

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143404/FO/2025

Date registered valid: 14 August 2025

Proposal: Erection of temporary marquee structure until 28 February 2026, to house indoor curling lanes (sui generis sport and recreation use), including associated toilet and refreshment facilities..

Address: Temporary Marquee At Deansgate Square , Owen Street, Manchester, M15 4TQ

Ward(s): Deansgate Ward

Applicant: The Curling Club Ltd

Agent (if any): Ms Jude Finney Showbase Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 October 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 20 August 2025

Standard consultations:

Printed: 15 August 2025 Expired: 6 September 2025

Neighbour notifications

Printed: 15 August 2025 Expired: 6 September 2025

Site notice

Posted: 20 August Expired: 11 September 2025

Press advert

Published: 19 August 2025 Expired: 10 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to Deansgate Square, an area of public realm adjacent to River Medlock and the towers which have commercial uses at ground floor with upper residential apartments.



Figure 1 – Proposed location of the marquee (labelled with blue star)

The site is located south of Deansgate train station and to the north of the Mancunian Way (A57).

The site is within the Great Jackson Street Strategic Regeneration Framework.



Figure 2 – Image of Deansgate Square

Description of development

Planning permission is sought for the installation of a temporary marquee, measuring 15m x 25m to house indoor curling (sui generis sport and recreation use). There would be associated toilet and refreshment facilities.

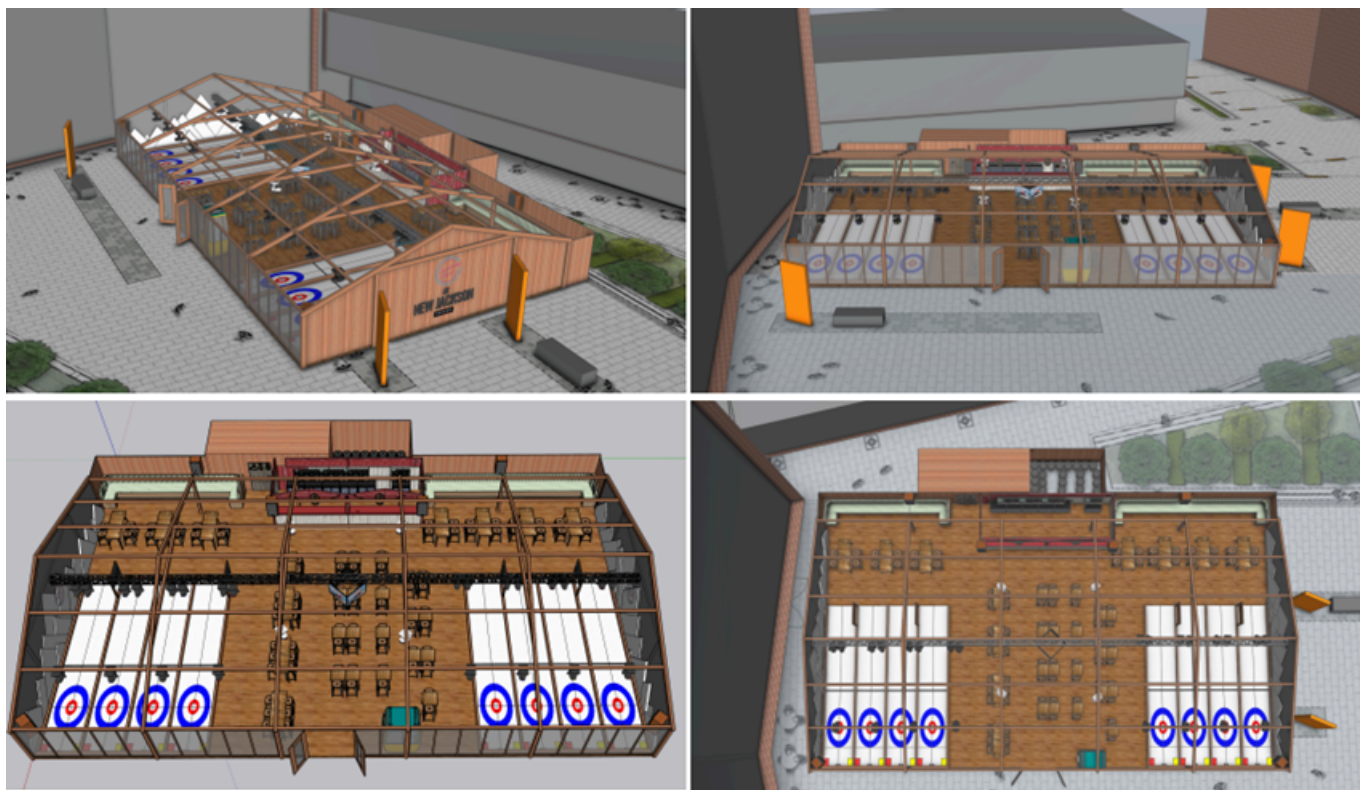


Figure 3 – Visuals of the proposed structure
Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as in the public interest. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Greater Manchester Police – Event Management & Operational Plan and the Noise Management Plan are reasonable and do not raise any significant crime and disorder concerns.

Highway Services – Details regarding taxi drop off areas, deliveries, waste collection and monitoring of parking demand is acceptable.

Construction management plan should be conditioned to any approval.

Post construction dilapidation survey should be undertaken following the removal of the development.

Highways consideration document shall be conditioned as it includes measures to minimise impact on the highway network.

Environmental Health – No food provision or extraction is proposed and therefore a fumes, odours or vapours assessment is not required.

CMP is acceptable and should be conditioned. Operating hours are acceptable and conditioned as applied for (11:00 to 23:00).

No external lighting is proposed.

Noise Impact Assessment includes noise limiter to the sound system to ensure compliance with noise break out criteria. Subject to verification testing prior to first use.

No amplified sound or music in the external areas at any time. The management plans require updating to reflect the mitigation measures in the NIA.

Should any external plant be required, details shall be submitted to the Council with a scheme to mitigate any noise on nearby occupiers.

Waste management strategy is acceptable and should be conditioned.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC 1 – Employment and Economic Growth in Manchester
- Policy EC3 - The Regional Centre
- Policy CC1 - Primary Economic Focus: City Centre and Fringe
- Policy CC4 - Visitors- Tourism, Culture and Leisure
- Policy CC9 - Design and Heritage

- Policy CC10 – A Place for Everyone
- Policy C10 - Leisure and the Evening Economy
- Policy T1 – Sustainable Transport
- Policy EN 1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC.10 – Food and Drink Uses
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Great Jackson Strategic Regeneration Framework (2018)

Issues

Principle

The site is located within a highly accessible location within Manchester City Centre. The character of the area is predominately residential. The towers consist of ground floor commercial uses and luxury apartments on the upper floors with amenity spaces. There is a mix of residential and commercial uses in the smaller buildings on the other side of the River Medlock.

The proposal seeks consent for the temporary use of an indoor curling and drinking establishment from mid-November until the end of February. This use is appropriate within a city centre context. The operating use would support approximately 10 jobs and during the temporary period would support the areas vitality and vibrancy.

The principle of the development is acceptable and would be consistent with planning policies SP1, EC1, EC3, CC1, and C10 which support the uses that support the local economy and vibrancy of the city centre.

Visual Amenity and Heritage

The structure would be a marquee measuring 15m by 25m, a modular construction using aluminium / timber cladding frame and tensioned PVC roofing and wall panels. The marquee would be clearspan so would have an open interior with no internal poles or structural supports.

The scale of the structure is appropriate to accommodate eight curling lanes and sufficient seating areas in association with the drinking establishment use. The structure would have a relatively high-quality appearance for a temporary structure.

It would be sited on higher ground level and approximately 60m away from the Grade II listed Floodgate and the Grade II listed Boundary Stone on Knot Mill Bridge. Considering the relationship between the applicant site and nearby listed assets, the proposal would not result in

any harm to the significance of the assets or detract from their character, in line with paragraph 208 of the NPPF.

Given no harm has been identified because of the proposal, the scheme does not need to be considered against any public benefits in with paragraph 215 of the NPPF.

The proposal complies with policies DM1, CC9 and EN1 of the Manchester Core Strategy and saved UDP policy DC19 which relate to design and heritage.

Residential amenity

Noise and disturbance

The nearest residential building are the towers immediately adjacent that surround the Deansgate Square.

The Noise Impact Assessment outlines predicted noise levels and details of noise limiter on the sound system to ensure compliance with noise break out criteria. The limiter and noise levels will require verification testing through condition prior to first use. No amplified sound or music will be played in any external areas.

The noise and operational management plans will require updating to reflect the details of the noise limiter as agreed within the acoustic survey.

The opening hours of the venue are Monday to Sunday 11:00 to 23:00. These hours are similar to existing uses within the area and are therefore acceptable. The operation hours will be conditioned.

Environmental Health are satisfied that subject to the verification testing, measures to control noise are adequate for the temporary use and it would operate without any unduly harmful impact on the nearby residential occupiers.

The use is appropriate within a city centre context and with the mitigation measures in place would ensure there are no unduly harmful impacts to residential amenity in accordance with policy DM1 of the Core Strategy and saved policy DC26 of the UDP.

Plant and odours

The development does not include any food provision and there is no requirement for any extraction of fumes, odours or vapours.

No plant has been proposed as part of the development. Should any plant be required then details and an acoustic study would be required to be submitted for approval.

Lighting

No external lighting is proposed as the Deansgate Square already has existing lighting. A separate advertisement consent will be submitted for the illuminated signage.

Construction management

Vehicular access onto the square is controlled by two manual bollards and the CMP details restrictions on certain vehicles at any one time.

Highways accept the submitted swept path analysis subject to a banksman present and the removal of street furniture along the avenue.

Public access will always be maintained around the square during the construction of the structure.

Highways are satisfied the construction management plan is acceptable and have recommended a compliance condition.

A dilapidation survey has been carried out pre-construction and through condition, the applicant will be required to submit post construction survey following the removal of the structure. This will establish if the development has had any impact on the local highway network.

Impact on highway network

The site is within a sustainable location within the city centre. Nearby public transport includes trains, trams and buses with Deansgate train station and tram stop located a short walk from the site.

The maximum capacity of the venue would be 400 people at any given time. Highways Services are satisfied the level of trips generated is not anticipated to be significant.

The applicant submitted a Highways considerations document that provides an assessment on the impact on the highway network. This includes a dedicated taxi/private hire drop off/pick up area with staff marshals and event stewarding to assist with wayfinding. Staff will also liaise with companies to ensure drivers are using the designated area. Additionally, there will be appropriate signage and marking/event information to ensure they encourage the use of sustainable transport via methods of public transport.

These site is within a highly sustainable location and refers to a pedestrianised square. The proposed measures are considered to be sufficient to minimise any impact on the highway network during events.

Waste management

Waste will initially be stored in internal bins within the marquee and transferred daily to an external compound within the ground floor of the adjacent tower. Waste will be collected as per the existing waste collection strategy for the commercial and residential building.

Highway Services and Environmental Health accept this arrangement and have no objections.

Wind baffles

To accommodate the temporary development, one of the existing wind baffles will be required to be removed. A supporting assessment from an engineer confirmed the window conditions within the Deansgate square currently rate as safe on an annual basis. Additionally, they confirmed the removal of one baffle, and the addition of the curling club structure would not worsen the current window conditions.

Accessibility

The use would have level access throughout the structure. The proposal is consistent with Core Strategy policies SP1, CC10 and DM1.

Crime and security

Greater Manchester Police have reviewed the event management, operational management and noise management plans and are satisfied these management plans are reasonable and do not raise any significant crime and disorder concerns, in accordance Policy DM1.

Conclusion

The temporary use is acceptable within a mixed residential and commercial area of the city centre. The use supports approximately 10 jobs and would be consistent with planning policies SP1, EC1, EC3, CC1 and C10 which support the uses that support the local economy and vitality and vibrancy of the city centre.

The use would be fully accessible, and the proposal should not result in any unduly harmful impact on visual amenity, residential amenity, highway safety and waste management.

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 permission hereby granted is for a limited period only, expiring on 28 February 2026.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 CC1, CC4, CC9 and DM1 and saved Unitary Development Plan policies DC19 and DC26.

2) The development hereby approved shall be operated in accordance with the following plans and documents:

- Sustainability Policy, prepared by The Curling Club
- Design and Access Plan, prepared by The Curling Club
- Covering Letter, prepared by Showbase

All received by the City Council as Local Planning Authority on 8 July 2025

- Proposed Front Elevation
- Proposed Rear Elevation
- Proposed Right Side Elevation
- Proposed Left Side Elevation
- Proposed Site Plan

All received by the City Council, as Local Planning Authority on 14 August 2025

- Wind Microclimate Assessment dated 11th September, prepared by WSP

Received by the City Council as Local Planning Authority on

- Construction Management Plan, prepared by Showbase
- Appendix Highways Considerations, prepared by The Curling Club

All received by the City Council as Local Planning Authority on 29 September 2025

- Noise Impact Assessment: 2025115-03 V2
- External Lighting Statement

All received by the City Council as Local Planning Authority on 20 October 2025.

- Waste Management Plan, prepared by the Curling Club.

Received by the City Council as Local Planning Authority on 23 October 2025.

Reason – In the interests of visual amenity and pursuant to Core Strategy Policies SP1, CC1, CC4, CC9 and DM1 and saved UDP policies DC19 and DC26.

3) The use hereby permitted shall be discontinued no later than the 28 February 2026 and the structure comprising the development is required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the expiration of the temporary period, a scheme to reinstate the wind baffle and associated public realm including street furniture shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within

one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

- 5) (a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment ref. 2025115-03 V2, received by the City Council, as Local Planning Authority, on the 20 October 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly when amplified sound or music is played.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter on the sound system).

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the marquee pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 6) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, final details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first use of any internally (where required to extract externally) and externally mounted plant, equipment and servicing, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition.

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation

measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on surrounding occupiers, in pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 7) Prior to the first use of the development, a Noise Management Plan and Management and Operational Plan, shall be submitted for approval in writing by the City Council as Local Planning Authority. These documents shall include the maximum noise limit and details of the setting of the limiter on the sound system in accordance with the approved Noise Impact Assessment Ref No.50-894-R1. The approved management strategies shall be kept in operation at all times thereafter.

Reason: To minimise the impact of noise on surrounding occupiers, in pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 8) a) Highways Condition Survey Review Doc Ref: SCP/250983/HCSR/01 established the condition of the Highways prior to the commencement of development.

b) When all construction/fit-out works are complete, the same carriageways/footways included in Doc Ref: SCP/250983/HCSR/01 shall be re-surveyed, and the results submitted for approval in writing by the City Council as Local Planning Authority for assessment.

Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority including timescales for undertaking the works.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

- 9) No amplified sound or music shall be produced or played in any external areas at any time.

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

- 10) Development shall be carried out in accordance with the Construction Management Plan, prepared by The Curling Club (Received 29 September 2025)

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

- 11) The use hereby approved shall not operate outside the following hours:

- Monday - Sunday 11:00 until 23:00

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

12) Deliveries, servicing and collections associated with the management of the use including waste collections shall not take place outside the following hours:

- Monday to Saturday: 7:30 to 20:00
- Sundays and Bank Holidays: 10:00 to 18:00

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

13) The details of the approved Waste Management Strategy, prepared by The Curling Club (Received 23 October 2025) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

14) The use shall operate in accordance with Appendix Highways Considerations, prepared by The Curling Club. This includes measures to minimise any impact on the highway network that shall be kept in operation at all times thereafter.

Reason - In the interests of highway safety in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police
Highway Services
Environmental Health

Flat D503, 371 Deansgate, Manchester, M15 4UP
Flat D2208, 371 Deansgate, Manchester, M15 4UR
Flat D4004, 371 Deansgate, Manchester, M15 4UT
Flat D3301, 371 Deansgate, Manchester, M15 4US
Flat D2404, 371 Deansgate, Manchester, M15 4UR
Flat D3402, 371 Deansgate, Manchester, M15 4US
Flat D4301, 371 Deansgate, Manchester, M15 4UT
Flat D3505, 371 Deansgate, Manchester, M15 4US
Flat D2101, 371 Deansgate, Manchester, M15 4UR
Flat D1102, 371 Deansgate, Manchester, M15 4UQ
Flat D1201, 371 Deansgate, Manchester, M15 4UQ
Flat D1802, 371 Deansgate, Manchester, M15 4UQ
Flat D1204, 371 Deansgate, Manchester, M15 4UQ
Flat D904, 371 Deansgate, Manchester, M15 4UP
3 Riverside Mews, Commercial Street, Manchester, M15 4RQ
Flat D3503, 371 Deansgate, Manchester, M15 4US
Flat D3408, 371 Deansgate, Manchester, M15 4US
Flat D3303, 371 Deansgate, Manchester, M15 4US
Second Floor, Commercial Wharf, 6 Commercial Street, Manchester, M15 4PZ
Flat D304, 371 Deansgate, Manchester, M15 4UP
Flat D1804, 371 Deansgate, Manchester, M15 4UQ
1 Owen Street, Manchester, M15 4YB
Flat D1306, 371 Deansgate, Manchester, M15 4UQ
Flat D306, 371 Deansgate, Manchester, M15 4UP
Flat D1308, 371 Deansgate, Manchester, M15 4UQ
Flat D3003, 371 Deansgate, Manchester, M15 4US
Flat D2502, 371 Deansgate, Manchester, M15 4UR
Flat D2903, 371 Deansgate, Manchester, M15 4UR
Flat D3406, 371 Deansgate, Manchester, M15 4US
Flat D1707, 371 Deansgate, Manchester, M15 4UQ
Flat D3106, 371 Deansgate, Manchester, M15 4US
Flat D1203, 371 Deansgate, Manchester, M15 4UQ
Flat D703, 371 Deansgate, Manchester, M15 4UP
Flat D107, 371 Deansgate, Manchester, M15 4UP
Flat D1103, 371 Deansgate, Manchester, M15 4UQ
Flat D901, 371 Deansgate, Manchester, M15 4UP
Flat D706, 371 Deansgate, Manchester, M15 4UP
Flat D504, 371 Deansgate, Manchester, M15 4UP
Flat D4006, 371 Deansgate, Manchester, M15 4UT
Flat D3102, 371 Deansgate, Manchester, M15 4US
Flat D2407, 371 Deansgate, Manchester, M15 4UR
Flat D1705, 371 Deansgate, Manchester, M15 4UQ
Flat D2707, 371 Deansgate, Manchester, M15 4UR

Flat D1704, 371 Deansgate, Manchester, M15 4UQ
Flat D3601, 371 Deansgate, Manchester, M15 4US
Flat D3304, 371 Deansgate, Manchester, M15 4US
Flat D2008, 371 Deansgate, Manchester, M15 4UR
Flat D2307, 371 Deansgate, Manchester, M15 4UR
Flat D4005, 371 Deansgate, Manchester, M15 4UT
Flat D3401, 371 Deansgate, Manchester, M15 4US
Flat D1901, 371 Deansgate, Manchester, M15 4UQ
Flat D3008, 371 Deansgate, Manchester, M15 4US
Flat D4304, 371 Deansgate, Manchester, M15 4UT
Flat D2503, 371 Deansgate, Manchester, M15 4UR
Flat D1107, 371 Deansgate, Manchester, M15 4UQ
Flat D906, 371 Deansgate, Manchester, M15 4UP
Flat D1010, 371 Deansgate, Manchester, M15 4UQ
Flat D3707, 371 Deansgate, Manchester, M15 4US
6 Riverside Mews, Commercial Street, Manchester, M15 4RQ
Flat D2501, 371 Deansgate, Manchester, M15 4UR
Flat D2507, 371 Deansgate, Manchester, M15 4UR
Flat D2908, 371 Deansgate, Manchester, M15 4UR
Flat D3903, 371 Deansgate, Manchester, M15 4US
Flat D3901, 371 Deansgate, Manchester, M15 4US
Flat D3002, 371 Deansgate, Manchester, M15 4US
Flat D2804, 371 Deansgate, Manchester, M15 4UR
Flat D3006, 371 Deansgate, Manchester, M15 4US
Flat D1301, 371 Deansgate, Manchester, M15 4UQ
Flat D1402, 371 Deansgate, Manchester, M15 4UQ
Flat D2508, 371 Deansgate, Manchester, M15 4UR
Flat D2301, 371 Deansgate, Manchester, M15 4UR
Flat D3606, 371 Deansgate, Manchester, M15 4US
Flat D1101, 371 Deansgate, Manchester, M15 4UQ
Flat D2604, 371 Deansgate, Manchester, M15 4UR
Flat D902, 371 Deansgate, Manchester, M15 4UP
Flat D1202, 371 Deansgate, Manchester, M15 4UQ
Flat D602, 371 Deansgate, Manchester, M15 4UP
Flat D707, 371 Deansgate, Manchester, M15 4UP
Flat D1607, 371 Deansgate, Manchester, M15 4UQ
Flat D1904, 371 Deansgate, Manchester, M15 4UQ
Flat D2807, 371 Deansgate, Manchester, M15 4UR
Flat D3403, 371 Deansgate, Manchester, M15 4US
Commercial Wharf, 6 Commercial Street, Manchester, M15 4PZ
2 Riverside Mews, Commercial Street, Manchester, M15 4RQ
1 Riverside Mews, Commercial Street, Manchester, M15 4RQ
Flat D2203, 371 Deansgate, Manchester, M15 4UR
Flat D2703, 371 Deansgate, Manchester, M15 4UR
Flat D4102, 371 Deansgate, Manchester, M15 4UT
Flat D1407, 371 Deansgate, Manchester, M15 4UQ
Flat D2406, 371 Deansgate, Manchester, M15 4UR
Flat D1708, 371 Deansgate, Manchester, M15 4UQ
Flat D2108, 371 Deansgate, Manchester, M15 4UR
Flat D1501, 371 Deansgate, Manchester, M15 4UQ
Flat D308, 371 Deansgate, Manchester, M15 4UP
Flat D002, 371 Deansgate, Manchester, M15 4UP
Flat D202, 371 Deansgate, Manchester, M15 4UP
Flat D101, 371 Deansgate, Manchester, M15 4UP

Flat D2003, 371 Deansgate, Manchester, M15 4UR
Flat D2505, 371 Deansgate, Manchester, M15 4UR
Flat D3605, 371 Deansgate, Manchester, M15 4US
Flat D2405, 371 Deansgate, Manchester, M15 4UR
Flat D305, 371 Deansgate, Manchester, M15 4UP
Flat D1503, 371 Deansgate, Manchester, M15 4UQ
Flat D2905, 371 Deansgate, Manchester, M15 4UR
Flat D3604, 371 Deansgate, Manchester, M15 4US
Flat D2808, 371 Deansgate, Manchester, M15 4UR
Flat D1303, 371 Deansgate, Manchester, M15 4UQ
Flat D3107, 371 Deansgate, Manchester, M15 4US
Flat D508, 371 Deansgate, Manchester, M15 4UP
Flat D2901, 371 Deansgate, Manchester, M15 4UR
Flat D605, 371 Deansgate, Manchester, M15 4UP
Flat D2104, 371 Deansgate, Manchester, M15 4UR
Flat D2701, 371 Deansgate, Manchester, M15 4UR
Flat D507, 371 Deansgate, Manchester, M15 4UP
Flat D1104, 371 Deansgate, Manchester, M15 4UQ
Flat D805, 371 Deansgate, Manchester, M15 4UP
Flat D909, 371 Deansgate, Manchester, M15 4UP
Flat D2705, 371 Deansgate, Manchester, M15 4UR
Flat D1608, 371 Deansgate, Manchester, M15 4UQ
Flat D1508, 371 Deansgate, Manchester, M15 4UQ
Flat D3105, 371 Deansgate, Manchester, M15 4US
Flat D1807, 371 Deansgate, Manchester, M15 4UQ
Flat D1808, 371 Deansgate, Manchester, M15 4UQ
Flat D2002, 371 Deansgate, Manchester, M15 4UR
Flat D3501, 371 Deansgate, Manchester, M15 4US
Flat D3608, 371 Deansgate, Manchester, M15 4US
Flat D1903, 371 Deansgate, Manchester, M15 4UQ
Flat D801, 371 Deansgate, Manchester, M15 4UP
Flat D1005, 371 Deansgate, Manchester, M15 4UQ
Flat D1409, 371 Deansgate, Manchester, M15 4UQ
Flat D3407, 371 Deansgate, Manchester, M15 4US
Flat D3506, 371 Deansgate, Manchester, M15 4US
Flat D2105, 371 Deansgate, Manchester, M15 4UR
Flat D3708, 371 Deansgate, Manchester, M15 4US
Flat D4106, 371 Deansgate, Manchester, M15 4UT
Flat D1006, 371 Deansgate, Manchester, M15 4UQ
Flat D4402, 371 Deansgate, Manchester, M15 4UT
Flat D701, 371 Deansgate, Manchester, M15 4UP
5 Riverside Mews, Commercial Street, Manchester, M15 4RQ
7 Owen Street, Manchester, M15 4YB
Flat D3202, 371 Deansgate, Manchester, M15 4US
Flat D1908, 371 Deansgate, Manchester, M15 4UQ
Flat D004, 371 Deansgate, Manchester, M15 4UP
Flat D2802, 371 Deansgate, Manchester, M15 4UR
Flat D3204, 371 Deansgate, Manchester, M15 4US
Flat D007, 371 Deansgate, Manchester, M15 4UP
Flat D2302, 371 Deansgate, Manchester, M15 4UR
Flat D1304, 371 Deansgate, Manchester, M15 4UQ
Flat D3005, 371 Deansgate, Manchester, M15 4US
Flat D3603, 371 Deansgate, Manchester, M15 4US
Flat D008, 371 Deansgate, Manchester, M15 4UP

Flat D205, 371 Deansgate, Manchester, M15 4UP
Flat D606, 371 Deansgate, Manchester, M15 4UP
Flat D404, 371 Deansgate, Manchester, M15 4UP
Flat D307, 371 Deansgate, Manchester, M15 4UP
Flat D403, 371 Deansgate, Manchester, M15 4UP
Flat D1406, 371 Deansgate, Manchester, M15 4UQ
Flat D3702, 371 Deansgate, Manchester, M15 4US
Flat D3804, 371 Deansgate, Manchester, M15 4US
Flat D406, 371 Deansgate, Manchester, M15 4UP
Flat D4401, 371 Deansgate, Manchester, M15 4UT
Flat D4201, 371 Deansgate, Manchester, M15 4UT
Flat D1309, 371 Deansgate, Manchester, M15 4UQ
Flat D1205, 371 Deansgate, Manchester, M15 4UQ
Flat D3902, 371 Deansgate, Manchester, M15 4US
Flat D3302, 371 Deansgate, Manchester, M15 4US
Flat D2204, 371 Deansgate, Manchester, M15 4UR
Flat D4003, 371 Deansgate, Manchester, M15 4UT
Flat D1208, 371 Deansgate, Manchester, M15 4UQ
Flat D1604, 371 Deansgate, Manchester, M15 4UQ
Flat D2308, 371 Deansgate, Manchester, M15 4UR
Flat D2107, 371 Deansgate, Manchester, M15 4UR
Flat D3206, 371 Deansgate, Manchester, M15 4US
Flat D1310, 371 Deansgate, Manchester, M15 4UQ
Flat D2303, 371 Deansgate, Manchester, M15 4UR
Flat D3007, 371 Deansgate, Manchester, M15 4US
Flat D803, 371 Deansgate, Manchester, M15 4UP
Flat D1003, 371 Deansgate, Manchester, M15 4UQ
Flat D3905, 371 Deansgate, Manchester, M15 4US
Flat D1702, 371 Deansgate, Manchester, M15 4UQ
Flat D3701, 371 Deansgate, Manchester, M15 4US
Flat D2305, 371 Deansgate, Manchester, M15 4UR
Flat D2704, 371 Deansgate, Manchester, M15 4UR
Flat D1505, 371 Deansgate, Manchester, M15 4UQ
Flat D2402, 371 Deansgate, Manchester, M15 4UR
Flat D103, 371 Deansgate, Manchester, M15 4UP
Flat D2001, 371 Deansgate, Manchester, M15 4UR
Flat D3205, 371 Deansgate, Manchester, M15 4US
Flat D1801, 371 Deansgate, Manchester, M15 4UQ
Flat D4103, 371 Deansgate, Manchester, M15 4UT
Flat D208, 371 Deansgate, Manchester, M15 4UP
Flat D2306, 371 Deansgate, Manchester, M15 4UR
Flat D2005, 371 Deansgate, Manchester, M15 4UR
Flat D402, 371 Deansgate, Manchester, M15 4UP
Flat D3801, 371 Deansgate, Manchester, M15 4US
Flat D2004, 371 Deansgate, Manchester, M15 4UR
Flat D807, 371 Deansgate, Manchester, M15 4UP
Flat D808, 371 Deansgate, Manchester, M15 4UP
Flat D303, 371 Deansgate, Manchester, M15 4UP
Flat D1110, 371 Deansgate, Manchester, M15 4UQ
Flat D1008, 371 Deansgate, Manchester, M15 4UQ
Flat D301, 371 Deansgate, Manchester, M15 4UP
Flat D804, 371 Deansgate, Manchester, M15 4UP
Riverside Mews, Commercial Street, Manchester, M15 4RQ
Salvi's, 3 Owen Street, Manchester, M15 4YB

Flat D3307, 371 Deansgate, Manchester, M15 4US
Flat D2906, 371 Deansgate, Manchester, M15 4UR
ROCP LIMITED, First Floor, Commercial Wharf, 6 Commercial Street, Manchester, M15 4PZ
1B Owen Street, Manchester, M15 4YB
Flat D705, 371 Deansgate, Manchester, M15 4UP
Flat D1907, 371 Deansgate, Manchester, M15 4UQ
Flat D1404, 371 Deansgate, Manchester, M15 4UQ
Flat D2706, 371 Deansgate, Manchester, M15 4UR
Flat D2408, 371 Deansgate, Manchester, M15 4UR
Flat D102, 371 Deansgate, Manchester, M15 4UP
Flat D1504, 371 Deansgate, Manchester, M15 4UQ
Flat D3405, 371 Deansgate, Manchester, M15 4US
Flat D4403, 371 Deansgate, Manchester, M15 4UT
Flat D4404, 371 Deansgate, Manchester, M15 4UT
Flat D2708, 371 Deansgate, Manchester, M15 4UR
Flat D005, 371 Deansgate, Manchester, M15 4UP
Flat D3404, 371 Deansgate, Manchester, M15 4US
Flat D505, 371 Deansgate, Manchester, M15 4UP
Flat D603, 371 Deansgate, Manchester, M15 4UP
Flat D3208, 371 Deansgate, Manchester, M15 4US
Flat D4104, 371 Deansgate, Manchester, M15 4UT
Flat D1602, 371 Deansgate, Manchester, M15 4UQ
Flat D204, 371 Deansgate, Manchester, M15 4UP
Flat D2801, 371 Deansgate, Manchester, M15 4UR
Flat D905, 371 Deansgate, Manchester, M15 4UP
Flat D2006, 371 Deansgate, Manchester, M15 4UR
Flat D3101, 371 Deansgate, Manchester, M15 4US
Flat D4001, 371 Deansgate, Manchester, M15 4UT
Flat D1706, 371 Deansgate, Manchester, M15 4UQ
Flat D2206, 371 Deansgate, Manchester, M15 4UR
Flat D3706, 371 Deansgate, Manchester, M15 4US
Flat D1805, 371 Deansgate, Manchester, M15 4UQ
Flat D1806, 371 Deansgate, Manchester, M15 4UQ
Flat D3502, 371 Deansgate, Manchester, M15 4US
Flat D1906, 371 Deansgate, Manchester, M15 4UQ
Flat D3104, 371 Deansgate, Manchester, M15 4US
Flat D4203, 371 Deansgate, Manchester, M15 4UT
Flat D4101, 371 Deansgate, Manchester, M15 4UT
Flat D1106, 371 Deansgate, Manchester, M15 4UQ
Flat D2106, 371 Deansgate, Manchester, M15 4UR
Flat D2803, 371 Deansgate, Manchester, M15 4UR
Flat D1001, 371 Deansgate, Manchester, M15 4UQ
Flat D3308, 371 Deansgate, Manchester, M15 4US
Flat D604, 371 Deansgate, Manchester, M15 4UP
Flat D3602, 371 Deansgate, Manchester, M15 4US
4 Riverside Mews, Commercial Street, Manchester, M15 4RQ
Flat D2102, 371 Deansgate, Manchester, M15 4UR
Flat D1701, 371 Deansgate, Manchester, M15 4UQ
Flat D2007, 371 Deansgate, Manchester, M15 4UR
Flat D2201, 371 Deansgate, Manchester, M15 4UR
Flat D506, 371 Deansgate, Manchester, M15 4UP
Flat D2403, 371 Deansgate, Manchester, M15 4UR
Flat D2608, 371 Deansgate, Manchester, M15 4UR
Flat D106, 371 Deansgate, Manchester, M15 4UP

Flat D2401, 371 Deansgate, Manchester, M15 4UR
Flat D3103, 371 Deansgate, Manchester, M15 4US
Flat D2207, 371 Deansgate, Manchester, M15 4UR
Flat D4303, 371 Deansgate, Manchester, M15 4UT
Flat D201, 371 Deansgate, Manchester, M15 4UP
Flat D302, 371 Deansgate, Manchester, M15 4UP
Flat D3904, 371 Deansgate, Manchester, M15 4US
Flat D3108, 371 Deansgate, Manchester, M15 4US
Flat D3705, 371 Deansgate, Manchester, M15 4US
Flat D2805, 371 Deansgate, Manchester, M15 4UR
Flat D001, 371 Deansgate, Manchester, M15 4UP
Flat D1405, 371 Deansgate, Manchester, M15 4UQ
Flat D908, 371 Deansgate, Manchester, M15 4UP
Flat D2605, 371 Deansgate, Manchester, M15 4UR
Flat D2602, 371 Deansgate, Manchester, M15 4UR
Flat D2702, 371 Deansgate, Manchester, M15 4UR
Flat D2603, 371 Deansgate, Manchester, M15 4UR
Flat D1109, 371 Deansgate, Manchester, M15 4UQ
Flat D401, 371 Deansgate, Manchester, M15 4UP
Flat D3803, 371 Deansgate, Manchester, M15 4US
Flat D3703, 371 Deansgate, Manchester, M15 4US
Flat D3704, 371 Deansgate, Manchester, M15 4US
Flat D2506, 371 Deansgate, Manchester, M15 4UR
Flat D1105, 371 Deansgate, Manchester, M15 4UQ
Flat D1605, 371 Deansgate, Manchester, M15 4UQ
Flat D2205, 371 Deansgate, Manchester, M15 4UR
Flat D3203, 371 Deansgate, Manchester, M15 4US
Flat D1207, 371 Deansgate, Manchester, M15 4UQ
Flat D601, 371 Deansgate, Manchester, M15 4UP
Flat D408, 371 Deansgate, Manchester, M15 4UP
Flat D708, 371 Deansgate, Manchester, M15 4UP
Flat D608, 371 Deansgate, Manchester, M15 4UP
Flat D1905, 371 Deansgate, Manchester, M15 4UQ
5 Owen Street, Manchester, M15 4YB
Flat D3207, 371 Deansgate, Manchester, M15 4US
2 Commercial Street, Manchester, M15 4RQ
Ground Floor, Commercial Wharf, 6 Commercial Street, Manchester, M15 4PZ
Flat D3201, 371 Deansgate, Manchester, M15 4US
Flat D2202, 371 Deansgate, Manchester, M15 4UR
Flat D1410, 371 Deansgate, Manchester, M15 4UQ
Flat D006, 371 Deansgate, Manchester, M15 4UP
Flat D2304, 371 Deansgate, Manchester, M15 4UR
Flat D1703, 371 Deansgate, Manchester, M15 4UQ
Flat D1206, 371 Deansgate, Manchester, M15 4UQ
Flat D1302, 371 Deansgate, Manchester, M15 4UQ
Flat D207, 371 Deansgate, Manchester, M15 4UP
Flat D203, 371 Deansgate, Manchester, M15 4UP
Flat D003, 371 Deansgate, Manchester, M15 4UP
Flat D2504, 371 Deansgate, Manchester, M15 4UR
Flat D2907, 371 Deansgate, Manchester, M15 4UR
Flat D3507, 371 Deansgate, Manchester, M15 4US
Flat D3001, 371 Deansgate, Manchester, M15 4US
Flat D108, 371 Deansgate, Manchester, M15 4UP
Flat D1408, 371 Deansgate, Manchester, M15 4UQ

Flat D607, 371 Deansgate, Manchester, M15 4UP
Flat D1002, 371 Deansgate, Manchester, M15 4UQ
Flat D502, 371 Deansgate, Manchester, M15 4UP
Flat D1507, 371 Deansgate, Manchester, M15 4UQ
Flat D2806, 371 Deansgate, Manchester, M15 4UR
Flat D1506, 371 Deansgate, Manchester, M15 4UQ
Flat D1606, 371 Deansgate, Manchester, M15 4UQ
Flat D2902, 371 Deansgate, Manchester, M15 4UR
Flat D3906, 371 Deansgate, Manchester, M15 4US
Flat D1305, 371 Deansgate, Manchester, M15 4UQ
Flat D1209, 371 Deansgate, Manchester, M15 4UQ
Flat D2607, 371 Deansgate, Manchester, M15 4UR
Flat D4204, 371 Deansgate, Manchester, M15 4UT
Flat D3607, 371 Deansgate, Manchester, M15 4US
Flat D910, 371 Deansgate, Manchester, M15 4UP
Flat D4202, 371 Deansgate, Manchester, M15 4UT
Flat D907, 371 Deansgate, Manchester, M15 4UP
Flat D802, 371 Deansgate, Manchester, M15 4UP
Flat D702, 371 Deansgate, Manchester, M15 4UP
Flat D407, 371 Deansgate, Manchester, M15 4UP
Flat D1007, 371 Deansgate, Manchester, M15 4UQ
Flat D806, 371 Deansgate, Manchester, M15 4UP
Flat D1502, 371 Deansgate, Manchester, M15 4UQ
Flat D4002, 371 Deansgate, Manchester, M15 4UT
Flat D1403, 371 Deansgate, Manchester, M15 4UQ
Flat D3504, 371 Deansgate, Manchester, M15 4US
1A Owen Street, Manchester, M15 4YB
Flat D3306, 371 Deansgate, Manchester, M15 4US
Flat D4105, 371 Deansgate, Manchester, M15 4UT
Flat D1803, 371 Deansgate, Manchester, M15 4UQ
Flat D3004, 371 Deansgate, Manchester, M15 4US
Flat D1603, 371 Deansgate, Manchester, M15 4UQ
Flat D1902, 371 Deansgate, Manchester, M15 4UQ
Flat D105, 371 Deansgate, Manchester, M15 4UP
Flat D4302, 371 Deansgate, Manchester, M15 4UT
Flat D501, 371 Deansgate, Manchester, M15 4UP
Flat D2103, 371 Deansgate, Manchester, M15 4UR
Flat D2601, 371 Deansgate, Manchester, M15 4UR
Flat D2606, 371 Deansgate, Manchester, M15 4UR
Flat D2904, 371 Deansgate, Manchester, M15 4UR
Flat D1108, 371 Deansgate, Manchester, M15 4UQ
Flat D1004, 371 Deansgate, Manchester, M15 4UQ
Flat D1210, 371 Deansgate, Manchester, M15 4UQ
Flat D3305, 371 Deansgate, Manchester, M15 4US
Flat D104, 371 Deansgate, Manchester, M15 4UP
Flat D206, 371 Deansgate, Manchester, M15 4UP
Flat D1401, 371 Deansgate, Manchester, M15 4UQ
Flat D1009, 371 Deansgate, Manchester, M15 4UQ
Flat D3802, 371 Deansgate, Manchester, M15 4US
Flat D3508, 371 Deansgate, Manchester, M15 4US
Flat D903, 371 Deansgate, Manchester, M15 4UP
Flat D704, 371 Deansgate, Manchester, M15 4UP
Flat D405, 371 Deansgate, Manchester, M15 4UP
Flat D1307, 371 Deansgate, Manchester, M15 4UQ

Flat D1601, 371 Deansgate, Manchester, M15 4UQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

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) -

Area Team Boundary - Name: CENTRAL