

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141602/FO/2024

Date registered valid: 5 December 2024

Proposal: Change of use to mixed-use venue (Sui Generis) which includes a bar, record shop, music and event space, co-working area and studio space with external alterations and plant.

Address: 45 - 47 Thomas Street, Manchester, M4 1NA

Ward(s): Piccadilly Ward

Applicant: Mr Charalampos Mouridis and Mr Bradley Parkins Morpark Ltd

Agent (if any): Mr Jay Patel Savills

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

Recommendation: Approve

Date of recommendation: 29 January

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 January 2025

Standard consultations:

Printed: 11 December 2024 Expired: 4 January 2025

Neighbour notifications

Printed: 11 December 2024 Expired: 4 January 2025

Site notice

Posted: 17 December 2024 Expired: 10 January 2025

Press advert

Published: 24 December 2024 Expired: 14 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application building is located on the east side of Thomas Street within the Northern Quarter area of Manchester City Centre. The building is bounded by built development to the north (43 Thomas Street) and south (49 Thomas Street) and development fronting Edge Street to the east. The is not listed but there is a cluster of Grade II listed buildings opposite at 44-46 Thomas Street and 7 Kelvin Street. The building is relatively modern, but has been designed to reflect the dominant materiality, form and scale of the surrounding buildings, comprising three storeys with a flat brick primary elevation, with glazed commercial units to the ground floor and four windows to each to the first and second floors.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The area relates to the Norther Quarter of Manchester's City Centre., which comprises a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The area is covered by the Smithfield Conservation Area.

Description of development

Permission is sought for the change of use to mixed-use venue (Sui Generis) which includes a bar, record shop, music and event space, co-working area and studio space with external alterations and plant.

The external alterations:

- Relocation of existing double doors
- Widening of existing fire door
- Steel emergency access staircase to rear elevation
- Relocation of two existing air conditioning units
- Addition of one air conditioning unit
- Acoustic glazing to shop front/ground floor
- Secondary glazing to the second floor
- Addition of rear ground floor door as fire exit

The proposed hours of opening are as follows:

Ground Floor

- Monday, Tuesday & Wednesday: 8am-1am
- Thursday: 8am-2am
- Friday & Saturday: 8am-3am
- Sunday: 8am-1am

First Floor

- Monday, Tuesday & Wednesday: 8am-5pm as a studio and 7:30pm-1am as a venue
- Thursday: 8am-5pm as a studio and 7:30pm-2am as a venue
- Friday & Saturday: 8am-5pm as a studio and 7:30pm-3am as a venue
- Sunday: 8am-5pm as a studio and 7:30pm-1am as a venue

Second Floor

- Monday to Sunday: 8am – 6:30pm.

Planning History

140010/FO/2024 - Installation of new shopfront and other associated external alterations.
Decision: Approved 31.07.2024

Consultations & Notification Responses

Greater Manchester Police – The premises should be covered with a comprehensive CCTV and monitored alarm system. Where possible, new external doors, windows and glazing should be certified to a burglary resistant standard.

Highway Services – No objections subject to recommended conditions for event/traffic management strategy and travel plan.

Environmental Health – No objections subject to recommendation of conditions for delivery hours, opening hours, verification of noise impact assessment for shopfront façade and external plant and waste management.

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a conservation area. Letters have also been sent out to local businesses and residents. One representation has been received and the comments are summarised below:

- New external staircase does not show where fire escape leads to
- Refuse is stored within the rear yard area

Officer comments: Since the representation was received, the plans have been amended to include a rear ground floor access door leading to the front of the site and an internal bin store.

Policy

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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-P2 – Heritage
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle

The application site lies within Manchester City Centre, where restaurants and cafés, and other evening economy commercial uses are considered to be acceptable in principle as part of supporting the vitality and vibrancy of the area. The growth of this type of use has been a key part of the attractiveness of the City Centre as a place to both live, visit and work.

The proposal consists of multiple uses across the three floors. The ground floor will have a music-focused bar and coffee shop with a retail area featuring a record and book shop.

The first floor will serve as a wellness and creative hub, hosting yoga, wellness classes, and art/craft tutorials. In the evening, it will become an event space for local artists.

The second floor will be a co-working space with desks, video call booths, podcast studios and a meeting room. This space is targeted at remote workers, freelancers and creative professionals, at an affordable price.

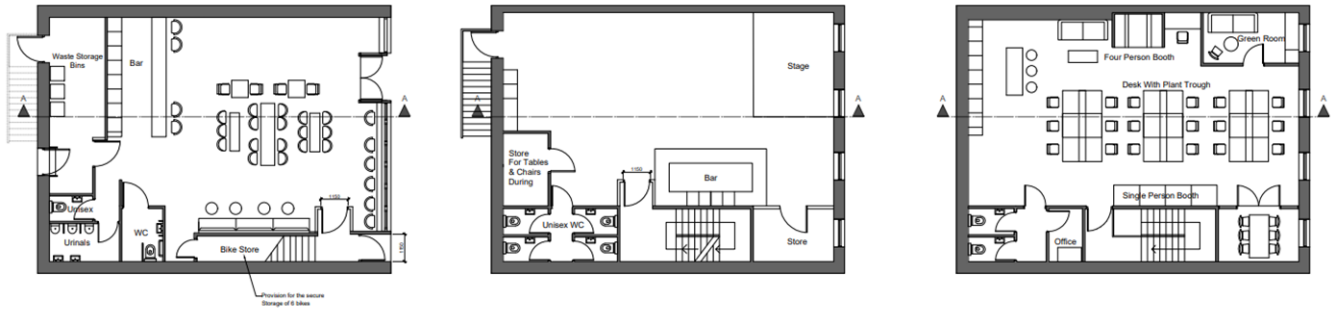


Figure 1 – Ground, First and Second Floors

The mixed-use development is considered to encourage independent businesses and creates opportunities for local artists whilst also providing a space for social interaction, events and collaborations.

The principle of this use within the Northern Quarter is acceptable as the proposal is considered to align with the Northern Quarter's reputation as a cultural and creative district of the City Centre alongside supporting the local economy and regeneration of the area.

The proposal would be consistent with policies SP1, EC3, CC1, CC2 and C10 of the Core Strategy, and Places for Everyone Plan Policy JP-Strat2 by developing vacant floor spaces of a property in the heart of the City Centre. It would support the daytime and evening economy and contribute positively to the aspirations of further regenerating Manchester City Centre.

Visual amenity and Heritage

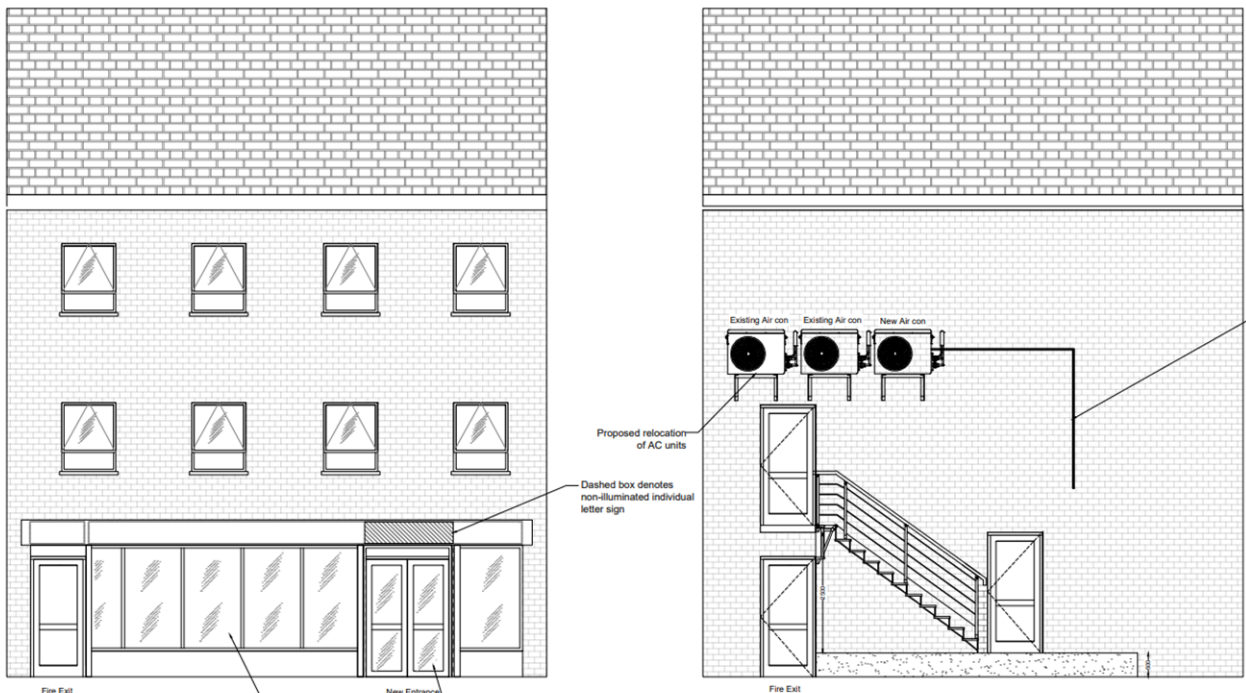


Figure 2 – Proposed front and rear elevations

To the front elevation, the new main entrance door will be located on the right-hand side and will have level access. There is a replacement door to the left-hand side which will be a fire exit and can also operate as a direct access to the first and second floors.

The shopfront glazing will be upgraded to Pilkington Optiphon and there would be no changes to the existing shutter. Through Officer discussions, the Council suggested the removal of the bulky shutter as it visually ages the property and appears at odds with the vibrancy and active frontages located within the wider area and along Thomas Street. However, the applicant indicated they need to retain it as per the guidance in the Crime Impact Statement. It is understood the applicant may consider a replacement shutter in the future which the Council consider will improve the visual appearance of the building within the conservation area.

The installation of secondary glazing to the upper floors is acceptable and is not considered to harm the appearance of the building.

The new emergency staircase, relocation of existing air conditioning (A/C) units and additional 1no. air conditioning unit will be located at the rear of the building. This small, enclosed courtyard to the rear of the building is not visible from public viewpoint. Whilst preferably the A/C units would have been sited to the roof of the existing two storey rear extension, it is understood that they would have been proven difficult to maintain as the applicant is not providing any access to the roof.

It is acknowledged that the addition of one A/C unit and siting the existing A/C units higher on the rear elevation will result in some harm to the significance of the Smithfield Conservation. In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits a scheme.

The A/C units have been sited higher to accommodate the rear emergency staircase to provide a viable use for the first floor. Additionally, as outlined in the principle section of this report, the proposal is considered to support the local economy and provide benefit to independent businesses, local artists, remote workers and freelancers. The justification and benefits of the scheme are considered to outweigh the low level of harm identified to the conservation area.

The installation of staircase and air conditioning units would not be in a location that is not visible within the wider conservation area. On this basis the proposal is considered would result in a positive impact on the appearance and significance of the Smithfield Conservation Area in accordance with Core Strategy Policies SP1, DM1 CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, a Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Access

The Design and Access Statement, explains due to the limited footprint of the building and cost implications, a lift to the first and second floors was not a feasible option. Nevertheless, the applicant has ensured there will be step free access to the front of the ground floor including the main bar and shop areas.

Residential amenity

The application site is situated in an area populated by a high number of properties in commercial uses as restaurants, cafes and drinking establishments.

The Noise Impact Assessment identifies the nearest noise sensitive receptor as Bollin House which is a five storey residential development on Edge Street to the north of the site.

The acoustic assessment outlines measures that shall be installed on site to control the outbreak of noise from the façade and the rear external air conditioning units. The Council's Environmental Health Officer (EHO) do not object to the findings of the assessment subject to a condition that would require a report to validate the work undertaken conforms to the recommendations and requirements of the condition.

Subject to the aforementioned conditions, it is considered the development is acceptable with regard to its impact on residential amenity and is therefore in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26 and the National Planning Policy Framework.

Highways

The site is located within the city centre and is accessible by various modes of sustainable transport including Metrolink, Train and Bus services

No car parking is to be provided but given the sustainable location of the site, this is acceptable. There will be cycle parking storage at the ground floor to accommodate six cycles, this will be conditioned to be implemented prior to the first use of the development.

Highways do not object to the proposal but have requested that in the event of an approval a condition be attached requiring the submission of a Travel Plan and Events/Traffic Management Strategy. Given the size of the unit and the sustainable location, with accessible forms of transport nearby it is considered to be disproportionate and unreasonable to require this through condition.

Highways have requested that refuse and delivery service take place outside of peak hours or in line with restrictions. A condition limiting the time periods for any refuse and delivery services has been recommended.

Subject to the aforementioned condition and informative, the proposal is acceptable in regard to highway safety and is thus in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The refuse storage will be provided internally on the ground floor in the back of house area. The application was accompanied by a Waste Management Strategy which advises bins will be carried through the unit and will be collected from Thomas Street daily. Environmental Health do not object to this arrangement and a recommended condition will require the development to operate in accordance with this strategy for its lifetime, the proposal is acceptable in this regard and accords with Core Strategy Policy EN19 and the National Planning Policy for Waste.

Conclusion

In light of the above, subject to appropriate planning condition, the development is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC2, CC5, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC18, DC19 and DC26, Places for Everyone Plan Policies JP-Strat2, JP-P2 and JP-P4, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore recommended for approval.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Noise Impact Assessment: NP-011786 Revision 003
 - Heritage Statement
 - Site Waste Management

All stamped as received by the City Council as Local Planning authority on the Received 26 November 2024

- Crime Impact Statement: 2024/0228/CIS/01

All stamped as received by the City Council as Local Planning authority on the Received 5 December 2024

- Proposed Elevations and Floor Plans: Sheet 1 of 1
- Operational Statement
- Site Plan/Location Plan: 111_100 Rev A1
- Design and Access Statement

All stamped as received by the City Council as Local Planning authority on the Received 15 January 2025

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

3) The development hereby approved shall not operate outside of the following hours:-

Ground Floor

- Monday, Tuesday & Wednesday: 8am-1am
- Thursday: 8am-2am
- Friday & Saturday: 8am-3am
- Sunday: 8am-1am

First Floor

- Monday, Tuesday & Wednesday: 8am-5pm as a studio and 7:30pm-1am as a venue
- Thursday: 8am-5pm as a studio and 7:30pm-2am as a venue
- Friday & Saturday: 8am-5pm as a studio and 7:30pm-3am as a venue
- Sunday: 8am-5pm as a studio and 7:30pm-1am as a venue

Second Floor

- Monday to Sunday: 8am – 6:30pm.

Reason: To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP Policy DC26.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- 07:30 to 20:00, Monday to Saturday,
- 10:00 to 18:00 Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1.

5) a) The development shall be carried out in accordance with the submitted acoustic report (Prepared by NOVA Acoustics Ltd; Dated 11 November 2024 and received 26 November 2024).

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.

b) Prior to occupation of the development a verification report, that shall validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report, shall be submitted to and approved in writing by the Local Planning Authority. 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

- 6) a) The external plant (air conditioning units) shall be installed in accordance with specification and the plant noise levels stated within the Noise Impact Assessment provided by Prepared by NOVA Acoustics Ltd; Dated 11 November 2024 and received 26 November 2024.

b) Prior to the operation of the scheme 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 - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

- 7) The development shall proceed in accordance with the Crime Impact Statement prepared by Greater Manchester Police design for security (Dated 28 October 2024) with reference 2024/0228/CIS/01 stamped as received by the City Council as Local Planning Authority on 5th December 2024. The submitted scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

- 8) The development shall operate in accordance with the measures detail in the submitted Operational Statement (Prepared by Savills; Received 15 January 2025) at all times for the lifetime of the development.

Reason - In the interest of preventing public nuisance, crime and disorder, as well as in the interest of public safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

- 9) The development hereby approved shall manage, store and present waste and recycling for collection in accordance with the following documents:

Proposed Ground Floor Plan: Received 15 January 2025

Design and Access Statement: Received 15 January 2025

Waste Management Proforma: Received 26 November 2024

The approved measures shall be implemented prior to the first use of the development and thereafter be adhered to for its lifetime.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

- 10) No part of the development shall be occupied until the secure internal space and facilities for the parking of a minimum of 6 bicycles have been provided as shown on the Proposed Ground Floor Plan, as received by the City Council as Local Planning Authority, on 15 January 2025.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

- 11) Prior to the first occupation of the development, a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - To ensure that the development is acceptable in the interests of visual amenity, conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

- 12) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) each of the floors of the premises shall only be used as the following uses and for no other purposes:

Ground Floor: Sui Generis (Drinking Establishment, Retail Shop and Coffee Shop)

First Floor: Sui Generis (Yoga & Wellness Space, Art Tutorials, Community Projects and Music & Events Venue)

Second Floor – Sui Generis (Co-working Space, Podcast Studio and Meeting Room)

Reason - To ensure that the premises is used solely for the intended purpose to safeguard the character of the area pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012)

- 13) Prior to the installation of the external doors hereby approved, details of the new doors, including product specifications and section drawings shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

Reason - To ensure that the development is acceptable in the interests of visual amenity, conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

- 14) Prior to any external decoration works commencing to the shopfront and shutter, product specifications of all new finishes shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

Reason - To ensure that the development is acceptable in the interests of visual amenity, conservation and heritage pursuant to policies SP1, DM1, CC9 and EN3 of the Manchester Core Strategy (2012)

Informative

1. The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

First And Second Floor, 36 - 40 Edge Street, Manchester, M4 1HN
Part Ground Floor, 28 Edge Street, Manchester, M4 1HN
45B Edge Street, Manchester, M4 1HW
45A Edge Street, Manchester, M4 1HW
45 Edge Street, Manchester, M4 1HW
39B Edge Street, Manchester, M4 1HW
39A Edge Street, Manchester, M4 1HW
HOLT & MARSH (ENGRAVERS) LIMITED, Second Floor, 40 Thomas Street, Manchester, M4 1ER
First Floor, 40 Thomas Street, Manchester, M4 1ER
Flat 14, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 13, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 12, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 11, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 10, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 9, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 8, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 7, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 6, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 5, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 4, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 3, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 2, Bollin House, 26 Edge Street, Manchester, M4 1HN
36 - 40 Edge Street, Manchester, M4 1HN
Flat 1, Bollin House, 26 Edge Street, Manchester, M4 1HN
Ground Floor, 40 Thomas Street, Manchester, M4 1ER
Basement, 40 Thomas Street, Manchester, M4 1ER
42 Edge Street, Manchester, M4 1HN
38 Thomas Street, Manchester, M4 1ER
44 Edge Street, Manchester, M4 1HN
Deadstock General Store, 46 Edge Street, Manchester, M4 1HN
28 Edge Street, Manchester, M4 1HN
First Floor, 42 Edge Street, Manchester, M4 1HN
First Floor Front, 44 Edge Street, Manchester, M4 1HN
40 Thomas Street, Manchester, M4 1ER
First Floor Rear, 44 Edge Street, Manchester, M4 1HN
Second Floor, 42 Edge Street, Manchester, M4 1HN
Second Floor, 35 - 37 Thomas Street, Manchester, M4 1NA
Second Floor, 44 Edge Street, Manchester, M4 1HN
First Floor Gymnasium, 35 - 37 Thomas Street, Manchester, M4 1NA
43 Thomas Street, Manchester, M4 1NA
49 - 51 Thomas Street, Manchester, M4 1NA
53 - 55 Thomas Street, Manchester, M4 1NA
48 Thomas Street, Manchester, M4 1ER
42 - 46 Thomas Street, Manchester, M4 1ER
35 - 37 Thomas Street, Manchester, M4 1NA
39 - 41 Thomas Street, Manchester, M4 1NA

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