

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140118/FO/2024
Date registered valid: 28 August 2024
Proposal: Elevational alterations including the installation of new external shop front along with repairs, restoration and redecoration of the upper floor facades.
Address: 28 - 30 Oldham Street, Manchester, M1 1JN
Ward(s): Piccadilly Ward

Applicant: Mr M Dillon
Agent (if any): Mr Lee Moss Archonic Projects
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 22-10-24

Application details

Type of application: Full Application Consent
Development type: Minor Other
Date of site visit: 5 September 2024

Standard consultations:

Printed: 3 September 2024 Expired: 24 September 2024

Neighbour notifications

Printed: 3 September 2024 Expired: 24 September 2024

Site notice

Posted: 5 September 2024 Expired: 26 September 2024

Press advert

Published: 10 September 2024 Expired: 1 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to the Oldham Street elevation of 28-30 Oldham Street. The building is 4 storeys and also has an elevation onto Spear Street. The building has been vacant since 2017 but was previously used as a Drinking Establishment (Sui Generis) use at ground floor and basement levels (application ref no 030162). The building is not listed, however it is considered to be a Non Designated Heritage Asset and it is located within the Stevenson Square Conservation Area.

Since the building became vacant the prominent Oldham Street façade has been generally unmaintained and its condition has deteriorate such that it is in a state of disrepair. A number of temporary interventions such as boarding up of windows have contributed to its dilapidated appearance. In addition a number of inappropriate interventions such as the insertion of vents within window openings have undermined the overall quality, architectural and historic character of the façade. The poor condition of the building's façade have undermined the contribution that the building makes to the character of the conservation area and the architectural and historical value of the Non Designated Heritage Asset.

Description of area

The application lies within part of the City Centre known as the Northern Quarter. There are a variety of uses in the surrounding area including: digital, media and technology-based companies; creative and cultural industries; an established residential population that has grown over the past 15 years; more traditional offices, hotels and serviced apartments, retail units and a number of mainly independent bars and restaurants

Description of development

Consent is sought for elevational alterations including the installation of new external shop front along with repairs, restoration and redecoration of the upper floor facades.

In more detail this would comprise the following:

- Installation of timber frame shopfront comprising plinth, stall riser, bifold shopfront windows and fixed transom glazing with recessed timber double doorset with low level panels, glazed segments and fanlight above. All timber work to have natural timber stained finish.
- Existing leaded glazing to be cleaned and reinstated
- Existing rotten timber window frames to receive local splice repairs to match existing frame profile. new replacement timber sections to receive wood preservative and microporous paint finish for conservation purposes to match existing off white painted window frames (Ral 9001)
- Pedestal, pilaster and bracket consoles cleaned and retained as existing (dark grey)

- Replacement glazing to match existing windows in lieu of boarded up openings
- Existing deteriorated and flaking paintwork to be removed from Oldham Street upper facade together with non intrusive water cleaning to remove dirt, debris, biological growth and pollutants.
- Existing fascia above shopfront cleaned and retained as existing (dark grey). existing signage to be removed with making good of decoration to match existing (Ral 7012) where required
- Localised brickwork repairs, repointing and brick replacement.
- Installation of 6no. fixed outdoor up and down black wall lights

Consultations & Notification Responses

Publicity- The application was advertised in the local press as affecting a conservation area and as a public interest development and occupiers of adjacent properties were notified about the application. A site notice was displayed close to the site. No representations have been received.

Highway Services – Have no objections

Environmental Health – Have noted that the use class remains the same.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness. And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles), - which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- Provide good access to sustainable transport provision

Policy DM1 (Development Management) – Which 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 crime prevention.

- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN 3 Heritage – which states 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.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

Places for Everyone - The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 2 (Heritage) aims 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.

Impact on the character of the Conservation Area and principle of the proposed external alterations – The proposed works to the frontage would repair the upper levels of the façade,

remove previous inappropriate interventions and reinstate its original architectural and historic character. The design of the new shopfront is considered to be appropriate to the context of the upper floors, with appropriate references to the buildings former historical character. It is considered that overall the changes would improve the appearance of this frontage.

The external alterations would significantly improve the overall appearance of the building within the street scene and its contribution to the overall character of the conservation area. As such there would be no harmful impact.

The special significance of the conservation area would be enhanced, meeting the objectives of Policies EN3 and CC9 of the Core Strategy, Policy JP-P2 of the Places for Everyone, saved UDP Policy 18.1 and the guidance within Section 16 of the NPPF.

The proposed new shopfront would be an attractive and sympathetic addition to its context, enhance local character and take opportunities to uplift the area, in line with Policies CC9, SP1 and EN1 of the Core Strategy, Policy JP-P1 of the Places for Everyone and the guidance within Section 12 of the NPPF.

Given that there is no harm there is no requirement to meet the tests within paragraphs 207 and 208 of the NPPF.

In the context of Section 72 of the Act, the proposals would preserve and enhance the character of the conservation area.

Impacts on Residential Amenity- There is no change of use and as such matters relating to noise impact can only be considered under the original approval as set out above which is acknowledged by Environmental Health.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

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 carried out in accordance with the following drawings and documents:

(a) The location plan referenced Site Location Plan stamped as received on 28-08-24;

(b) Dwgs OLDST-ARC-XX-XX-DR-A-SK003-S2-P2, OLDST-ARC-XX-XX-DR-A-SK004-S2-P3, OLDST-ARC-XX-XX-DR-A-SK005-S2-P1 and OLDST-ARC-XX-XX-DR-A-SK008-S2-P1; and

(c) Supporting Additional Information Installation of new external shop front with local elevational repairs and cleaning. 04 October 2024 REV P1 S2 excluding the works to Spear Street P7,8 and 9

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, CC10, EN3, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Notwithstanding the details submitted with the application, samples and specifications of the following items

*Replacement brickwork, glazing and pointing.

*Full and final joinery details of replacement window. Any full joinery replacement must be justified and supported by evidence (joinery assessment/photographic survey).

shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme set out in that materials list and prior to works relating to those items commencing on site.

Reason - Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved UDP policy DC18.1

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Greater Manchester Police

Flat 316, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 213, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 401, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 317, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 319, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
59 - 61 Oldham Street, Manchester, M1 1JR
53 Oldham Street, Manchester, M1 1JR
Flat 211, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
55 - 57 Oldham Street, Manchester, M1 1JR
Second Floor Office 25, 25 Spear Street, Manchester, M1 1JE
Third Floor, 25 Spear Street, Manchester, M1 1JE
First Floor Office 4, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 22, 25 Spear Street, Manchester, M1 1JE
Flat 8, 24 Oldham Street, Manchester, M1 1JN
Flat 302, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
38 - 40 Tib Street, Manchester, M4 1LA
Flat 311, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 122, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 104, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 108, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
SUPERSTORE NQ LTD, Unit G18, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 110, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 111, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 307, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 223, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 305, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 10, 24 Oldham Street, Manchester, M1 1JN
24 Oldham Street, Manchester, M1 1JN
Flat 14, 24 Oldham Street, Manchester, M1 1JN
Unit G22, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
First Floor Office 6, 25 Spear Street, Manchester, M1 1JE
First Floor Office 8, 25 Spear Street, Manchester, M1 1JE
First Floor Office 9, 25 Spear Street, Manchester, M1 1JE
First Floor Office 3, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 19, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 23, 25 Spear Street, Manchester, M1 1JE
29 - 30 Oldham Street, Manchester, M1 1JG
Magma, 24 Oldham Street, Manchester, M1 1JN
Flat 9, 24 Oldham Street, Manchester, M1 1JN
Flat 402, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 116, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 105, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 117, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Units G20 To G21, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 202, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 126, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Flat 112, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 309, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 301, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 209, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 1, 24 Oldham Street, Manchester, M1 1JN
First Floor Office 2, 25 Spear Street, Manchester, M1 1JE
First Floor Office 5, 25 Spear Street, Manchester, M1 1JE
Flat 323, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 208, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 320, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 306, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
North Tea Power LLP, 36 Tib Street, Manchester, M4 1LA
Flat 308, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 124, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 101, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 118, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 222, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 121, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 216, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 4, 24 Oldham Street, Manchester, M1 1JN
Flat 3, 24 Oldham Street, Manchester, M1 1JN
G1, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Second Floor Office 18, 25 Spear Street, Manchester, M1 1JE
32 Oldham Street, Manchester, M1 1JN
Second Floor Office 21, 25 Spear Street, Manchester, M1 1JE
34 Oldham Street, Manchester, M1 1JN
65 - 67 Oldham Street, Manchester, M1 1JR
Flat 113, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 125, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 103, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 304, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 310, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 102, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 207, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 324, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 321, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 221, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 204, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Advertising Right BT Inlink Outside 59, Oldham Street, Manchester, M1 1JR
Second Floor Office 16, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 20, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 24, 25 Spear Street, Manchester, M1 1JE
Flat 205, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 109, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 303, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 403, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 107, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 106, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 226, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 215, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 123, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 313, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 219, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 12, 24 Oldham Street, Manchester, M1 1JN

Second Floor Office 15, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 17, 25 Spear Street, Manchester, M1 1JE
36 Oldham Street, Manchester, M1 1JN
Ground Floor, 29 - 30 Oldham Street, Manchester, M1 1JG
26 Oldham Street, Manchester, M1 1JN
Flat 218, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 119, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 315, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 322, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 225, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 312, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 203, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 325, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 114, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 217, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Unit G19, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
49 Oldham Street, Manchester, M1 1JR
Flat 11, 24 Oldham Street, Manchester, M1 1JN
First Floor Office 1, 25 Spear Street, Manchester, M1 1JE
Basement Floor Room, 25 Spear Street, Manchester, M1 1JE
First Floor Office 7, 25 Spear Street, Manchester, M1 1JE
Flat 201, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
51 Oldham Street, Manchester, M1 1JR
Flat 120, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 220, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 212, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 206, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 224, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 210, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 318, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 214, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 115, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 314, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 404, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 5, 24 Oldham Street, Manchester, M1 1JN
Flat 6, 24 Oldham Street, Manchester, M1 1JN
Flat 7, 24 Oldham Street, Manchester, M1 1JN
Flat 2, 24 Oldham Street, Manchester, M1 1JN
First Floor Office 14B, 25 Spear Street, Manchester, M1 1JE
25 Spear Street, Manchester, M1 1JE
Soup, 31 - 33 Spear Street, Manchester, M1 1DF

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL