

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143037/JO/2025

Date registered valid: 2 June 2025

Proposal: Variation of condition 2 (Hours) attached to planning permission 080869/JO/2006/C1 to amend opening hours from Monday to Sunday: 07:00 to 23:00 to Monday to Sunday: 07:00 to 24:00.

Address: 4 New George Street, Manchester, M4 4AE

Ward(s): Piccadilly Ward

Applicant: Mr Riaz Hameed Northern Crumble

Agent (if any):

Case officer: Sam Elliott
Tel: 0161 219 2856
Email: sam.elliott@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27/08/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Retail

Date of site visit: 11 June 2025

Standard consultations:

Printed: 10 June 2025 Expired: 1 July 2025

Neighbour notifications

Printed: 10 June 2025 Expired: 1 July 2025

Site notice

Posted: 11 June 2025 Expired: 2 July 2025

Press advert

Published: 17 June 2025 Expired: 1 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a 5-7 storey mixed use building located at New George Street within the Northern Quarter of Manchester City Centre. The building has 4-5 levels of residential apartments above the ground floor commercial units, with the unit that is the subject of this application fronting the small public square along New George Street.

The unit's current opening hours are Monday to Sunday: 07:00am - 23:00pm.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The premises are located in a small, relatively residential area of the City Centre nestled within the more active nighttime economy of the city. There are residential properties directly above the premises, on the opposite side of New George Street, and further residential properties on New George Street/High Street junction. Additionally, the rear façade of a hotel is sited across from the premises.

This more residential character is reflected in the presence of a small local square and the pedestrianised nature of the street, with rising bollards preventing normal traffic from entering New George Street. Its location approximately 50m from the busy Shudehill ensures that ambient noise levels are considerably lower due to the distance from the main traffic noise source, resulting in a quieter environment suited to residential use.

The building is also within the Smithfield Conservation Area and surrounding uses include

residential accommodation, offices, hotels, food and drink establishments and education facilities.

Description of development

The application would see the variation of condition 2 (Hours) attached to planning permission 080869/JO/2006/C1, which was a variation of condition 3 (Hours) attached to an earlier permission 077949/FO/2005/C1 to permit the existing opening hours Monday to Sunday: 07:00am - 23:00pm.

Within the scope of this application, the original submission sought extended hours of operation an hour later throughout the week closing at midnight and operate an additional 4 hours at the weekend into the early hours of the morning. The application has since been amended to only seek an additional hour later throughout the week closing at midnight, as below:

Existing:

Monday to Sunday: 07:00am - 23:00pm

Proposed:

Monday to Sunday: 07:00am - 24:00am

The premises sell food and drink and moreover have a license to serve alcohol. The proposed hours of operation would facilitate the selling of these products an hour later into the evening and require the later operation of external plant. The license for the premises matches the proposed opening hours.

Consultations & Notification Responses

Publicity:

The application was advertised as being of public interest in the local press and a site notice was displayed adjacent to the site. Occupiers of neighbouring properties were also notified. 24 representations were received in objection to the original submission. Concerns raised included:

- existing unsociable noise levels along New George Street as a result of patrons leaving nearby venues,
- existing issues including incidents of aggressive begging, public intoxication, violence, drug use, littering, and public urination,
- concerns expressed regarding the hours of opening exacerbating the existing conditions.
- congregation around the site late into the night

Following the renotification of neighbours, one representation has been received objecting to the revised opening hours on the grounds of noise.

Highway Services:

No objections.

Environmental Health:

No objections to amended hours.

Design for Security at Greater Manchester Police:

No objections to amended hours.

Policy

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon noise and crime/antisocial behaviour. The following policies are considered relevant to this application:

Places for Everyone

- JP-P1 – Sustainable Places
- JP-Strat2 – City Centre
- JP-S4 – Resilience

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC3 – The Regional Centre
- CC1 – City Centre and Fringe
- CC7 – Mixed Use Development
- C10 – Leisure and the Evening Economy
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC26 – Development and Noise

NPPF

- Section 12 (Achieving Well Designed Places)

Issues

Principle of Development

This application has been amended since it was originally submitted, with the revised hours further extending the Class E shop's opening hours from its current 07:00 to 23:00 (Monday to Sunday) hours, to the proposed hours of 07:00 to 24:00 (Monday to Sunday).

Given the revised hours are to be brought in line with the premises' license and only extend for an additional hour throughout the week, the later operation of the shop would not result in unacceptable additional noise or impact on safety or crime within the city centre.

In view of the above, the proposed variation of condition 2 is considered to have an acceptable impact on residential amenity. These matters are explored further below.

Noise

The SPAR is within a short walk of a number of nearby evening uses along Shudehill, Thomas Street and Swan Street. In response to the original submission, representations from residents were received regarding already unsociable noise levels along New George Street with patrons leaving nearby venues. Concerns were expressed regarding the originally proposed hours of opening exacerbating noise. Environmental Health concurred with those concerns.

Following a review of the premises license, and in consultation with Environmental Health, it was considered there would be no unduly harmful impact from bringing the planning permission in line with the premise licence.

In view of the above, it is considered that the proposed hours of opening would not have an unacceptable impact on residential amenity and would therefore comply with the Places for Everyone Joint Development Plan Policy JP-P1; Core Strategy Policies SP1, C10 and DM1; saved Unitary Development Plan Policies DC10 and DC26; Paragraph 198 of the NPPF; as well as guidance contained within the NPPG relating to noise.

Crime and Antisocial Behaviour

Design for Security had originally raised concerns about the late-night extension to the opening hours. In consultation with Design for Security, it was considered there would be no unduly harmful impact from bringing the planning permission in line with the premise licence from a crime and security perspective.

The applicant has also confirmed that the premises have operational CCTV covering the shopfloor, counter, and entrance.

In view of the above, it is considered that the proposed hours of opening would not significantly increase crime or antisocial behaviour and would therefore comply with the Places for Everyone Joint Development Plan Policies JP-P1 and JP-S4; Core Strategy Policies SP1, C10 and DM1; saved Unitary Development Plan Policy DC10; and the NPPF.

Highways

The original condition relating to hours included restrictions on deliveries, servicing and vehicle/equipment movements on the premises or outdoor parking/amenity areas.

Highways Services have no objections to the variation of opening hours but request that deliveries, servicing and vehicle/equipment movements on the premises or outdoor parking/amenity areas remain restricted to the hours Monday to Sunday 7.00 - 23.00 as per Condition 2 of the planning permission 080869/JO/2006/C1.

It is recommended that the condition is varied to extend the opening hours, while limiting deliveries, servicing and vehicle/equipment movements on the premises or outdoor parking/amenity areas to 23:00pm as existing in order to minimise impacts on residential amenity.

Conclusion

The proposed variation of condition would extend the Class E shop's opening hours for an additional hour across the week, supporting growth in line with Places for Everyone Policies JP-P1 and JP-Strat2; Core Strategy Policies SP1, EC3, CC1, CC7 and C10, saved UDP Policy DC10; and the NPPF. Where the originally proposed hours would have had a more harmful impact on residential amenity, the revised hours are considered acceptable with respect to noise, crime and antisocial behaviour, being compliant with Places for Everyone Policies JP-P1 and JP-S4, Core Strategy Policies SP1, C10 and DM1; saved UDP Policies DC10 and DC26; and the NPPF.

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 09.03.2006.

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

2. Within two months of the date of this permission a scheme for the storage, recycling and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented within one month of the approval and retained thereafter for the lifetime of the development.

Reason - In the interests of residential amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

3. The premises shall not be open outside the following hours:

* Monday to Sunday 07:00 to 24:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Places for Everyone Policies JP-P1 and JP-S4, Core Strategy Policies SP1, C10 and DM1; saved UDP Policies DC10 and DC26; and the NPPF.

4. Deliveries, servicing and vehicle/equipment movements on the premises or outdoor parking/amenity areas shall be restricted to the following hours:

* Monday to Sunday 07:00 to 23:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Places for Everyone Policies JP-P1 and JP-S4, Core Strategy Policies SP1, C10 and DM1; saved UDP Policies DC10 and DC26; and the NPPF.

5. Within two months of the date of this permission a noise study of the premises and a scheme of acoustic treatment to acoustically insulate the premises and limit the breakout of noise shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented within one month of the approval and retained thereafter for the lifetime of the development.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

6. Within two months of the date of this permission a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented within one month of the approval and retained thereafter for the lifetime of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Places for Everyone Policies JP-P1 and JP-S4, Core Strategy Policies SP1, C10 and DM1; saved UDP Policies DC10 and DC26; and the NPPF.

7. The development hereby approved shall be carried out in accordance with the drawings numbered 3.02 Revision 7 (MBLC Drawing); A3 sized drawing Job Number 1878 (dated 8 February 2005) location plan site edged red; A3 sized plan (not numbered) title 'Unit Deeds Smithfield Phase 3 Unit 2/4 Ground Floor Plan', stamped as received by the Local Planning Authority on 14 December 2005; and 9523/cM revision A with Glass modules of 1575mm (as shown on drawing and confirmed in email from applicant dated 17 February 2006) stamped as received by the Local Planning Authority 15 February 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-P1 and JP-S4, policies SP1, C10 and DM1 of the Core Strategy, saved policies DC10 and DC26 of the Unitary Development Plan; and the NPPF of PpE.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
GMP - CC Neighbourhood Policing

Flat 219, 64 Shudehill, Manchester, M4 4AA
Flat 418, 64 Shudehill, Manchester, M4 4AA
Flat 313, 64 Shudehill, Manchester, M4 4AA
Flat 314, 64 Shudehill, Manchester, M4 4AA
Flat 214, 64 Shudehill, Manchester, M4 4AA
Flat 113, 64 Shudehill, Manchester, M4 4AA
Flat 117, 64 Shudehill, Manchester, M4 4AA
Flat 111, 64 Shudehill, Manchester, M4 4AA
116 High Street, Manchester, M4 1HQ
91 High Street, Manchester, M4 1HQ
Flat 415, 64 Shudehill, Manchester, M4 4AA
Flat 312, 64 Shudehill, Manchester, M4 4AA
118 High Street, Manchester, M4 1HQ
Flat 414, 87 High Street, Manchester, M4 1BF
62B Shudehill, Manchester, M4 4AA
66 Shudehill, Manchester, M4 4AA
Garden House, 114 High Street, Manchester, M4 1HQ
62A Shudehill, Manchester, M4 4AA
Flat 213, 64 Shudehill, Manchester, M4 4AA
Flat 210, 64 Shudehill, Manchester, M4 4AA
Flat 120, Premier Suites, 64 Shudehill, Manchester, M4 4AA
The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Premier Suites, 64 Shudehill, Manchester, M4 4AA
60 Shudehill, Manchester, M4 4AA
Flat 421, 64 Shudehill, Manchester, M4 4AA
Flat 119, 64 Shudehill, Manchester, M4 4AA
Flat 413, 64 Shudehill, Manchester, M4 4AA
64A Shudehill, Manchester, M4 4AA
Flat 217, 83 High Street, Manchester, M4 1BE
Flat 317, 64 Shudehill, Manchester, M4 4AA
Flat 4, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 213, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 113, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Apartment G5, The Design House, 28 Village Way, Manchester, M4 1BG
Apartment G1, The Design House, 20 Village Way, Manchester, M4 1BG
Apartment G2, The Design House, 22 Village Way, Manchester, M4 1BG
Apartment 2.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment G3, The Design House, 24 Village Way, Manchester, M4 1BG
Flat 2, 106 High Street, Manchester, M4 1HQ
Flat 3, 106 High Street, Manchester, M4 1HQ
Flat 1, 106 High Street, Manchester, M4 1HQ
Flat 115, 83 High Street, Manchester, M4 1BE

Flat 114, 83 High Street, Manchester, M4 1BE
Flat 117, 83 High Street, Manchester, M4 1BE
85 High Street, Manchester, M4 1BD
Basement And Ground Floor, 56 - 60 Shudehill, Manchester, M4 4AA
FLAT 202, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 122, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 204, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 406, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 505, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 605, Icon 25, 101 High Street, Manchester, M4 1HG
Unit 1, 60A Shudehill, Manchester, M4 4AA
Flat 217, 64 Shudehill, Manchester, M4 4AA
Flat 216, 64 Shudehill, Manchester, M4 4AA
Flat 318, 64 Shudehill, Manchester, M4 4AA
Flat 112, 64 Shudehill, Manchester, M4 4AA
Flat 309, 64 Shudehill, Manchester, M4 4AA
Flat 307, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 504, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 2.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.3, The Design House, 108 High Street, Manchester, M4 1HT
Flat 406, 83 High Street, Manchester, M4 1BE
Flat 503, 83 High Street, Manchester, M4 1BE
Flat 226, 87 High Street, Manchester, M4 1BF
Flat 411, 83 High Street, Manchester, M4 1BE
Flat 310, 83 High Street, Manchester, M4 1BE
Flat 409, 83 High Street, Manchester, M4 1BE
Flat 308, 83 High Street, Manchester, M4 1BE
Flat 413, 87 High Street, Manchester, M4 1BF
Flat 402, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 302, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 506, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 303, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 208, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 101, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 324, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 205, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 503, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 209, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 103, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 201, Icon 25, 101 High Street, Manchester, M4 1HG
93 High Street, Manchester, M4 1HQ
Flat 311, 64 Shudehill, Manchester, M4 4AA
Flat 319, 64 Shudehill, Manchester, M4 4AA
Flat 208, 64 Shudehill, Manchester, M4 4AA
Flat 212, 64 Shudehill, Manchester, M4 4AA
Flat 209, 64 Shudehill, Manchester, M4 4AA
Flat 116, 64 Shudehill, Manchester, M4 4AA
Apartment 2.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 404, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 603, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 105, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 4.2, The Design House, 108 High Street, Manchester, M4 1HT

Apartment 5.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.5, The Design House, 108 High Street, Manchester, M4 1HT
Flat 405, 83 High Street, Manchester, M4 1BE
Flat 318, 87 High Street, Manchester, M4 1BF
Flat 112, 83 High Street, Manchester, M4 1BE
Flat 121, 87 High Street, Manchester, M4 1BF
Flat 315, 87 High Street, Manchester, M4 1BF
Flat 307, 83 High Street, Manchester, M4 1BE
Flat 308, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 503, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 601, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 109, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 104, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 502, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 606, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 206, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 223, Icon 25, 101 High Street, Manchester, M4 1HG
97 High Street, Manchester, M4 1HQ
Flat 416, 64 Shudehill, Manchester, M4 4AA
Flat 109, 64 Shudehill, Manchester, M4 4AA
Flat 220, 64 Shudehill, Manchester, M4 4AA
Apartment 3.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
23 Copperas Street, Manchester, M4 1HS
Flat 207, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 212, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 1.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.2, The Design House, 108 High Street, Manchester, M4 1HT
Flat 416, 87 High Street, Manchester, M4 1BF
Flat 306, 83 High Street, Manchester, M4 1BE
Flat 219, 83 High Street, Manchester, M4 1BE
Flat 222, 87 High Street, Manchester, M4 1BF
Flat 316, 87 High Street, Manchester, M4 1BF
Flat 107, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 501, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 106, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 602, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 507, Icon 25, 101 High Street, Manchester, M4 1HG
Unit 4, 60A Shudehill, Manchester, M4 4AA
Unit 3, 60A Shudehill, Manchester, M4 4AA
Flat 409, 64 Shudehill, Manchester, M4 4AA
Flat 114, 64 Shudehill, Manchester, M4 4AA
Flat 108, 64 Shudehill, Manchester, M4 4AA
Flat 310, 64 Shudehill, Manchester, M4 4AA
Apartment 3.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 408, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 501, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 6.5, The Design House, 108 High Street, Manchester, M4 1HT

Apartment 5.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment G4, The Design House, 26 Village Way, Manchester, M4 1BG
Apartment 3.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.7, The Design House, 108 High Street, Manchester, M4 1HT
Flat 309, 83 High Street, Manchester, M4 1BE
Flat 221, 83 High Street, Manchester, M4 1BE
Flat 223, 87 High Street, Manchester, M4 1BF
Flat 314, 87 High Street, Manchester, M4 1BF
Flat 106, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 603, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 608, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 203, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 302, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 322, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 105, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 124, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 306, Icon 25, 101 High Street, Manchester, M4 1HG
95 High Street, Manchester, M4 1HQ
Unit 2, 60A Shudehill, Manchester, M4 4AA
Unit 8, 60A Shudehill, Manchester, M4 4AA
Flat 115, 64 Shudehill, Manchester, M4 4AA
Apartment 2.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 118, 64 Shudehill, Manchester, M4 4AA
Flat 320, 64 Shudehill, Manchester, M4 4AA
Flat 211, 64 Shudehill, Manchester, M4 4AA
Flat 112, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 306, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 6.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 3.12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.4, The Design House, 108 High Street, Manchester, M4 1HT
Flat 215, 83 High Street, Manchester, M4 1BE
Flat 120, 87 High Street, Manchester, M4 1BF
Flat 317, 87 High Street, Manchester, M4 1BF
Flat 312, 83 High Street, Manchester, M4 1BE
Flat 214, 83 High Street, Manchester, M4 1BE
Flat 415, 87 High Street, Manchester, M4 1BF
Flat 201, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 305, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 202, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 301, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 505, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 506, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 305, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 222, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 403, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 504, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 301, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 203, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 101, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 304, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 206, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 509, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 323, Icon 25, 101 High Street, Manchester, M4 1HG

FLAT 303, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 405, Icon 25, 101 High Street, Manchester, M4 1HG
6 New George Street, Manchester, M4 4AE
99 High Street, Manchester, M4 1HQ
Unit 6, 60A Shudehill, Manchester, M4 4AA
Flat 407, 64 Shudehill, Manchester, M4 4AA
Flat 420, 64 Shudehill, Manchester, M4 4AA
Flat 412, 64 Shudehill, Manchester, M4 4AA
Flat 215, 64 Shudehill, Manchester, M4 4AA
Apartment 2.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 309, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 401, Garden House, 114 High Street, Manchester, M4 1HQ
Apartment 3.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 4.9, The Design House, 108 High Street, Manchester, M4 1HT
19 Copperas Street, Manchester, M4 1HS
Apartment 4.8, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.3, The Design House, 108 High Street, Manchester, M4 1HT
Flat 224, 87 High Street, Manchester, M4 1BF
Flat 311, 83 High Street, Manchester, M4 1BE
Flat 407, 83 High Street, Manchester, M4 1BE
Flat 218, 83 High Street, Manchester, M4 1BE
Flat 502, 87 High Street, Manchester, M4 1BF
Flat 119, 87 High Street, Manchester, M4 1BF
Unit 5, 60A Shudehill, Manchester, M4 4AA
Unit 7, 60A Shudehill, Manchester, M4 4AA
Flat 207, 64 Shudehill, Manchester, M4 4AA
Flat 410, 64 Shudehill, Manchester, M4 4AA
Flat 110, 64 Shudehill, Manchester, M4 4AA
Apartment 1.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
2 New George Street, Manchester, M4 4AE
112 High Street, Manchester, M4 1HQ
Apartment 3.5, The Design House, 108 High Street, Manchester, M4 1HT
21 Copperas Street, Manchester, M4 1HS
Apartment 1.1, The Design House, 108 High Street, Manchester, M4 1HT
Ground Floor Unit, Smithfield Square, High Street, Manchester, M4 1BD
Flat 504, 83 High Street, Manchester, M4 1BE
Flat 412, 83 High Street, Manchester, M4 1BE
Flat 410, 83 High Street, Manchester, M4 1BE
Flat 507, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 604, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 304, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 604, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 224, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 404, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 402, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 422, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 424, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 423, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 401, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 102, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 104, Icon 25, 101 High Street, Manchester, M4 1HG

FLAT 123, Icon 25, 101 High Street, Manchester, M4 1HG
103 High Street, Manchester, M4 1HQ
Flat 121, Premier Suites, 64 Shudehill, Manchester, M4 4AA
Flat 307, 64 Shudehill, Manchester, M4 4AA
Flat 417, 64 Shudehill, Manchester, M4 4AA
Flat 414, 64 Shudehill, Manchester, M4 4AA
Flat 221, 64 Shudehill, Manchester, M4 4AA
Flat 107, 64 Shudehill, Manchester, M4 4AA
Flat 316, 64 Shudehill, Manchester, M4 4AA
Flat 408, 64 Shudehill, Manchester, M4 4AA
104 High Street, Manchester, M4 1HQ
Apartment 1.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 1.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 1.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.3, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.4, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 5.6, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 2.5, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.1, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.2, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 6.6, The Design House, 108 High Street, Manchester, M4 1HT
FLAT 607, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 501, 87 High Street, Manchester, M4 1BF
Flat 116, 83 High Street, Manchester, M4 1BE
Flat 216, 83 High Street, Manchester, M4 1BE
Flat 220, 83 High Street, Manchester, M4 1BE
Flat 313, 83 High Street, Manchester, M4 1BE
Flat 408, 83 High Street, Manchester, M4 1BE
Flat 122, 87 High Street, Manchester, M4 1BF
Flat 110, 83 High Street, Manchester, M4 1BE
Flat 111, 83 High Street, Manchester, M4 1BE
Flat 113, 83 High Street, Manchester, M4 1BE
110 High Street, Manchester, M4 1HQ
Flat 225, 87 High Street, Manchester, M4 1BF
Flat 118, 87 High Street, Manchester, M4 1BF
Flat 502, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 108, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 406, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 204, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 403, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 405, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 205, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 407, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 103, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 102, Garden House, 114 High Street, Manchester, M4 1HQ
FLAT 508, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 308, 64 Shudehill, Manchester, M4 4AA
108 High Street, Manchester, M4 1HT
Flat 602, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 508, Garden House, 114 High Street, Manchester, M4 1HQ

FLAT 601, Icon 25, 101 High Street, Manchester, M4 1HG
89 High Street, Manchester, M4 1HQ

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 - Smithfield Conservation Area 1987

Area Team Boundary - Name: CENTRAL