

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142515/FO/2025

Date registered valid: 8 April 2025

Proposal: Retention of louvres and fire doors together with installation reconfiguration of glazing to shop associated with the reconfiguration of ground floor commercial units.

Address: The Quarters, Oldham Street And Spear Street, Manchester, M4 1LF

Ward(s): Piccadilly Ward

Applicant: Kempton Homes Ltd

Agent (if any): Mrs Caroline Payne, Emery Planning

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 May 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 April 2025

Standard consultations:

Printed: 16 April 2025 Expired: 10 May 2025

Neighbour notifications

Printed: 16 April 2025 Expired: 10 May 2025

Site notice

Posted: 17 April 2025 Expired: 11 May 2025

Press advert

Published: 22 April 2025 Expired: 13 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987 Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: Not applicable

This application relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street.

The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store. The building remaining on site was located at 5 Warwick Street and was a two-story brick-built building constructed in the 1930's that had seen some incremental change.

The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are located opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street is used for residential purposes. There are other nearby residential properties at 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

Description of Development

Retention of louvres and fire doors together with installation reconfiguration of glazing to shop associated with the reconfiguration of ground floor commercial units.

The louvres to be installed are 4no. panels on the Spear Street elevation.

Related Applications

141034/FO/2024 - Retention of subdivision of units 1 & 2, and associated elevational alterations.

Refused December 2024.

139580/JO/2024 - Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021.

Approved May 2024.

140005/FO/2024 - Shopfront alterations to existing building.

Refused September 2024.

141034/FO/2024 - Retention of subdivision of units 1 & 2, and associated elevational alterations.

Refused December 2024.

131730/JO/2021 - Section 73 Application to vary conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020.

Approved February 2022.

126531/JO/2020 - Application to vary Conditions 2 (Approved Drawings and Documents), 3 (Archaeology), 4 (Contaminated Land) and 16 (Materials to be Approved) and remove Condition 18 (Lightwells) imposed upon planning approval reference 120586/JO/2018 to accommodate changes to the design required in order to satisfy necessary performance criteria and technical compliance and to take into account the information submitted.

Approved November 2020.

120586/JO/2018 - Application to vary condition 10 (Fumes, Vapours and Odours) imposed upon planning approval reference 110074/FO/2015/C2 to amend the wording of the condition so that the details are required prior to the occupation of each individual unit rather than prior to the commencement of development.

Approved January 2019.

110074/FO/2015/C2 - Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.

Approved March 2016.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Highway Services - Have no objection to the proposals. Requested that informatives be added to the decision concerning Highway licensing matters.

Environmental Health - Have no objection to the proposals. The three additional louvres do not serve any plant equipment and so there is no concern about plant break out.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The Adopted Core Strategy for the City of Manchester (2012)

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-

use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1 (Development Management) 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 prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will

help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Shopfront and Signage Design Guide (2024)

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

National Planning Policy Framework (NPPF) (2024)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 141 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the

development plan and any other relevant factors, so far as they are material, must be taken into account.

Principle of the Development

This application seeks full planning permission (part retrospective) for the reconfiguration of commercial units as approved by planning permission ref. 139580/JO/2024.

Condition 30 of planning permission 139580/JO/2024 states that "No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted."

Condition 30 on planning permission indicates that the development relates to:

- Block A: Three commercial units
- Block B: One commercial unit

It is proposed to reconfigure the units as outlined below:

- Block A: Two commercial units
- Block B: Two commercial units

Block A would become two units (rather than 3 as per condition 30). Unit 2 Block A is occupied by Sainsburys. Unit 1 would occupy part of the ground floor and the basement.

The subdivision of Block B into two units (rather than one as shown in condition 30) has been completed and both units are occupied following the discharge of relevant conditions. Unit 1 is occupied by Campanio, unit 2 is occupied by Federation gym.

The application does not propose to alter the total number of commercial units available across the site. There is a minor reduction in total commercial floorspace as a result of internal walling, Block A basement party wall resolutions and internal adjustments made to comply with building control.

The applicant has noted that when the commercial units in question were marketed at the original approved unit size/configuration, the spaces received no interest.

The changes, some of which have already been implemented, have resulted in three commercial operators occupying three of the four available commercial units.

Further detail into the full process of the marketing and finding occupiers for these commercial units can be found in section 5 of Covering letter that accompanies the application submission, produced by Emery Planning.

Overall, the City Council has no objection to the re-configuration of the units and therefore the principle of the proposal is considered to be acceptable in this case. However, other material planning considerations must be examined.

Visual Amenity

Planning application 141034/FO/2024 for the subdivision of units 1 and 2 and associated elevational alterations was refused on 05 December 2024 due to the impact of the external elevational alterations to Block A on the rhythm of the building and the character and appearance of the Conservation Area.

Since this application was refused, the applicant has engaged in pre-application advice in order to overcome the Local Planning Authority's (LPA) concerns.



Previously approved Oldham Street elevation



Proposed Oldham Street elevation

Two new entryways are proposed from Oldham Street, one for each unit. The façade design has been amended following discussions with the LPA and comprises a change from 5 to 4 glazed panes per archway across the entire elevation.

Fully automatic glazed single sliding doors would be installed in place of existing glazing. The change represents a minor amendment to the building façade in comparison to the approved scheme and maintains views through to the unit.

The proposed amendments would not materially affect the external appearance of the building and would maintain the symmetrical nature and overall alignment of the existing elevation.

The changes therefore respond positively to the architectural expression and proportions of the building in accordance with the Shopfront and Signage Design SPD.

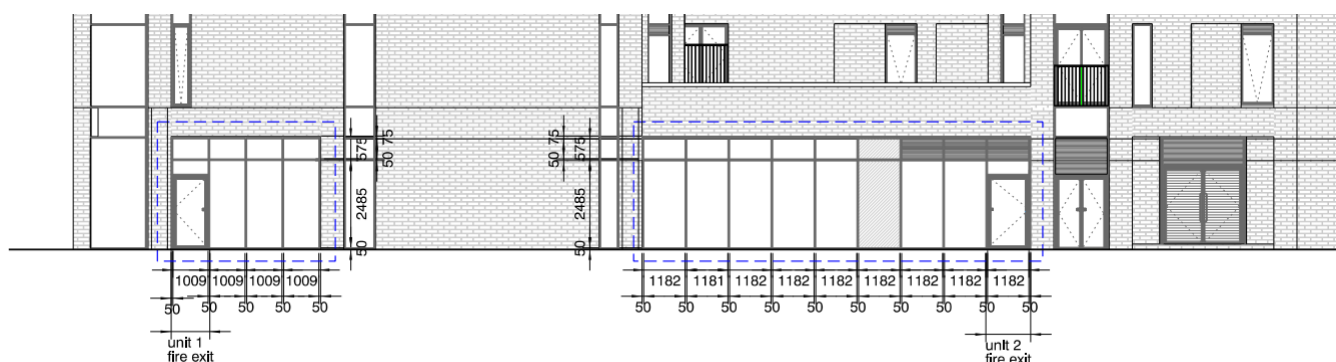
The proposed new entryways would also assist with the creation of an active frontage onto Oldham Street which is busy in character, while maintaining the existing visual appearance and aesthetic of the building.

It is also proposed to introduce new rear exit/fire escape doors to the rear of the units, exiting onto Spear Street.

The material and colour of all proposed doors would match existing openings (anodised bronze) to ensure they are in keeping with the design and character of the existing development and the surrounding area.

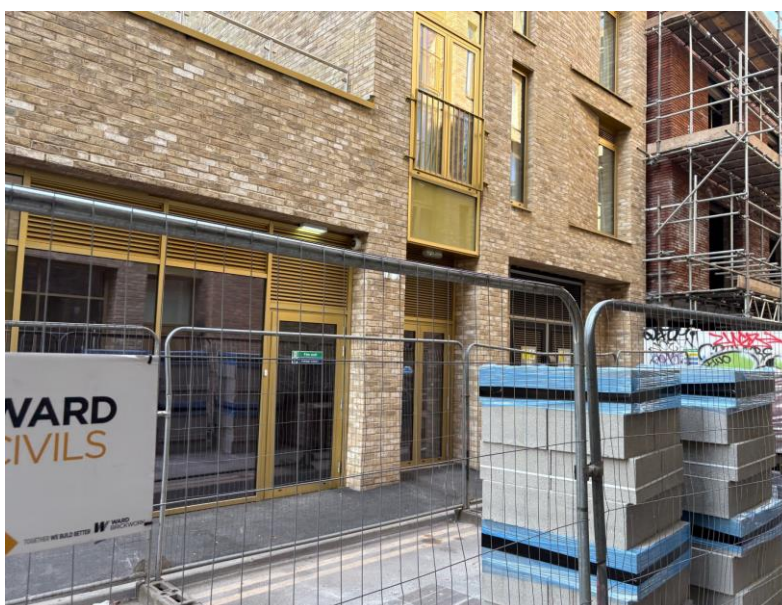


Previously approved Spear Street elevation



Proposed Spear Street elevation

4no. louvres have been installed on the Spear Street elevation. These louvres are anodised bronze and are the exact same specification and finish as the louvres that were approved as a part of the original development, just across Spear Street, on Block B.



Louvres installed on Spear Street elevation



Previously approved louvres in situ on Block B

The City Council generally do not support the retrospective installation of louvres, particularly on a new building that should have properly incorporated louvres into its initial design. The City Council does recognise that the requirement for these louvres on this elevation has been driven by the need to change the layout of the commercial units.

Although the LPA can accept these additional louvres in this case, which front out on to a less prominent elevation and are aesthetically in keeping with the louvres across Spear Street on block B, the removal of glazing elements to be replaced by louvres should be avoided wherever possible and if there were any future proposals to install louvres on this elevation or other elevations, the LPA may determine that a threshold has been passed that would result in too much visual harm by having too many louvres.

No external amendments are proposed to Block B.

Overall, it is not considered that there will be any harm to visual amenity caused to either the building, surrounding street scene, or conservation area by the alterations to the Oldham Street elevation.

Whilst the proposals will have some harm to visual amenity on the Spear Street elevation, it is considered that the need for changes on this elevation outweigh the harm to visual amenity on this non-prominent elevation.

Noise and Residential Amenity

There is no plant located behind the 4no. louvres to be installed as a part of this application.

The risers remain as existing and were designed, and subsequently approved, to accommodate the same amount of commercial floor space and can comfortably accommodate the reconfiguration of the commercial units.

The number of units in Block A is proposed to be reduced from 3 to 2, therefore the existing plant and extraction should not be affected by the combining of two units. An additional internal duct from Unit 1 to Unit 2 of Block A is proposed and shown on the submitted drawings. No other amendments are proposed to the existing ventilation system or plant as both proposed units benefit from an individual riser.

On Block B, the ventilation/plant can accommodate two units as shown through details which have already been reviewed, deemed acceptable and discharged by the LPA for each of the two proposed units through applications CDN/24/0306, CDN/24/0070 and CDN/23/0842.

The existing residential and commercial units have previously been assessed in unison and the principle of their use and location, having regard to noise generation, has been established. The proposed reconfiguration of the units would not increase the number of businesses operating across the site and as such, the overall levels of noise would not be altered. The internal amendments to commercial units will not impact previous assessments or noise insulation of the commercial spaces.

Where individual units are concerned, the approved use (Class E) also remains the same. The noise associated with the subdivided units in Block B was also assessed through the discharge of condition 8 in relation to each unit, which required the submission and approval of acoustic insulation details and plant/equipment noise relating to the building and external equipment.

For the new internal duct, the submitted Noise Report prepared by Noise Solutions Ltd demonstrates that the noise levels associated with the new plant would be acceptable or could be mitigated through an acoustic enclosure or screen. Details of any other external plant required in relation to Block A remain controlled through condition 8 of the original consent, which will be discharged by future tenants.

MCC's Environmental Health team have reviewed the information submitted and have raised no concerns in regard to a requirement to attach any additional conditions to this permission. All noise, fume, and odour concerns will be covered by existing permission and the conditions attached to these permissions.

Access

All doors installed will provide level access. The sliding doors will make it easier for those with accessible requirements to enter, compared to a door that must be manually opened.

Highways Safety and Public Safety

Highway Services do not accept doors opening out onto the adopted highway unless it is a fire exit. The two doors on Spear Street will open outward but both are fire doors.

There are no public safety or highway safety concerns with the development.

Waste Management

The waste strategies for Unit 2 of Block A and Units 1 and 2 of Block B have been reviewed, deemed acceptable and discharged for each unit through applications CDN/24/0404, CDN/24/0306 and CDN/24/0070

In relation to Unit 1 of Block A, it is proposed to provide a commercial bin store within the unit. The Unit 1 bin store would be attached to the residential bin store, allowing access through the unit and the existing bin store through to the lifts. Please note that detailed waste strategies for Unit 1 of Block A is required to be submitted by condition 31 of planning permission 139580/JO/2024 and will be provided by future tenants through a discharge of condition process relating to that scheme.

MCC's Environmental Health team and MCC's Highway Services team have reviewed the information submitted and have raised no concerns in regard to a requirement to attach any additional conditions to this permission in relation to waste management.

Security

The extant development benefits from Secured by Design Certification which was submitted and approved by the Council on 27 July 2022 (application ref. CDN/22/0315).

The new entryways in Block A would be double safety glazed with a hook lock as shown on the detailed sliding door drawing. The proposed fire doors would only open from the inside using a push bar. Any additional security measures would be dependent on the nature and operation of the occupying business and will be dealt with by tenants if they require planning permission.

Servicing

No amendments are required to the servicing of both Block A and B as the total number of commercial units remains the same. All technical details previously approved remain.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC18 and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application

Condition(s) to be attached to decision for approval

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, received by Manchester City Council as the Local Planning Authority on 24 March 2025:

- Location Plan
- Existing and Proposed Unit Plans PL-A-0006 P2
- Proposed Lower GF Plans PL-A-1201
- Proposed Spear Street Elevations 7708-al(05)012
- Proposed Oldham Street Elevations 7708-al(05)011

And received by Manchester City Council as the Local Planning Authority on 08 April 2025:

- Proposed GF Plan 7708-al(05)010
- Existing and Proposed Sections 7708-al(05)020-P01
- Existing and Proposed Sections 7708-al(05)021-P01

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The layout of the commercial units shall now be carried out in accordance with the following drawings, received by Manchester City Council as the Local Planning Authority on 24 March 2025:

- Existing and Proposed Unit Plans PL-A-0006 P2
- Proposed Lower GF Plans PL-A-1201

No commercial unit within Building A or Building B as identified on these approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations. Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1

of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

Informatives

- 1) For the avoidance of doubt, all conditions attached to 139580/JO/2024 that relate to the commercial units still apply. Any already discharged conditions for commercial units must be complied with. Any conditions that have not been discharged either in full or in part for commercial units remain valid and shall have to be discharged.
- 2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 6, 70 Spear Street, Manchester, M1 1AW
Flat 3, 105 Oldham Street, Manchester, M4 1LW
Flat At, Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Flat 3, 127 Oldham Street, Manchester, M4 1LN
123 Oldham Street, Manchester, M4 1LN
Flat 4, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 127 Oldham Street, Manchester, M4 1LN
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
82 Oldham Street, Manchester, M4 1LF
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Flat 2, 119 Oldham Street, Manchester, M4 1LN
131 Oldham Street, Manchester, M4 1LN
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 23, 5 Warwick Street, Manchester, M1 1AU
Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
105 Oldham Street, Manchester, M4 1LW
68 - 70 Oldham Street, Manchester, M4 1LF
Castle Hotel, 66 Oldham Street, Manchester, M4 1LE

Flat 3, 2 Houldsworth Street, Manchester, M1 1EJ
2A Houldsworth Street, Manchester, M1 1EJ
Flat 6, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
First Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
111 - 115 Oldham Street, Manchester, M4 1LN
Flat 1, 131A Oldham Street, Manchester, M4 1LN
Flat 2, 131A Oldham Street, Manchester, M4 1LN
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
107 Oldham Street, Manchester, M4 1LW
125 Oldham Street, Manchester, M4 1LN
Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN
Flat 5, 127 Oldham Street, Manchester, M4 1LN
Flat 7, 127 Oldham Street, Manchester, M4 1LN
Flat 3, 5 Warwick Street, Manchester, M1 1AU
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
84 - 86 Oldham Street, Manchester, M4 1LF
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 28, 70 Spear Street, Manchester, M1 1AW
Unit 1, 60 Spear Street, Manchester, M1 1AW
Flat 13, 5 Warwick Street, Manchester, M1 1AU

61 - 63 Spear Street, Manchester, M1 1DF
64 Oldham Street, Manchester, M4 1LE
Flat 2, 2 Houldsworth Street, Manchester, M1 1EJ
129 Oldham Street, Manchester, M4 1LN
Flat 2, 127 Oldham Street, Manchester, M4 1LN
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Unit 2, 60 Spear Street, Manchester, M1 1AW
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
6 - 8 Houldsworth Street, Manchester, M1 1EJ
4 Houldsworth Street, Manchester, M1 1EJ
Basement And Ground Floor, 107 Oldham Street, Manchester, M4 1LW
101 - 103 Oldham Street, Manchester, M4 1LW
117 Oldham Street, Manchester, M4 1LN
Flat 1, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 8, 127 Oldham Street, Manchester, M4 1LN
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
Flat 1, 105 Oldham Street, Manchester, M4 1LW
Flat 2, 105 Oldham Street, Manchester, M4 1LW
Second Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
First Floor, 107 Oldham Street, Manchester, M4 1LW
Flat 1, 119 Oldham Street, Manchester, M4 1LN
88 Oldham Street, Manchester, M4 1LF
Flat 4, 2 Houldsworth Street, Manchester, M1 1EJ
133 Oldham Street, Manchester, M4 1LN
Flat 1, 127 Oldham Street, Manchester, M4 1LN
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU

Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Conservation Area - Stevenson Square (Extension) Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL