MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141752/JO/2024
Date registered valid:	16 December 2024
Proposal:	Variation of planning condition 4 (Hours) attached to planning permission 130256/FO/2021 to amend hours from Monday to Saturday 10:00 - 02:00, Sundays and Bank Holidays 11:00 - 23.30, to Sunday to Thursday and Bank Holiday Mondays 12:00 - 2:00, Friday and Saturday 12:00 - 3:30, each Sunday preceding bank holiday Mondays and each Thursday preceding a bank holiday Friday 12:00 - 3:00.
Address:	The Printworks, Withy Grove, Manchester, M4 2BS
Ward(s):	Piccadilly Ward
Applicant:	XP Factory Plc
Agent (if any):	Megan Douglas, Nexus Planning
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 5 February 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 20 January 2025

Standard consultations:
Printed: 3 January 2025 Expired: 24 January 2025

Neighbour notifications
Printed: 3 January 2025 Expired: 24 January 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order:

The application site relates to unit 2A within the existing Printworks development on the corner of Withy Grove and Corporation Street in Manchester City Centre. The site's is 818 sqm most recent use, before the current change of use in 2021, was as a nightclub. The site is located on the ground floor of the Printworks, and benefits from ground floor access off Marks Lane.

The Printworks is occupied by a number of commercial uses, such as Wagamama, Hard Rock Café and Wetherspoons, in addition to existing leisure uses such as Grosvenor Casino and Adventure Golf.

Several late-night leisure and entertainment destinations are located within the Printworks.

Unit 2A is currently occupied by Boom Battle Bar, a premises which combines a bar, food offering and an entertainment Battleground with competitive gaming, including axe throwing, karaoke, shuffleboard, American pool and augmented reality darts.

The site is located within Shudehill Conservation Area.

Description of Development

The proposal seeks a variation of planning condition 4 (Hours) attached to planning permission 130256/FO/2021 to amend hours from Monday to Saturday 10:00 - 02:00, Sundays and Bank Holidays 11:00 - 23.30, to Sunday to Thursday and Bank Holiday Mondays 12:00 - 2:00 Friday

and Saturday 12:00 - 3:30 Each Sunday preceding bank holiday Mondays and each Thursday preceding a bank holiday Friday 12:00 - 3:00.

This has been done to bring the venue with the hours they have been granted under a recent change to their premise license.

Related Applications

130256/FO/2021 - Change of use from a nightclub (sui generis) to Use Class E to create a mixed use including an indoor recreation space alongside ancillary restaurant, cafe and bar use. ***Approved August 2021.***

Consultations & Notification Responses

Highway Services - Have no objections.

Environmental Health - Have no comments to make. We can accept the waste management arrangements.

Greater Manchester Police - Provided no response to the consultation request.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, one objection has been received regarding concerns over potential anti-social behaviour and noise impact on residential amenity in the early hours of the morning that might result from these extended hours.

Policy

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

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

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

C1 (Centre Hierarchy) states Manchester City Centre is the regional focus for commerce, culture, leisure and tourism development, with retail development being directed towards the Primary Shopping Area.

C10 (Leisure and the Evening Economy) states that redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/ night-time economy will be permitted, subject to the following considerations:

- Cumulative impact - where a concentration of bars, takeaways or other night-time uses are proving detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.

- Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

- Balance - new uses in Manchester centres should support both the daytime and evening/night-time economies whilst not undermining the role of the primary shopping area.

CC4 (Visitors, tourist, culture and leisure) states the City Centre will be the main focus for culture and leisure in the City Region and development which improves facilities for visitors, including Manchester residents, will be promoted.

CC7 (Mixed Use Development) sets out that 'active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment'.

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

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

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

CC10 (A Place for Everyone) advises that the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through: Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and high standards of accessibility to buildings and across spaces in the City Centre.

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

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

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

EN19 (Waste) states that the Council will require developers to demonstrate how the sustainable waste management needs of the end user will be met.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

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

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

DC10.1 (Food and Drink Uses) requires development for food and drink uses to have regard to the following:

- the general location of the proposed development, including any reference to the area in other policies in the Development Plan
- the effect on the amenity of neighbouring residents
- the availability of safe and convenient arrangements for car parking and servicing
- ease of access for all, including disabled people, and
- the storage and collection of refuse and litter.

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

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. the effect of new development proposals which are likely to be generators of noise; and
b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Places for Everyone (2024)

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

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will

continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

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

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

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

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

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" **(paragraph 139).**

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", **(paragraph 11).**

This is further explored in paragraph 8, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective
b) a social objective and
c) an environmental objective.

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

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

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

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

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

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

Other Legislation

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

Issues

Principle of the Proposal

The principle of the proposal is considered to be acceptable.

There are various other units within the Printworks that have similar operating hours.

Visual Amenity

As the proposal seeks no external alterations, there will be no impact upon the visual amenity of the external façade of the building or upon the surrounding street scene.

Residential Amenity

The proposed extension of opening hours aligns with the character and operating hours of the local vicinity. Given that the similar late operating hours of other premises within The Printworks, the extension of opening hours won't impact the vitality and viability of the City Centre and is not considered to generate a detrimental impact with regard to noise and disturbance.

For example, Cargo Nightclub, which is located on that Withy Grove elevation of The Printworks, operates until 4:30 am on most nights.

The nearest residential property (33-39 Withy Grove) is approximately 142 meters to the south-east of the site.

Whilst it is within proximity, the location of Boom Battle Bar within the Printworks Complex means that associated noise will be contained within the complex, with several units located between the site and the residential building.

The unit is also based in an underground basement unit of The Printworks and so benefits from the sound dampening associated with its subterranean location, which helps to contain any noise breakout.

During the original application, sufficient evidence was provided in order to not require a condition to be attached for a noise breakout scheme. Given that late/early morning closing hours were already considered as a part of the original assessment, it is not considered that the proposed change in hours are significant enough to require any further evidence or to attach a new condition for a noise breakout scheme.

Therefore, based off the above it is considered that the hours of operation are in keeping with Development Plan policies SP1, CC4, C1 and C10 and UDP policy DC26.1.

A condition has been added to ensure that the extraction of any fumes, vapours and odours is controlled within appropriate measures.

Access

The proposed development will be accessed via the existing entrance off the primary access into the Printworks from Withy Grove, within the Printworks venue itself at the ground floor. There is a lift down to the unit from the ground floor and it is therefore accessible to Disabled Users in accordance with Core Strategy policy DM1 and CC10.

Waste Management

Whilst the preference in most cases is for each premises to have their own individual containers, The Printworks as an overall development provides site wide communal containers for the units.

The information submitted in the document 'Waste Strategy Overview Unit 2a, The Printworks' confirms how the waste for each waste stream (mixed, general, pulpable and food waste) will

be stored inside the premises prior to being transferred to the external printworks managed waste recycling / storage facilities.

This is considered to be acceptable from a waste management perspective.

Public Safety

There are no public safety concerns with the development. Greater Manchester Police were consulted on the development and did not provide any response to raise any objection to the development or to make any comments.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 polices 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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. In this case, this has involved two pre-commencement conditions that had not yet been discharged from the original

application. One of these conditions has managed to be satisfied during the course of this application, the other condition has had to be re-attached, as the information required to discharge as a part of this application was submitted too late in order to be properly considered by the relevant statutory consultee.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 23 August 2024.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 16 December 2024:

- Application Form
- Location Plan
- Covering Letter

And received by the City Council as Local Planning Authority on 28 January 2025:

- Waste Strategy Overview Unit 2a, The Printworks

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

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

07:00 to 20:00, Monday to Saturday, deliveries/waste collections on Sundays confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

4) The premises shall not be open outside the following hours:-

- Sunday to Thursday and Bank Holiday Mondays - 12:00 to 2:00
- Friday and Saturday 12:00 to 3:30
- Each Sunday preceding bank holiday Mondays and each Thursday preceding a bank holiday Friday 12:00 to 3:00

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.

5) The storage and disposal of refuse shall be carried out in accordance with "Waste Strategy Overview Unit 2a, the Printworks" and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

6) Within three months of the determination date for this application, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved, and a verification report confirming that the development conforms to the recommendations and requirements in the scheme, shall be submitted to, and approved in writing by, the City Council as 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 criteria.

The approved scheme shall remain operational whilst the use or development is in operation.

If there is no kitchen extraction system required at the premises, within three months of the determination date for this application, sufficient evidence that no kitchen extraction system is in place and is not required, shall be submitted to, and approved in writing by, the City Council as local planning authority in order to discharge this condition in lieu of the information outlined above.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Informatives

1) The following security measures are recommended:

Physical Security

Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.

Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

A CCTV system should be included within these licensed premises and should be capable of monitoring the following areas: external doorways, all internal spaces including the bar and function room area.

Signage should be displayed to indicate the areas of the premises that are restricted to staff only.

Any staff areas that are to be included within the proposal should be access controlled and restricted to members of staff only.

Dusk till dawn lighting should be installed above all external doors.

Future Considerations

'Chelsea Clips' should be fitted to the underside of tables/counters to allow customers to secure their bags or jackets while keeping it in view

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 204, 8 Dantzic Street, Manchester, M4 2AD
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Security Control Room Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 17, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
First Floor, Pleer House, 1 Fennel Street, Manchester, M4 3DU
Unit 32, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Physiothrapy Centre, Unit 4, Withy Grove, Manchester, M4 2BS
Ground First And Second Floors, 1 Balloon Street, Manchester, M4 4BE
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
4 Dantzic Street, Manchester, M4 2AD
2 Dantzic Street, Manchester, M4 2AD
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 2, 15 Shudehill, Manchester, M4 2AF
Flat 403, 8 Dantzic Street, Manchester, M4 2AD
Flat 409, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, 8 Dantzic Street, Manchester, M4 2AD
Flat 210, 8 Dantzic Street, Manchester, M4 2AD
Flat 109, 8 Dantzic Street, Manchester, M4 2AD
Flat 208, 8 Dantzic Street, Manchester, M4 2AD
Federation House, 2 Federation Street, Manchester, M4 4BF
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 22, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 35, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fourth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 24, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 8, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 3, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 4, 15 Shudehill, Manchester, M4 2AF
Flat 402, 8 Dantzic Street, Manchester, M4 2AD
Flat 307, 8 Dantzic Street, Manchester, M4 2AD
Flat 310, 8 Dantzic Street, Manchester, M4 2AD

Flat 201, 8 Dantzic Street, Manchester, M4 2AD
Flat 102, 8 Dantzic Street, Manchester, M4 2AD
Next, 100 Corporation Street, Manchester, M4 3AJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Third Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 11, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Roomzzz, The Corn Exchange, 35 Hanging Ditch, Manchester, M4 3TR
Unit 22A, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Third Floor Suite 339B, The Corn Exchange, Fennel Street, Manchester, M4 3DU
Unit 2A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
2 Todd Street, Manchester, M3 1WU
Third Floor, 1 Balloon Street, Manchester, M4 4BE
Hanover Building, 130 Corporation Street, Manchester, M4 4GW
15 Shudehill, Manchester, M4 2AF
Flat 410, 8 Dantzic Street, Manchester, M4 2AD
Flat 406, 8 Dantzic Street, Manchester, M4 2AD
Flat 106, 8 Dantzic Street, Manchester, M4 2AD
Flat 302, 8 Dantzic Street, Manchester, M4 2AD
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 18, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Sky Bar, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 12, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Kiosk 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Fourth Floor, 1 Balloon Street, Manchester, M4 4BE
Flat 104, 8 Dantzic Street, Manchester, M4 2AD
Flat 407, 8 Dantzic Street, Manchester, M4 2AD
Flat 404, 8 Dantzic Street, Manchester, M4 2AD
Flat 205, 8 Dantzic Street, Manchester, M4 2AD
Flat 108, 8 Dantzic Street, Manchester, M4 2AD
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
31 Withy Grove, Manchester, M4 2BJ
3 Fennel Street, Manchester, M4 3DU
Unit 22 And 23, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU

Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Ground Floor, 15 Shudehill, Manchester, M4 2AF
7 Shudehill, Manchester, M4 2AF
Flat 2, 15 Well Street, Manchester, M4 2AG
11 Shudehill, Manchester, M4 2AF
Flat 203, 8 Dantzic Street, Manchester, M4 2AD
Flat 401, 8 Dantzic Street, Manchester, M4 2AD
Flat 304, 8 Dantzic Street, Manchester, M4 2AD
Flat 306, 8 Dantzic Street, Manchester, M4 2AD
Flat 103, 8 Dantzic Street, Manchester, M4 2AD
Flat 110, 8 Dantzic Street, Manchester, M4 2AD
Flat 107, 8 Dantzic Street, Manchester, M4 2AD
12 - 22 Thorniley Brow, Manchester, M4 2AJ
Zizzi, Unit 14, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
18 - 20 Dantzic Street, Manchester, M4 2AE
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Second Floor Management Suite 2D, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 2, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Units 21 And 34, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fifth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Banyan, Unit 4, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Mowgli, Unit 16, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Byron, Unit 9, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 And 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Basement, 1 Balloon Street, Manchester, M4 4BE
Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
9 Shudehill, Manchester, M4 2AF
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 408, 8 Dantzic Street, Manchester, M4 2AD
Flat 209, 8 Dantzic Street, Manchester, M4 2AD
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
Flat 308, 8 Dantzic Street, Manchester, M4 2AD
Flat 309, 8 Dantzic Street, Manchester, M4 2AD
Flat 101, 8 Dantzic Street, Manchester, M4 2AD
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Third Floor Suite 340, The Corn Exchange, Fennel Street, Manchester, M4 3DU
Unit 22B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fourth Floor And Fifth Floor Suites 4A And 4B And 5B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR

Unit 19, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
CARGO, Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 1, 15 Well Street, Manchester, M4 2AG
Flat 207, 8 Dantzic Street, Manchester, M4 2AD
Flat 202, 8 Dantzic Street, Manchester, M4 2AD
Flat 301, 8 Dantzic Street, Manchester, M4 2AD
Flat 303, 8 Dantzic Street, Manchester, M4 2AD
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Second Floor Suite 204 And 206, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Salvis, Unit 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
The Corn Exchange, Fennel Street, Manchester, M4 3DU
Kiosk 7, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 6, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 15, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Tenpin, Withy Grove, Manchester, M4 2BS
13 Shudehill, Manchester, M4 2AF
Flat 206, 8 Dantzic Street, Manchester, M4 2AD
Flat 105, 8 Dantzic Street, Manchester, M4 2AD
Flat 405, 8 Dantzic Street, Manchester, M4 2AD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL