2009	Ancoats And Clayton Ward

Proposal Change of use to Sui Generis- Class A3 (restaurant/cafe) use and Class A4 (drinking establishment) use

Location 39 - 45 Edge Street, Northern Quarter, Manchester, M4 1HW,

Applicant A Place Called Common Ltd, 39 - 45 Edge Street, Northern Quarter, Manchester, M4 1HW

Agent RCA Interiors, 226A Stockport Road, Timperley, Altrincham, Cheshire, WA15 7UA

Introduction

Members will recall that this application was brought before the Committee on 10th September 2009 with a recommendation to approve but that issues were raised about the accuracy with which the proposed hours of opening and those of the existing operation had been detailed within the report. The proposed opening hours have now been clarified and are detailed below in the report and condition 3.

Description

The application relates to the ground floor of premises at 39-45 Edge Street which is located within the Smithfield Conservation Area. The upper floors of this three storey building are currently vacant. Part of the ground floor (within no 39) is currently authorised for use as a café bar/events venue/ exhibition space (sui generis) and operates as Common. The operators of Common are the applicants and are now seeking to expand their premises into the adjacent unit at 41-45 Edge Street as well as to redefine the use of their current operation within this expanded premises.

The existing opening hours for Common are:

Sunday to Wednesday and Bank Holiday's 12.00-00.00; and
Thursdays to Saturdays 12.00 to 02.00.

Planning permission is sought for the change of use of the adjacent unit in order to allow the expansion of the existing use. The use would be a Sui Generis mixed use comprising Use Class A3 (restaurant / café) and Use Class A4 (Drinking Establishment).

The proposed opening hours being applied for are the same as the existing operating hours as follows:

Sunday to Wednesday and Bank Holiday's 12.00-00.00; and
Thursdays to Saturdays 12.00 to 02.00.

A full food menu would be available throughout the opening hours for which permission is sought as is the case with the present operation. The internal layout would remain the same throughout the hours of operation, most of the seating is fixed, booth style seating which is not readily removable.

In support of the application the applicants have provided a Statement of Intent which sets out the objectives for the operation of the premises. This states that Common is not operated on the basis of being part of the weekend circuit of drinking establishments. They state that they have a very selective door policy in place at weekends which, along with their membership scheme and a strict behaviour policy is enforced at all times.

The building itself lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential and hotel uses. There are currently a number of bars and café bars on Thomas Street, these include Trof (6-8 Thomas Street), TV 21 (10 Thomas Street), Blu Bar (Market Buildings junction of High Street and Thomas Street), Dough / Apotheca (Jewel House - junction of High Street and Thomas Street) Odder Bar (30-32 Thomas Street), The Bay Horse (35/37 Thomas Street). These are, however, mainly concentrated around the High Street end rather than the Tib Street end of the street. Common (39 Edge Street) is located within the street to the rear of the property (see separate plan).

The nearest residential property to the application site is located on Oak Street but there is a large residential estate within an area roughly bounded by Oak Street, Tib Street, Carpenters Lane and Foundry Lane close to the application site.

Servicing of the property is proposed to take place on a Monday to Friday between 08.00 and 17.00 and the applicant has stated that this would include about 3-4 larger deliveries and 6-8 smaller deliveries a week.

The applicant has also stated that there would be a dispersal procedure in operation in order to control potential anti-social behaviour by people using and leaving the premises particularly at closing time and this is detailed within documents submitted in support of the application.

The original Planning Permission for the use of the existing premises at no 39 Edge Street, (application ref no 072762 was granted in November 2004) was subject to conditions which included a personal condition. A subsequent application (application ref no 087649) to remove the personal condition was granted in February 2008. In assessing the merits of that application it was considered that the remaining conditions attached to the original consent were sufficient to control the nature of the use within the premises and its impact on the amenity of the occupiers of adjacent buildings and nearby residential properties.

Consultations

Publicity - The application was advertised as a public interest development and occupiers of adjacent and nearby properties were notified about the scheme.

No letters of objection have been received. One letter has been received which whilst not objecting to the application raises general concerns about the level of anti-social behaviour in the area.

Head of Environmental Health - Has no objection in principle to the use subject to any plant and equipment and proposed extract equipment having an adequate level of acoustic insulation and the scheme being implemented in accordance with the information about acoustic insulation submitted with the application. Conditions relating to these requirements are recommended to be attached to any planning permission granted by Committee. They have also recommended conditions about the hours of operation and the hours during which servicing can take place.

Greater Manchester Police (Architectural Liaison Officers) - Have no objections subject to the recommendations within the Crime Impact Statement being implemented.

Greater Manchester Police (City Safe Team -Bootle Street) - No objections received.

City Centre Regeneration Team - Have no objections to the proposed use provided that there are appropriate conditions attached to any consent granted that control the way in which the premises operate.

Licensing Unit - Have confirmed that a licence has been granted from 12.00 to 00.00 Sunday to Wednesday and from 12.00 to 02.00 Thursday to Saturday. This is consistent with the hours being applied for as part of the planning application.

Issues

The Unitary Development Plan for Manchester - For the reasons outlined below, the proposed A4 (Drinking Establishment Use) is considered to be consistent with the relevant UDP Policies

Policy R1.1 'Regeneration' which encourages regeneration of the Regional Centre;

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

RC20 (Area 4) 'Small Area Proposals' - which states that the emphasis within this area is on retaining the existing activities and their scale and character;

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

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.

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.

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.

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. For the reasons outlined below the proposal would be consistent with RSS policies DP2 Promote Sustainable Communities and DP4 Make the Best Use of Existing Resources and Infrastructure.

Principle of the Proposed Use - The unit that is the subject of this application is located within a part of the City where this type of mixed use would normally be acceptable in principle. The extended premises would reuse vacant floorspace 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 Northern Quarter and the continuing investment and environmental improvements which are continuing there.

In addition it is noted that the applicant is an independent operator and it is believed that this type of operator has the potential to add positively to the character of the Northern Quarter.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Northern Quarter. 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.

Residential Amenity / Hours of Operation - Whilst the principle of the proposed use is considered to be acceptable the impact that it may have on nearby residents needs to be considered carefully. There is an aspiration to create a diverse mix of uses within the Northern Quarter. However, a mixed-use environment inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential accommodation and indeed this is the case with this application. In such circumstances it is necessary to ensure that measures are introduced to mitigate the worse effects that the relative proximity of uses with the potential to generate noise to residential accommodation might

have. The applicant has demonstrated that the premises can be adequately acoustically insulated such that there will be no break out of noise from the premises and the carrying out of appropriate works to ensure this appropriate level of insulation is implemented could be controlled via the imposition of an appropriate condition imposed upon any planning permission granted by Committee.

Whilst the information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise out break from the unit, there is a need to consider what other impacts the proposal might have. This would then have to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in more suburban locations.

The proposal could result in an increase in comings and goings during the evening and there is some potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be reasonable, given the proximity of residential accommodation, to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation. However in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to develop as more of a mixed use destination with more activity in the evening. It is believed that in this regard the hours proposed are acceptable and are consistent with the hours imposed on the original consent for Common.

In terms of potential disamenity, it is also noted that consent is sought for a mixed A3 and A4 use and as such it would not be possible for the premises to operate solely as an A4 bar use (the latter generally generates the greater concern about adverse impact). Much of the emphasis of the proposed Class A3 / Class A4 operation would be on the sale of food, as well as alcohol, and a full food menu would be available throughout the premise's proposed opening hours. In addition much of the seating within the unit is fixed booth style and as such it would not be physically possible for large numbers of people to congregate within the premises in the way that people might in a venue where the emphasis is more on 'vertical style' drinking.

Whilst the proposal would add to the total number of café bar / bar type uses in the area, the proposed operation would be based on people sitting around tables rather than vertical drinking with an emphasis on the sale of food as well as alcohol and conditions are recommended to be attached to any permission granted by Committee to ensure that this is the basis on which the proposal would be operated.

The applicant has, as noted previously, provided details of how they will seek to control noise and anti social behaviour from people leaving the premises, this includes the use of door staff to control people entering and leaving the premises and to discourage them from assembling outside the premises, the placing of notices asking people to leave quietly and in an orderly manner out of consideration for neighbours. The operation of the submitted operating

schedule and dispersal procedure, forming part of the applicant's management strategy is recommended as a condition of any consent granted.

The Head of Environmental Health has also recommended a condition limiting the hours during which the building can 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 - Level access will be provided from street level into the building and a toilet for disabled people would be located at ground floor level also with level access.

Crime and Disorder - A condition requiring that the scheme achieves secure by design accreditation is recommended to be attached to any consent granted by Committee, and GMP have indicated that provided that the recommendations in the Crime Impact Statement submitted with the application are implemented that this is achievable. Provided that this is achieved the development would be consistent with policy on crime and disorder.

It is also felt that the use of the current vacant property, particularly during the evening has the potential to increase the level of natural surveillance. The change in the nature of the area that the extension of the existing premises would bring, subject to the aforementioned conditions, is in this instance seen as a positive one and is consistent with the Council's regeneration objectives for this part of the City.

Impact on Character of Conservation Area - The proposed use would not have an adverse impact on the character of the Smithfield Conservation Area. Indeed by bringing the whole building back into a sympathetic active use, the proposed use would contribute to the character of the area.

Comments on application- Issues relating to litter and anti social behaviour are also noted. The applicants have provided details of their operational policies which seek to control such issues as far as people leaving their premises are concerned this will be a condition of any consent granted.

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, generally accord with the policies contained within the Development Plan specifically the Unitary Development Plan Policies Policy R1.1 (Regeneration), RC3 (Mixed Uses) Policy H2.2 (Housing), E3.5 (Environmental Improvement and Protection), DC 9.1 New Commercial and Industrial Development - Access for Disabled People, DC10 (Food and Drink Uses), DC18.1 (Conservation Areas), DC26.6 (Development and Noise) and RC20 (Area 4) (Small Area Proposals) in that the use would contribute to the regeneration of the Northern Quarter, would be in a City Centre location, would be compatible with the mix of uses in the area, would increase activity in the area during the day and night, would not subject to conditions relating to the acoustic insulation of the premises and the hours of operation cause disamenity to nearby residents, would be fully accessible and would not have an adverse impact on the character of the conservation area.

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:

(a) Site plan stamped as received on 27-05-09, dwgs PL03 and PL04 A;

(b) Statement of Intent and Details or Dispersal Procedure stamped as received on 27-05-09;

(c) Vehicle Servicing Strategy stamped as received on 30-06-09;

(d) Waste Management Strategy stamped as received on 30-06-09;

(e) Recommendations in Crime Impact Statement dated 07/07/09;

(f) Jonathan Heyes E-mail dated 18-08-09; and

(g) Recommendations contained in Sol Acoustics Environmental Noise Study dated June 2009 as augmented by recommendations contained in Sol Acoustics letter dated 14-08-09.

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

Sunday to Wednesday and Bank Holiday's 12.00-00.00; and
Thursdays to Saturdays 12.00 to 02.00.

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) No loading or unloading shall be carried out on the site outside the hours of 07.30 to 20.00 Mon-Sat·& 10.00 -18.00 Sun/Bank Hols daily.

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.

5) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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

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: 090201/FU/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:

Environmental Health
Environment & Operations (Refuse & Sustainability)
City Centre Regeneration
Greater Manchester Police
City Safe Team
Northern Quarter Residents Forum

St. Denys Bookshop, 11 Oak Street, Manchester, M4 5JD
15 Oak Street, Manchester, M4 5JD
58 Copperas Street, Manchester, M4 1HS
56 Copperas Street, Manchester, M4 1HS
41 Edge Street, Manchester, M4 1HW
54 Copperas Street, Manchester, M4 1HS
52 Copperas Street, Manchester, M4 1HS
50 Copperas Street, Manchester, M4 1HS
Ingenious Creative Ltd, 39 Edge Street, Manchester, M4 1HW
48 Copperas Street, Manchester, M4 1HS
46 Copperas Street, Manchester, M4 1HS
Jodi Wright Glass Design, Manchester Craft Centre, 17 Oak Street, Manchester, M4 5JD
Studio 1, Manchester Craft Centre, 17 Oak Street, Manchester, M4 5JD
23 Martlesham Walk, Manchester, M4 1LY
25 Martlesham Walk, Manchester, M4 1LY
27 Martlesham Walk, Manchester, M4 1LY
31 Martlesham Walk, Manchester, M4 1LY
36-38, Edge Street, Manchester, M4 1HN
Mart, 42 Edge Street, Manchester, M4 1HN
Flux Magazine, 42 Edge Street, Manchester, M4 1HN
Vox Pop, 53-55, Thomas Street, Manchester, M4 1NA
On The Edge, 46 Edge Street, Manchester, M4 1HN
57 Thomas Street, Manchester, M4 1NA
Richard Goodall Ltd, 59 Thomas Street, Manchester, M4 1NA
Cultural Industries Development Services, 5 Oak Street, Manchester, M4 5JD
Game Plan, 5 Oak Street, Manchester, M4 5JD
Shisha, 5 Oak Street, Manchester, M4 5JD
Creative Industries, 5 Oak Street, Manchester, M4 5JD
61 Thomas Street, Manchester, M4 1NA
Jonathan Keenan Photography, 5 Oak Street, Manchester, M4 5JD
Radio Space, The Department Store 1-7, Oak Street, Manchester, M4 5JD
The Millstone, 65-67, Thomas Street, Manchester, M4 1LQ
Keystone Properties (Manchester) Ltd, 49-51, Edge Street, Manchester, M4 1HW
9 Oak Street, Manchester, M4 5JD
Yadgar Cafe, 71 Thomas Street, Manchester, M4 1LQ
Flat 10, 77 Thomas Street, Manchester, M4 1LQ
Cedar Tree, 69 Thomas Street, Manchester, M4 1LQ
20 Oak Street, Manchester, M4 5JE
18 Oak Street, Manchester, M4 5JE
16 Brightwell Walk, Manchester, M4 1LZ
14 Brightwell Walk, Manchester, M4 1LZ
12 Brightwell Walk, Manchester, M4 1LZ
10 Brightwell Walk, Manchester, M4 1LZ
8 Brightwell Walk, Manchester, M4 1LZ
6 Brightwell Walk, Manchester, M4 1LZ
18 Brightwell Walk, Manchester, M4 1LZ
20 Brightwell Walk, Manchester, M4 1LZ
2 Brightwell Walk, Manchester, M4 1LZ
4 Brightwell Walk, Manchester, M4 1LZ
Flat 1-9, 77 Thomas Street, Manchester, M4 1LQ

New Cross Army Surplus, 25-27, Tib Street, Manchester, M4 1LX
Apartment 7, 31 Tib Street, Manchester, M4 1JZ
Apartment 13, 31 Tib Street, Manchester, M4 1JZ
Apartment 11, 31 Tib Street, Manchester, M4 1JZ
Apartment 14, 31 Tib Street, Manchester, M4 1JZ
Apartment 12, 31 Tib Street, Manchester, M4 1JZ
Apartment 8, 31 Tib Street, Manchester, M4 1JZ
Apartment 406, 34 Copperas Street, Manchester, M4 1BJ
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ
Apartment 205, 34 Copperas Street, Manchester, M4 1BJ
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ
106 High Street, Manchester, M4 1HQ
41a, Thomas Street, Manchester, M4 1NA
The Bay Horse, 35-37, Thomas Street, Manchester, M4 1NA
Alfred E Mutter Ltd, 33 Thomas Street, Manchester, M4 1NA
31a, Thomas Street, Manchester, M4 1NA
Computastore Ltd, 31 Thomas Street, Manchester, M4 1NA
20-24, Edge Street, Manchester, M4 1HN
100-102, High Street, Manchester, M4 1HP
Market Restaurant, 104 High Street, Manchester, M4 1HQ
Flat 12, 1 Dorsey Street, Manchester, M4 1LU
Flat 14, 1 Dorsey Street, Manchester, M4 1LU
Apartment 4, 31 Tib Street, Manchester, M4 1JZ
Apartment 2, 31 Tib Street, Manchester, M4 1JZ
Apartment 5, 31 Tib Street, Manchester, M4 1JZ
Apartment 3, 31 Tib Street, Manchester, M4 1JZ
Apartment 1, 31 Tib Street, Manchester, M4 1JZ
38 Brightwell Walk, Manchester, M4 1LZ
40 Brightwell Walk, Manchester, M4 1LZ
44 Brightwell Walk, Manchester, M4 1LZ
42 Brightwell Walk, Manchester, M4 1LZ
46 Brightwell Walk, Manchester, M4 1LZ
48 Brightwell Walk, Manchester, M4 1LZ
Apartment 2, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 11, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 9, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 6, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 5, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 16, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 8, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 3, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 15, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 7, Tiber Place, 29 Tib Street, Manchester, M4 1LX

Apartment 18, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 12, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 10, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 4, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 13, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 1, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 17, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Apartment 14, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 6, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 4, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 2, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 1, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 3, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 5, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
21 Martlesham Walk, Manchester, M4 1LY
Apartment 10, 31 Tib Street, Manchester, M4 1JZ
Apartment 6, 31 Tib Street, Manchester, M4 1JZ
Apartment 9, 31 Tib Street, Manchester, M4 1JZ
29 Martlesham Walk, Manchester, M4 1LY
35 Martlesham Walk, Manchester, M4 1LY
33 Martlesham Walk, Manchester, M4 1LY
39 Martlesham Walk, Manchester, M4 1LY
37 Martlesham Walk, Manchester, M4 1LY
19 Martlesham Walk, Manchester, M4 1LY
17 Martlesham Walk, Manchester, M4 1LY
15 Martlesham Walk, Manchester, M4 1LY
13 Martlesham Walk, Manchester, M4 1LY
41 Martlesham Walk, Manchester, M4 1LY
43 Martlesham Walk, Manchester, M4 1LY
9 Martlesham Walk, Manchester, M4 1LY
11 Martlesham Walk, Manchester, M4 1LY
5 Martlesham Walk, Manchester, M4 1LY
7 Martlesham Walk, Manchester, M4 1LY
3 Martlesham Walk, Manchester, M4 1LY
1 Martlesham Walk, Manchester, M4 1LY
United National Bank Ltd, 79 Thomas Street, Manchester, M4 1LQ
12 Oak Street, Manchester, M4 5JE
10 Oak Street, Manchester, M4 5JE
16 Oak Street, Manchester, M4 5JE
14 Oak Street, Manchester, M4 5JE
En Vogue, 45-47, Thomas Street, Manchester, M4 1NA
M A R C Ltd, 28-30, Edge Street, Manchester, M4 1HN
33 Edge Street, Manchester, M4 1HW
Akbar Trimmings, 26 Edge Street, Manchester, M4 1HN
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ
Apartment 305, 34 Copperas Street, Manchester, M4 1BJ
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ

Apartment 307, 34 Copperas Street, Manchester, M4 1BJ
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ
Apartment 402, 34 Copperas Street, Manchester, M4 1BJ
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ
Flat 1, 1 Dorsey Street, Manchester, M4 1LU
Flat 9, 1 Dorsey Street, Manchester, M4 1LU
Flat 11, 1 Dorsey Street, Manchester, M4 1LU
Flat 4, 1 Dorsey Street, Manchester, M4 1LU
Flat 3, 1 Dorsey Street, Manchester, M4 1LU
Flat 8, 1 Dorsey Street, Manchester, M4 1LU
Flat 2, 1 Dorsey Street, Manchester, M4 1LU
Flat 7, 1 Dorsey Street, Manchester, M4 1LU
Flat 5, 1 Dorsey Street, Manchester, M4 1LU
Flat 10, 1 Dorsey Street, Manchester, M4 1LU
Flat 6, 1 Dorsey Street, Manchester, M4 1LU
39 Tib Street, Manchester, M4 1LX
Kingfisher Fish & Chips, 43 Tib Street, Manchester, M4 1LX
Tib Street Off Licence, 41 Tib Street, Manchester, M4 1LX
16 Whittle Street, Manchester, M4 1LT
22 Brightwell Walk, Manchester, M4 1LZ
24 Brightwell Walk, Manchester, M4 1LZ
28 Brightwell Walk, Manchester, M4 1LZ
26 Brightwell Walk, Manchester, M4 1LZ
30 Brightwell Walk, Manchester, M4 1LZ
32 Brightwell Walk, Manchester, M4 1LZ
36 Brightwell Walk, Manchester, M4 1LZ
34 Brightwell Walk, Manchester, M4 1LZ

Representations were received from the following third parties:

Apartment 3, 106 High Street, Manchester, M4 1HQ

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