

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140805/FO/2024

Date registered valid: 26 September 2024

Proposal: Change of use of the ground floor and basement from Retail (Class E) to Drinking Establishment with installation of external pipe (Sui Generis).

Address: 89 Oldham Street, Manchester, M4 1LW

Ward(s): Piccadilly Ward

Applicant: Mr Umar Vanden Closed Doors Industries

Agent (if any): Mr Ian Hunter Plande

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

Recommendation: Approve

Date of recommendation: 19/11/2024

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 9 October 2024

Standard consultations:

Printed: 1 October 2024 Expired: 22 October 2024

Neighbour notifications

Printed: 1 October 2024 Expired: 22 October 2024

Site notice

Posted: 9 October Expired: 30 October 2024

Press advert

Published: 8 October 2024 Expired: 22 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: N/A

Description of area

The application relates to a property at 89 Oldham Street. The property is 3-storeys in height and is within a relatively low-rise terrace of buildings that are located between Hilton Street and Whittle Street.

The building is not listed but is within the Smithfield Conservation Area and is adjacent to the Stevenson Square Conservation Area. The property has a frontage on Oldham Street and there is no obvious access to the rear of the property from surrounding streets.

The site is within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, cafes, offices, residential apartments, hotel uses, car parking and places of worship. Many of the uses within the Northern Quarter are independent.

The application states that the upper floors of the property are used as residential apartments.

Description of development

Planning permission is sought for change of use of the property from a shop (Use Class E) to a drinking establishment with installation of external pipe (Sui Generis).

The external pipe will run from inside the internal air conditioning unit at 89 Oldham Street and out of the rear, then along the alleyway, and into the external room at 93 Oldham Street.

The proposed opening hours for the bar use are as follows:

- Monday to Sundays and Bank Holidays 11:00 until 2:30

The designated smoking area is to be out the front of the building. Managed fully by staff members.

Planning History

138903/FO/2023 - Proposed change of use from retail with ancillary basement storage (Use Class E) to drinking establishment with food provision and ancillary basement storage (Sui Generis). Decision: Refused 27th March 2024

Reason for refusal:

There is insufficient evidence to demonstrate that the noise levels generated by the use, including the outdoor smoking area, would not cause unacceptable noise levels. In particular It has not been possible to demonstrate that the proposal would not cause any unduly harmful impacts on nearby residential accommodation including upper floor residential accommodation. The proposal would therefore be contrary to policies CC7 (Mixed Uses), DM1 (Development Management) and SP1 (Spatial Principles) of the Core Strategy and saved policy DC26 (Development and Noise) of the Unitary Development Plan, Policy JP-P 1 (Sustainable Places) JP-P 6 (Health) of Greater Manchester's emerging Places for Everyone Guidance, Government Guidance contained in Section 8 (Promoting healthy and safe communities).

Consultations & Notification Responses

Highways – A cycle storage area will be provided within the premises containing 2no. cycle parking spaces. Waste is to be stored in the basement and collected from the rear on Tib Street.

Greater Manchester Police – Recommended a comprehensive CCTV system and intruder alarm are installed and that opening hours are similar to other nearby premises.

Environmental Health – Conditions requiring validation elements to noise assessment impact assessment.

Publicity – This application was advertised as a public interest development in the local press and a site notice was displayed on site. One representation in objection to the development has been received. The comments are summarised below:

- Concerns regarding the shared back alleyway with the disposal of waste
- Issues relating to overflowing rubbish with photographs, blocking fire exits and missing collections etc
- The concerned party has had to take a role in the management of the alleyway and has paid for pest control and monthly jet washing.
- Concerns with fire safety

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 EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC7 - Mixed Uses
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management

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

- Policy DC18 – Conservation Areas
- 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-P1 - Sustainable Places

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Principle

The application would see the change of use from a shop (Use Class E) to a drinking establishment (Suis Generis Use). There are no external alterations to the shopfront to

accommodate the change of use. The property is located within the Northern Quarter with a variety of different uses including bars, restaurants, cafes, etc.

The ground floor of the property is currently vacant and as a result of the proposal will reuse this space as a drinking establishment. This is considered to be appropriate within this location and complies with Policies SP1, CC4, CC7 and DM1 of the Core Strategy.

Visual amenity

The external pipe will be slim and will be located to the rear of the building, leading from No. 93 Oldham Street. The installation of the pipe will not result in any unacceptable harm to the appearance or character of the Smithfield Conservation Area, in accordance with Policies EN3 and CC9 of the Core Strategy.

Residential Amenity and the amenity of surrounding occupiers

The closest residential accommodation is understood to be located above the premises and there are other residential properties close by. The applicant has provided a noise impact assessment which examines the impact that the use and any plant/equipment would have on nearby and adjoining occupiers.

The City Council's Environmental Health Service has reviewed the assessment and considers the development will not harm the amenity of surrounding occupants subject to the mitigation measures outlined. A condition will be added, prior to occupation, requiring the applicant to submit a verification report, to confirm the recommendations and requirements of the noise assessment have been met.

The applicant has stated the proposed plant equipment specification has not been yet finalised. There may be an air conditioning system within the ground floor. The noise impact assessment for plant noise demonstrates the noise emissions do not exceed the background sound levels at the closest NSRs. However, given the applicant has not supplied any specification of the air conditioning unit, further details are required to be submitted and reviewed by the Local Planning Authority.

In light of the above, the proposal is considered to comply with Policies DM1 of the Adopted Core Strategy and saved Policy DC26 of the Unitary Development Plan.

Highway Impacts

The site is located adjacent to adopted highway Oldham Street with adoption extending to the back of the footway. There is no on-site parking.

The use would include 2 secure cycle parking spaces.

Waste would be stored initially within an internal refuse store within the basement during opening times and then put out and collected daily from the designated collection area and collected via Tib Street. The City Council's Highways Service and Environmental Health Service considers the waste management to be acceptable and a condition will be added requiring then to carry out in accordance with the submitted details.

It is noted that there will be no food preparation on-site. Food will be provided by surrounding restaurants and delivered to the site by customers using a dedicated app. Therefore, the City Council's Highways Service has asked for further clarification. The applicant has confirmed orders will be placed via an app to local restaurants and orders will be passed to site staff and taken to

a corresponding table/customer. All the deliveries will be made on foot to the site and there it is not anticipated there would be any unacceptable impact on the highway network.

Other matters

Crime and Disorder – The comments received from Greater Manchester Police advise the applicant to install a comprehensive CCTV system and intruder alarm. The applicant has submitted a Crime Impact Statement prepared by Greater Manchester Police design for security, outlined protective measures.

Disabled Access – Level access would be available into the property and throughout the ground floor.

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. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than the expiration of three years beginning with the date of 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 operated in accordance with the following plans and documents:

Proposed Ground Floor Plan: dated 8.04.24

Proposed Basement Floor Plan: dated 10.01.24

All stamped as received by the City Council as Local Planning authority on the Received 16/08/24.

Proposed Aircon Pipework: dated 24.09.24

Proposed Aircon Pipework Cross Section: dated 24.09.24

Pipework Cross Sections: dated 24.09.24

All stamped as received by the City Council as Local Planning authority on the Received 24/09/24.

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) The development hereby approved shall not operate outside of the following hours:-
 - o 11:00 to 02.30 Monday to Sunday and Bank Holidays

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) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:
 - o 07:30 to 20:00, Monday to Saturday
 - o 10:00 to 18:00, Sunday and Bank Holiday

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

- 5) The development shall proceed in accordance with the Crime Impact Statement prepared by Greater Manchester Police design for security (Dated 31st January 2024) with reference 2024/0011/CIS/01 stamped as received by the City Council as Local Planning Authority on 11th October 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.

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

Proposed Ground Floor Plan: dated 08.04.24

Proposed Basement Plan: dated 10.01.24

Waste Management Proforma (received 11.10.24)

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.

- 7) a) The premises shall be acoustically insulated and treated to limit the break out noise in accordance with the Noise Impact Assessment provided by Nova Acoustics, reference NP-010216 and received on 16th August 2024. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the development, a verification report will 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 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.

- 8) a) Prior to the installation of air conditioning unit shown on the HVAC Ground Floor Plan (dated 08.04.24), details of the specification shall be submitted for approval to the City Council as Local Planning Authority to demonstrate the unit complies with the plant noise levels stated within the Noise Impact Assessment provided by Nova Acoustics, reference NP-010216 and received on 16th August 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Greater Manchester Police

16A Whittle Street, Manchester, M4 1LT
Flat 6, Norvic House, 7 Hilton Street, Manchester, M4 1LP
42 - 44 Oldham Street, Manchester, M4 1LE
First Floor Flat, 58 Oldham Street, Manchester, M4 1LE
52 Oldham Street, Manchester, M4 1LE
Ground Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
Flat 10, Tiber Place, 29 Tib Street, Manchester, M4 1LX
70 Tib Street, Manchester, M4 1LG
31A Tib Street, Manchester, M4 1LX
Flat 3, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 4, Tiber Place, 29 Tib Street, Manchester, M4 1LX
72 Tib Street, Manchester, M4 1LG
CLEVER BEANS LTD, Second Floor, 72 Tib Street, Manchester, M4 1LG
Flat 1, 1 Dorsey Street, Manchester, M4 1LU
Apartment 9, 31 Tib Street, Manchester, M4 1JZ
95 Oldham Street, Manchester, M4 1LW
Flat 6, Reb's Den, 82 Tib Street, Manchester, M4 1LG
62 Oldham Street, Manchester, M4 1LE
64 Oldham Street, Manchester, M4 1LE
Second Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 6, 60A Oldham Street, Manchester, M4 1LE
Flat 3, 60A Oldham Street, Manchester, M4 1LE
60A Oldham Street, Manchester, M4 1LE
16 Whittle Street, Manchester, M4 1LT
First Floor And Second Floor, 56A Tib Street, Manchester, M4 1LG
3 Hilton Street, Manchester, M4 1LP
Flat 8, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Basement, 71 Oldham Street, Manchester, M4 1LW
54 Oldham Street, Manchester, M4 1LE
Flat 16, Tiber Place, 29 Tib Street, Manchester, M4 1LX
25 - 27 Tib Street, Manchester, M4 1LX
Flat 2, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Flat 1, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Apartment 7, 31 Tib Street, Manchester, M4 1JZ
Flat 2, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 13, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 14, Tiber Place, 29 Tib Street, Manchester, M4 1LX
33 Tib Street, Manchester, M4 1LX
Flat 12, 1 Dorsey Street, Manchester, M4 1LU
Flat 2, 99 Oldham Street, Manchester, M4 1BA
Flat 3, 99 Oldham Street, Manchester, M4 1BA
Flat 4, 99 Oldham Street, Manchester, M4 1BA
Flat 10, 89 - 95 Oldham Street, Manchester, M4 1LW
91 - 95 Oldham Street, Manchester, M4 1LW
Flat 8, 89 - 95 Oldham Street, Manchester, M4 1LW
Basement And Ground Floor, 107 Oldham Street, Manchester, M4 1LW
Flat 1, Reb's Den, 82 Tib Street, Manchester, M4 1LG
80 Tib Street, Manchester, M4 1LG
78 - 80 Tib Street, Manchester, M4 1LG
101 - 103 Oldham Street, Manchester, M4 1LW
Flat 9, 60A Oldham Street, Manchester, M4 1LE
Serviced Apartment 3, 39A Tib Street, Manchester, M4 1LX

5 Hilton Street, Manchester, M4 1LP
Flat 4, Norvic House, 7 Hilton Street, Manchester, M4 1LP
9 Hilton Street, Manchester, M4 1LP
Ground Floor, 71 Oldham Street, Manchester, M4 1LW
First Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
66 Tib Street, Manchester, M4 1LG
Flat 4, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Flat 5, 1 Dorsey Street, Manchester, M4 1LU
1 Dorsey Street, Manchester, M4 1LU
Apartment 1, 31 Tib Street, Manchester, M4 1JZ
Apartment 3, 31 Tib Street, Manchester, M4 1JZ
Apartment 10, 31 Tib Street, Manchester, M4 1JZ
Flat 9, 99 Oldham Street, Manchester, M4 1BA
Flat 6, 99 Oldham Street, Manchester, M4 1BA
Flat 1, 99 Oldham Street, Manchester, M4 1BA
89 - 95 Oldham Street, Manchester, M4 1LW
Basement, 91 - 95 Oldham Street, Manchester, M4 1LW
Flat 4, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 1, 105 Oldham Street, Manchester, M4 1LW
Flat 2, 105 Oldham Street, Manchester, M4 1LW
Second Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
62A Oldham Street, Manchester, M4 1LE
First Floor, 107 Oldham Street, Manchester, M4 1LW
6 Hilton Street, Manchester, M4 1LP
43 Tib Street, Manchester, M4 1LX
1 Hilton Street, Manchester, M4 1LP
73 - 75 Oldham Street, Manchester, M4 1LW
Basement, 15 Hilton Street, Manchester, M1 1JJ
Basement, 46 - 50 Oldham Street, Manchester, M4 1LE
68 Tib Street, Manchester, M4 1LG
Serviced Apartment 1, Marlee Court, 62 Tib Street, Manchester, M4 1LG
87 Oldham Street, Manchester, M4 1LW
85 Oldham Street, Manchester, M4 1LW
Apartment 13, 31 Tib Street, Manchester, M4 1JZ
Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 3, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 9, Tiber Place, 29 Tib Street, Manchester, M4 1LX
74 Tib Street, Manchester, M4 1LG
Third Floor, 72 Tib Street, Manchester, M4 1LG
Flat 6, 1 Dorsey Street, Manchester, M4 1LU
Flat 7, 99 Oldham Street, Manchester, M4 1BA
Flat 9, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 7, 89 - 95 Oldham Street, Manchester, M4 1LW
Retrograde Clothing, 84 Tib Street, Manchester, M4 1LG
Flat 5, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 3, 105 Oldham Street, Manchester, M4 1LW
Flat At, Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Third Floor Flat, 62A Oldham Street, Manchester, M4 1LE
First Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 4, 60A Oldham Street, Manchester, M4 1LE
60 Oldham Street, Manchester, M4 1LE
39 Tib Street, Manchester, M4 1LX
Flat 2, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 3, Norvic House, 7 Hilton Street, Manchester, M4 1LP

58 Oldham Street, Manchester, M4 1LE
Flat 6, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Ground Floor And Basement, 60 Tib Street, Manchester, M4 1LG
First Floor 60 To 68 Tib St And Basement To First Floor, 77 - 83 Oldham Street, Manchester, M4 1LW
Apartment 5, 31 Tib Street, Manchester, M4 1JZ
Apartment 11, 31 Tib Street, Manchester, M4 1JZ
Flat 2, 1 Dorsey Street, Manchester, M4 1LU
Apartment 6, 31 Tib Street, Manchester, M4 1JZ
97 Oldham Street, Manchester, M4 1LW
Flat 6, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 5, 89 - 95 Oldham Street, Manchester, M4 1LW
109 Oldham Street, Manchester, M4 1LW
Flat 8, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 7, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 7, 60A Oldham Street, Manchester, M4 1LE
Flat 5, 60A Oldham Street, Manchester, M4 1LE
Flat 8, 60A Oldham Street, Manchester, M4 1LE
Flat 1, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 7, Norvic House, 7 Hilton Street, Manchester, M4 1LP
First Floor, 79 Thomas Street, Manchester, M4 1LQ
Evuna, 79 Thomas Street, Manchester, M4 1LQ
Flat 15, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Marlee Court, 62 Tib Street, Manchester, M4 1LG
Flat 6, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 1, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 2, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 11, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 12, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 17, Tiber Place, 29 Tib Street, Manchester, M4 1LX
35 Tib Street, Manchester, M4 1LX
Flat 3, 1 Dorsey Street, Manchester, M4 1LU
Flat 8, 1 Dorsey Street, Manchester, M4 1LU
Flat 9, 1 Dorsey Street, Manchester, M4 1LU
Flat 11, 1 Dorsey Street, Manchester, M4 1LU
Flat 1, 89 - 95 Oldham Street, Manchester, M4 1LW
37 Tib Street, Manchester, M4 1LX
105 Oldham Street, Manchester, M4 1LW
68 - 70 Oldham Street, Manchester, M4 1LF
Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
TONI&GUY, Ground Floor And Basement, 60A Oldham Street, Manchester, M4 1LE
4 Hilton Street, Manchester, M4 1NB
Serviced Apartment 1, 39A Tib Street, Manchester, M4 1LX
77 - 83 Oldham Street, Manchester, M4 1LW
Hilton Chambers, 15 Hilton Street, Manchester, M1 1JJ
46 - 50 Oldham Street, Manchester, M4 1LE
Serviced Apartment 2, Marlee Court, 62 Tib Street, Manchester, M4 1LG
60 Tib Street, Manchester, M4 1LG
Flat 3, Atlantic House, 77 - 85 Oldham Street, Manchester, M4 1EB
Apartment 2, 31 Tib Street, Manchester, M4 1JZ
Flat 5, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 7, Tiber Place, 29 Tib Street, Manchester, M4 1LX
First Floor, 72 Tib Street, Manchester, M4 1LG
Flat 10, 1 Dorsey Street, Manchester, M4 1LU

Flat 4, 1 Dorsey Street, Manchester, M4 1LU
Apartment 8, 31 Tib Street, Manchester, M4 1JZ
Flat 5, 99 Oldham Street, Manchester, M4 1BA
Flat 8, 99 Oldham Street, Manchester, M4 1BA
93 Oldham Street, Manchester, M4 1LW
91 Oldham Street, Manchester, M4 1LW
Flat 4, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 2, Reb's Den, 82 Tib Street, Manchester, M4 1LG
First Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
Flat 1, 60A Oldham Street, Manchester, M4 1LE
Flat 2, 60A Oldham Street, Manchester, M4 1LE
60B Oldham Street, Manchester, M4 1LE
Flat 2, 41A Tib Street, Manchester, M4 1LX
Flat 1, 41A Tib Street, Manchester, M4 1LX
41 Tib Street, Manchester, M4 1LX
Serviced Apartment 2, 39A Tib Street, Manchester, M4 1LX
Ground Floor, 56 Tib Street, Manchester, M4 1LG
Flat 5, Norvic House, 7 Hilton Street, Manchester, M4 1LP
Flat 9, Norvic House, 7 Hilton Street, Manchester, M4 1LP
15 Hilton Street, Manchester, M1 1JJ
Second Floor, 46 - 50 Oldham Street, Manchester, M4 1LE
Second Floor, 79 Thomas Street, Manchester, M4 1LQ
16 Carpenters Lane, Manchester, M4 1LH
Flat 8, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 1, Tiber Place, 29 Tib Street, Manchester, M4 1LX
58 Tib Street, Manchester, M4 1LG
Apartment 12, 31 Tib Street, Manchester, M4 1JZ
Apartment 14, 31 Tib Street, Manchester, M4 1JZ
Flat 4, Dorsey House, 8 Dorsey Street, Manchester, M4 1LU
Flat 5, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 18, Tiber Place, 29 Tib Street, Manchester, M4 1LX
Flat 14, 1 Dorsey Street, Manchester, M4 1LU
Flat 7, 1 Dorsey Street, Manchester, M4 1LU
Apartment 4, 31 Tib Street, Manchester, M4 1JZ
Flat 10, 99 Oldham Street, Manchester, M4 1BA
Flat 3, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 2, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 3, Reb's Den, 82 Tib Street, Manchester, M4 1LG
107 Oldham Street, Manchester, M4 1LW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL

