

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142116/FO/2025

Date registered valid: 17 February 2025

Proposal: Retention of temporary pavilion building (Use Class E(b) and Sui Generis use (Drinking Establishment), toilets and bin store, outdoor seating and other associated works including fume extraction for a three year period.

Address: Land At Hardman Square , Manchester, M3 3EB

Ward(s): Deansgate Ward

Applicant: Spinningfields Estate Limited

Agent (if any): Pete Gleave Zerum

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

Recommendation: Approve

Date of recommendation: 7 July 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 February 2025

Standard consultations:

Printed: 21 February 2025 Expired: 14 March 2025

Neighbour notifications

Printed: 21 February 2025 Expired: 14 March 2025

Site notice

Posted: 26 February 2025 Expired: 19 March 2025

Press advert

Published: 25 February 2025 Expired: 18 March 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

The site is located within Hardman Square which is characterised by hardstanding and vegetation. The applicant site consists of a timber framed Pavilion building sited on raised decking, external seating area and low timber fencing.

Description of area

The site is located at Hardman Square within Manchester City Centre. The site is surrounded by nearby uses such as offices, retail, restaurant and drinking establishment including the Ivy. The site is located within a sustainable location with buses and tram nearby.

Description of development

Temporary planning permission is sought for the retention of a pavilion building used as restaurant and drinking establishment for a period of 3 years. The use has an external seating area.

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement Letters have also been sent out to local businesses and residents. One comment have been received in objection as part of that process.

A summary of the comments:

- Concerns with the level of noise and disturbances
- Loud music impacting on amenity
- Drunken behaviour/anti-social behaviour associated with the use

Highway Services – No objections subject to conditions relating to servicing and waste management.

Environmental Health – No objections subject to condition for extraction plan, noise impact assessment verification, plant noise verification, opening hours, events strategy and servicing/delivery hours.

MCC Flood Risk Management – Requested details of the drainage layout

Greater Manchester Police – No objections

United Utilities Water PLC – No comments received

Relevant Planning History

088069/FO/2008/C1 - Erection of 3 no. freestanding retail kiosks, two of which are to be used as Class A1 (Shop) and one to be used as Class A3 (Juice Bar). Decision: Approved December 2008.

104702/FO/2014/C1 - Demolition of Quay House and redevelopment of the site for the erection of a 20 storey building comprising offices (class B1) on the upper floors, with a restaurant (Class A3) at Level 18, retail (Class A1), restaurant and cafe uses (Class A3) at ground floor, basement car and cycle parking, and related highways, access, servicing, landscaping, roof top plant and associated works. Decision: Approved April 2014

113679/FO/2016 - Demolition of existing temporary and permanent structures and redevelopment of Hardman Square to comprise construction of one four storey building for bar/restaurant uses (A3/A4) and two kiosk units for retail or storage use (sui generis), redevelopment of public realm including public art, related access, servicing and associated works. Decision: Approved November 2016

117430/FO/2017 - Redevelopment of Hardman Square to comprise the construction of one four storey building for bar/restaurant uses (Use Classes A3 and A4) and two kiosk units for retail or storage use (Sui Generis), redevelopment of public realm including public art, related access, servicing and associated works (re-submission of Planning Permission Ref. 113679/FO/2016). Decision: Approved November 2017

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 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

Issues

Principle of Development

The site is located within a highly accessible location within Manchester City Centre. The character of the area consists of established commercial uses (Class E) and drinking establishments (Sui Generis). Near the site are restaurants/drinking establishments such as the Ivy, The Alchemist and Banyan Bar and Kitchen.

The proposal seeks consent for the retention of a restaurant and drinking establishment on a temporary basis for a further 3-year period. The current use operating under Lawn Club supports approximately 33 jobs. For the temporary period the retention of this use would support the areas vitality and vibrancy.

It is acknowledged the site had consent for two kiosks under planning permission 117430/FO/2017. These proposed structures had a significantly smaller footprint than the development considered under this current application and there has therefore been a loss of public realm. Following the expiration of the temporary consent, a scheme for the removal of the temporary structures and reinstatement of the public realm will be required to be submitted for approval.

This proposal 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.

Design and Appearance

This application seeks temporary consent for the retention of the existing building. The building consists of a timber framed Pavilion sited on raised decking with an external seating area and low timber fencing.

The vertical slatted boundary fencing and vertical grooves in the external walls follows similar design principles to the Ivy restaurant and bar. The building and fencing have been finished in a green colour which complements the vegetation and softens the overall appearance of the structures.

The design and visual appearance of the scheme is considered to be acceptable and complies with Core Strategy Policy DM1.

Noise and Disturbance

The nearest residential building is Left Bank, located approximately 180m from the site. The site is surrounded by commercial uses with the nearest noise sensitive receptor as the Opera House on Byrom Street.

The Noise Impact Assessment outlines details of a noise limiter to prevent any noise nuisance to nearby uses. The assessment also states the recommended noise limits, and that no acoustic insulation is required. The limiter and noise levels will require verification testing through condition. Environmental Health do not object on this basis.

The opening hours of the venue are Monday to Friday 12:00 to 0:00, Saturday 12:00 to 01:00 and Sunday/bank Holiday 12:00 to 23:00. These hours refer to the internal areas and are similar to existing uses within the area and are therefore acceptable. The operation hours will be conditioned.

The use of the external area ceases use after 11pm in line with the recommendations of the noise impact assessment. The operational management strategy outlines measures such as restricting any entry for new guests at 22:30 and gradually encouraging patrons to begin moving indoors at this time. It states by 11pm the area will be secured with all access points locked and no entry will be permitted.

A management strategy shall be submitted to manage the storage of table of chairs once the external areas are not in use.

There would be no speakers or music within the external areas. However, for events only there would be an increase in noise levels associated with the large tv screen. Environmental Health have requested an events strategy is submitted in the interests of minimising any noise nuisance. The exact details of this would need to be agreed through an events strategy including details of the type of events, hours and noise levels associated with these events.

The original Noise Impact Assessment referenced a yurt which has previously been erected during the winter months. The yurt does not form part of this consent and separate temporary consent would be required.

Environmental Health are satisfied that subject to the verification testing, measures to control noise are adequate for the temporary use and it could continue to operate without any unduly harmful impact to the nearest noise sensitive receptors in respect to noise outbreak from the building or from the use of its external areas.

The use is appropriate in the city centre context and with the mitigation measures in place ensures 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 Noise

Environmental Health accept the noise levels of the kitchen extraction provided within the Noise Impact Assessment.

In the event any new plant is required such as the replacement of existing such as patio heaters details are required to be submitted for approval.

Odour Assessment

In support of the application an odour assessment has been undertaken. This outlines measures to mitigate any harm to nearby receptors which has identified the requirement for additional equipment. Environmental Health accept the proposed methods discussed within the report.

Environmental Health have requested a diagram of the kitchen extraction system showing from canopy to extract point which identifies all the fume and odour abatement equipment, filters, fans and access hatches in the ductwork in relation to each of the components.

Given the additional equipment has not been selected or installed yet, the above details have not been finalised. A condition has been attached requiring the plan to be submitted within 3 months of this decision.

Accessibility

The main pedestrian entrance for patrons has level access into the building. Additionally, there is also level access to the raised decking and external seating areas.

The proposal is consistent with Core Strategy policies SP1, CC10 and DM1 as well as saved Unitary Development Plan DC10.1(d)

Waste and Servicing

Deliveries are taken from Byrom Street to the Lawn Club via delivery driver or staff by hand or handling equipment. Waste is collected by a private contractor from the collection point on Byrom Street.

A servicing strategy taking into consideration the neighbouring buildings and nearby commercial uses has been provided to ensure that the loading bay on Byrom Street is available when required.

Highway Services and Environmental Health consider the Servicing and Waste Management strategy to be acceptable with a compliance condition included, in accordance with Core Strategy Policy DM1.

Crime and Safety

A crime impact statement has been submitted along with the application, and this has been reviewed Design for Security at Greater Manchester Police. Design for Security has recommended a condition to reflect the physical security specifications set out in section 3.3 of the Crime Impact Statement in order to improve the security of the development in accordance with Core Strategy Policy DM1.

Food Management

The proposal refers to the retention of an existing use. The applicant has confirmed the drainage network connects to the previously approved drainage network under application 117430/FO/2017 (including details from CDN/18/0960 and CDN/19/0248).

Flood Risk Management have requested a condition is included for a drainage layout plan to demonstrate how the development connects to the drainage network.

Conclusion

The retention of the existing use is acceptable within an established commercial area of the city centre. The use supports 33 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 building is fully accessible, and the proposal should not result in any unduly harmful impact on visual amenity, residential amenity, highway safety, waste management and flood risk 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 temporary period of 3 years, expiring on 7 July 2028.

Reason - This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC10, CC8 and DM1.

- 2) Two months prior to the expiration of the temporary period (7 July 2028), a scheme to restore the land shall be submitted for approved 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).

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

- Roof Plan: 0840-P3A-XX-RF-DR-A-05002 Rev P01
- Sections: 0840-P3A-XX-XX-DR-A-05101 Rev P01
- Elevations 01 & 02: 0840-P3A-XX-XX-DR-A-05201 P01
- Site Plan: 0840-P3A-XX-ST-DR-A-05001 Rev P01
- Design & Access Statement prepared by Project 3 Architects;
- Planning Statement prepared by Zerum;
- Environmental Standards Statement prepared by Zerum;

All stamped as received by the City Council, as Local Planning Authority on 10 February 2025

- Elevations 03 & 04: 0840-P3A-XX-XX-DR-A-05202 P02
- Ground Floor Plan: 0840-P3A-XX-00-DR-A-05001 Rev P02

All stamped as received by the City Council, as Local Planning Authority on 17 February 2025

- Servicing Strategy March 2025
- B&M Waste Services Ltd Waste Strategy for Shiko Group

All stamped as received by the City Council, as Local Planning Authority on 27 March 2025

- Noise Assessment prepared by Sandy Brown Consultants: 025552-R01-E

Stamped as received by the City Council, as Local Planning Authority on 3 June 2025

- Odour Assessment, prepared by Redmore environmental: 9329r2

Stamped as received by the City Council, as Local Planning Authority on 18 June 2025

- The Lawn Club Operating Policies, prepared by Shiko Group

Stamped as received by the City Council, as Local Planning Authority on 2 July 2025

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- 4) a) The bar/restaurant and external seating area shall be occupied in accordance with the approved Noise Impact Assessment, Sandy Brown Consultants: 025552-R01-E, received 3 June 2025 by the City Council as Local Planning Authority for as long as these uses remain in use at the site.

b) Within 3 months of the date of this permission, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - In interests of 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 Manchester Core Strategy (2012).

- 5) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, including replacement patio heaters, 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 (L_{Aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

b) Within 1 month of the installation of any plant hereby approved in part a) of this condition, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - In interests of 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 Manchester Core Strategy (2012).

- 6) Within two months of the date of this permission, an Events Management Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:
- a) Details of the type of events including the hours
 - b) Frequency of events such as how many per day, week or year
 - c) Assessment of noise levels associated with the events that would need to comply with the noise limit criteria of 5dB below the background at the nearest residential and Opera House receptors and equal to the background at the commercial receptors.
 - d) Management plan addressing noise levels anti-social behaviour

The approved Events Management Plan hereby approved shall be kept in operation at all times thereafter.

Reason - In interests of 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 Manchester Core Strategy (2012).

7) The external seating area hereby approved shall operate in accordance with The Lawn Club Operating Policies, prepared by Shiko Group (Received 2 July 2025), for its lifetime. This includes:

- The use of any external areas area shall cease at 11pm.
- No external music or amplified sound shall be played at any given time excluding events to be agreed under condition 6 of this permission.

Reason - In interests of 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 Manchester Core Strategy (2012).

8) a) Within two months of the date of this permission, a detailed diagram/drawing of the kitchen extraction system, from canopy to extraction point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submitted details shall clearly identify all fume and odour abatement equipment, including filters, fans, and access hatches within the ductwork, in relation to their respective components.

b)The additional equipment required and identified within the approved Odour Assessment, prepared by Redmore Environmental: Ref.9329r2 (Received 18 June 2025) shall be installed with 3 months of the date of this decision

c) Operation of the approved system shall include the visual inspection of carbon filters during the inspection and servicing of the ESP (every 1 to 3 months) with the recording of the condition/saturation levels and the recommendations for replacement based on the inspection.

d)Within 2 months of discharging part a) of this condition, approved confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented. This shall include evidence of the visual inspection of the carbon filters.

e)Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the Odour Assessment prepared by Redmore Environmental: Ref.9329r2 (Received 18 June 2025 for the as long as these uses remain in use at the site.

Reason - To safeguard amenity pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policy DC10.

9) Within two months of the date of this permission, drainage details shall be submitted to the City Council, as Local Planning Authority. This shall include a drainage layout plan overlaid with the current building footprint and the surrounding network. It shall include all components, confirmation of levels , connectivity, and proposed overland flow routes for extreme event and to demonstrate how the development connects to the previously approved drainage network under CDN/18/0960 and CDN/19/0248.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

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

- Monday to Thursday – 12.00-00.00
- Friday and Saturday 12.00-01.00
- Sundays and Bank Holidays 12.00-23.00

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.

- 11) The details of the approved Waste Proforma prepared by Zerum (Received 10 February 2025), B&M Waste Services Ltd Waste Strategy for Shiko Group and The Lawn Club Servicing Strategy (Received 27 March 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

- 12) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it 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 development hereby permitted shall be carried out in accordance with the security measures as outlined in Section 3.3 of the Crime Impact Statement, prepared by Greater Manchester Police: 2025/0010/CIS/01 Version A received by the City Council as Local Planning Authority on 10 February 2025.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 14) Within 2 months of the date of this permission and notwithstanding The Lawn Club Operating Policies, prepared by Shiko Group (Received 2 July 2025), a detailed management strategy for the closing of outdoor seating areas shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The strategy shall include measures to secure the external areas and to ensure the timely removal for the storage of the tables and chairs. The approved strategy shall be kept in operation at all times thereafter.

Reason - In interests of 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 Manchester Core Strategy (2012).

Informative

The erection of a yurt within the external seating area will require planning permission for a temporary period on a yearly basis.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC

38 Young Street, Manchester, M3 3FT
Unit 1, 4 Hardman Square, Manchester, M3 3EB
5 - 7 Byrom Street, Manchester, M3 4PF
Twelfth Floor, 1 Hardman Square, Manchester, M3 3EB
Ninth Floor, 1 Hardman Square, Manchester, M3 3EB
Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
Fourth Floor, 3 Hardman Street, Manchester, M3 3HF
1 Hardman Boulevard, Manchester, M3 3AQ
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
Fourteenth Floor, 1 Hardman Square, Manchester, M3 3EB
1 Hardman Square, Manchester, M3 3EB
Third Fourth And Fifth Floors, 4 Hardman Square, Manchester, M3 3EB
Unit 1, 3 Hardman Square, Manchester, M3 3EB
Fifth Floor, 3 Hardman Square, Manchester, M3 3EB
Seventh Floor, 3 Hardman Square, Manchester, M3 3EB
74 Gartside Street, Manchester, M3 3EL
Ground Floor, 68 Quay Street, Manchester, M3 3EJ
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Twelfth Floor, 3 Hardman Street, Manchester, M3 3AU
Second Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Third And Fourth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
First Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 4, 1 Hardman Boulevard, Manchester, M3 3AQ
Suite D Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Fifth Floor, 1 Hardman Square, Manchester, M3 3EB
Eighth Floor, 1 Hardman Square, Manchester, M3 3EB
Eleventh Floor, 1 Hardman Square, Manchester, M3 3EB
8 Byrom Street, Manchester, M3 3BF
Thirteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Second Floor, 3 Hardman Square, Manchester, M3 3EB
First Floor, 3 Hardman Square, Manchester, M3 3EB
Medika Clinic, 3 Hardman Street, Manchester, M3 3AX
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
2 Hardman Boulevard, Manchester, M3 3AQ
Unit 2, 1 Hardman Boulevard, Manchester, M3 3AQ
Ground Floor, 66 Quay Street, Manchester, M3 3EJ
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
Fourth Floor, 1 Hardman Square, Manchester, M3 3EB
60 Quay Street, Manchester, M3 3JE
Opera House, Quay Street, Manchester, M3 3HP
First Second And Third Floors, 4 Hardman Square, Manchester, M3 3EB
4 Hardman Square, Manchester, M3 3EB
Ground Floor, 1 Hardman Square, Manchester, M3 3EB

Third Floor, 3 Hardman Square, Manchester, M3 3EB
Ground Floor, 3 Hardman Street, Manchester, M3 3AX
Ninth Floor, 3 Hardman Street, Manchester, M3 3HF
Seventh Floor, 3 Hardman Street, Manchester, M3 3HF
Eighth And Ninth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Seventh Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 3, 1 Hardman Boulevard, Manchester, M3 3AQ
Second Floor, 68 Quay Street, Manchester, M3 3EJ
Seventh Floor, 1 Hardman Square, Manchester, M3 3EB
Third Floor, 1 Hardman Square, Manchester, M3 3EB
10 Byrom Street, Manchester, M3 3BF
Unit 1B, 4 Hardman Square, Manchester, M3 3EB
Advertising Right Outside 4, Hardman Square, Manchester, M3 3EB
Fifteenth And Sixteenth Floor, 1 Hardman Square, Manchester, M3 3EB
3 Hardman Boulevard, Manchester, M3 3AQ
2 Hardman Square, Manchester, M3 3EB
First Floor, 3 Hardman Street, Manchester, M3 3AW
OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
1 Byrom Place, Manchester, M3 3HG
Fifth Floor, 3 Hardman Street, Manchester, M3 3HF
The Crown Court, Crown Square, Manchester, M3 3FL
Ground Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
66 Quay Street, Manchester, M3 3EJ
Suite B Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Second Floor, 66 Quay Street, Manchester, M3 3EJ
76 Quay Street, Manchester, M3 4PR
Eighteenth Floor, 1 Hardman Square, Manchester, M3 3EB
First Floor, 1 Hardman Square, Manchester, M3 3EB
Sixth Floor, 3 Hardman Square, Manchester, M3 3EB
Basement, 68 Quay Street, Manchester, M3 3EJ
Second Floor, 3 Hardman Street, Manchester, M3 3AW
Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Sixth Floor, 3 Hardman Street, Manchester, M3 3AT
Third Floor, 3 Hardman Street, Manchester, M3 3AW
Fifth Floor, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 1, 1 Hardman Boulevard, Manchester, M3 3AQ
36 Young Street, Manchester, M3 3FT
Nineteenth Floor, 1 Hardman Square, Manchester, M3 3EB
Seventeenth Floor, 1 Hardman Square, Manchester, M3 3EB
Bagel Nash, 4 Hardman Square, Manchester, M3 3EB
72 Gartside Street, Manchester, M3 3EL
76 Gartside Street, Manchester, M3 3EL
First Floor, 68 Quay Street, Manchester, M3 3EJ
Impress Manchester, 3 Hardman Street, Manchester, M3 3AX
Eighth Floor, 3 Hardman Street, Manchester, M3 3HF
Basement, 2 Hardman Boulevard, Manchester, M3 3AQ
Unit 4A, 1 Hardman Boulevard, Manchester, M3 3AQ
Suite C Part First Floor, 66 Quay Street, Manchester, M3 3EJ
68 Quay Street, Manchester, M3 3EJ
Sixth Floor, 1 Hardman Square, Manchester, M3 3EB
Store, 1 Hardman Square, Manchester, M3 3EB
5 Hardman Square, Manchester, M3 3EB
Tenth Floor, 1 Hardman Square, Manchester, M3 3EB

Second Floor, 1 Hardman Square, Manchester, M3 3EB
Fourth Floor, 3 Hardman Square, Manchester, M3 3EB
Unit 3, 3 Hardman Square, Manchester, M3 3EB
Unit 2, 3 Hardman Square, Manchester, M3 3EB
St Johns Court, Young Street, Manchester, M3 3FT
78 Gartside Street, Manchester, M3 3EL
Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Advertising Right Outside 1, Hardman Boulevard, Manchester, M3 3AQ

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
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 (More) -
Area Team Boundary - Name: CENTRAL