

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140449/FO/2024

Date registered valid: 30 July 2024

Proposal: Repair and reconfiguration of existing building, including stonework repairs and thermal upgrade and replacement of timber casement windows. Elevational alterations including installation of new shop frontages. Installation of roof works including PV panels, rooftop extension, terrace, plant area and glazed roof to existing lightwell.

Address: Central Hall Buildings, Oldham Street, Manchester, M1 1JQ

Ward(s): Piccadilly Ward

Applicant: Mr Tim Willis The Board of Trustees of Methodist Central Hall Manchester

Agent (if any): Mr Aaron Coey OMI Architects

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19/09/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 2 August 2024 Expired: 23 August 2024

Neighbour notifications

Printed: 2 August 2024 Expired: 23 August 2024

Site notice

Posted: 2 August 2024 Expired: 23 August 2024

Press advert

Published: 6 August 2024 Expired: 27 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the four storey Central Methodist Hall that is bound by Oldham Street, Dale Street and Spear Street. The application property is a non-designated heritage asset, first having been completed in 1886, its external façade is completed in sandstone, with ornate window surrounds, in an Egyptian-revival style. The building was heavily damaged during 1941 when an incendiary bomb destroyed the entire rear section of the hall and much of its internal components. Thus, the inside of the application property is of decidedly little significance than that of the external façade. With modern alterations and general wear, the property now features multiple unsympathetic shopfronts, roller shutters to its Spear Street elevation, haphazard roof extensions, extensive graffiti, as well as a lightwell. The site is in multiple Class E uses, with retail units present along its Oldham Street and Dale Street elevations, with the core of the building functioning as a chapel, with the upper floors providing office space and conference facilities (Class E).

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the Stevenson Square Conservation Area and consists of a high number of Victorian properties completed in red brick that lie in mixed uses. Commercial retail units populate the ground floors of most properties within the area, with the upper floors lying in residential (Class C3) or office uses (Class E). The most prominent neighbouring property conversely is that of Chatsworth House, a mid-century former office building, now in use as residential dwellings, that is completed in concrete panels. Adjacent to the site lies Dale Street, a key road that bisects the Steven Square Conservation Area and that is home to a high number of

Grade II listed buildings. To the south of the site, lies no8 Dale Street which is home to multiple mature trees that screen the sites Spear Street elevation in the spring and summer months.

Description of development

The application seeks consent for the erection of a roof top extension, including roof terrace, external façade repairs and installation of new shopfronts.

The proposed works would see the removal of the property's existing flat and rear hipped roof extensions. In its place an "L" shaped roof extension would be installed that would provide an additional floor of event space and a rooftop terrace. The proposed extension would be flat roofed, set back from the edges of the property and feature a PV array and plant atop it. The extension would then be completed in glazed panels and anodised sinusoidal aluminium cladding. The property's lightwell would then be covered with a slopping glazed roof that would fall to the south-west.

The property's modern shopfronts would be removed and, in their place, glazed units inserted.

Other elevational alterations consist of the removal of roller shutters and upvc windows along the property's Spear Street elevation, introduction of patterned doors, louvred panels and timber windows on Spear Street, as well as the repair of the property's stonework, brickwork and removal of graffiti on all elevations.

Internal alterations would also see the simplification and rationalisation of the property's layout, with new lifts to be installed, as well as an increased ground floor floorplate thereby creating an enlarged basement space.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

118161/FO/2017 - External alterations to facilitate the provision of a new disabled access lift to include relocation of front door to new access point and replacement shop front within existing door opening – Approved December 2017.

082349/FO/2007/C2 - Refurbishment of existing side entrance/fire exit and shopfront – Approved August 2007.

072178/FO/2004/C2 - Retrospective: Elevational alterations to create new door entrance – Approved July 2004.

064686/FO/CITY2/02 - Amendments to entrance to provide level access – Approved June 2002.

063972/FO/CITY2/02 - Construction of lift machinery enclosure on roof to facilitate disabled access within building – Approved February 2002.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to the submission of a construction management plan, construction hour limitations, hours of operation, roof terrace hours, deliveries, refuse, acoustics and external plant.

Greater Manchester Ecology Unit – No objection subject to conditions relating to bats, nesting birds and biodiversity enhancement.

Greater Manchester Police – No objection, all alterations to the building should be in accordance with secured by design standards.

Helipad Manager – No objection received.

Highways – No objection subject to conditions relating to the submission of a travel plan and construction management plan, as well as conditions relating to highway hoarding.

Manchester Airport Safeguarding – No objection.

Transport for Greater Manchester – No objection.

Publicity – None received.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN8 – Adaptation to Climate Change
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy EN17 – Water Quality
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

- Policy 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-S2 – Carbon and Energy
- Policy JP-S5 – Flood Risk and the Water Environment

- Policy JP-G9 – A net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

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

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the development

The application site is a non-designated heritage asset within the City Centre that is in active use as a chapel, multiple commercial units and conference space. The property features unsympathetic haphazard modern additions and shows visible signs of wear. The proposed development would restore the elevations of the property and would not alter the use of the site. The provision of further event space would increase the offering made by the site to Manchester's business and leisure economy. In light of this, the proposal would be consistent with Core Strategy Policies SP1, EC3, CC1, CC4 and C10, as well as Places for Everyone Plan Policy JP-Strat2. The proposal would support the daytime and evening economy and contribute positively to the aspirations of further regenerating Manchester City Centre. On this basis the proposal is considered to be acceptable in principle subject to the matters discussed below.

Visual amenity

The application site as existing, features 5no shopfronts and the Chapel's main entrance on its Oldham Street elevation, a further 2no shopfronts and a secondary entrance then also feature on the property's Dale Street elevation. The aforementioned shopfronts, as previously stated, are low quality modern shopfronts, haphazardly designed with large fascia's of varying heights, widths and depths. As a result of the lack of coordination between the shopfront's their combined affect gives the ground floor of the property a low quality and muddled appearance which is then further compounded by the presence of deteriorated stonework and graffiti. The property's Dale Street elevation also features upvc windows in its upper floors and external roller shutters along the ground floor.

The application property's roof space is similar to that of the ground floor in that it is home to a variety of modern extensions that are haphazardly designed and thus detract from the appearance of the host property. The existing roof extensions on site are comprised of 2no hipped roof extensions and 3no flat roofed extensions that are of no architectural or historical significance.

The proposed works at ground floor would do away with the property's modern shopfronts and would see the insertion of new glazed shopfront units, comprised of a stone base and an anodised aluminium framed glazing system. Notwithstanding the proposed design, it is not yet known if any historically significant shopfronts may lie underneath that of the modern units. As such, in the event of an approval a condition will be attached requiring that once modern fascia units have been removed, a detailed design for the property's ground floor shopfronts and entrances, that shall be based upon any historic features of note that may be revealed, shall be submitted to and approved in writing by the LPA. This condition will also require materials and a signage strategy

to be agreed as part of it. The replacement of the property's low quality shopfronts with a well designed and coordinated series of replacements is considered to be a significant benefit that would improve the appearance of the application, as well as that of the neighbouring street scene.

The proposed plans also note that as part of the proposed works, graffiti shall be removed from the property's façade, as well as repair works to the property's stonework, brickwork, timber doors and windows undertaken. The property is a non-designated heritage asset, and it is considered that the repair of its damaged and graffitied façade is a key source of public benefit for the scheme, additionally, due to the extensive scope of the works there lies the potential for the repair works to radically alter the appearance of the property for the worse if not undertaken properly. The submission has been accompanied by draft repair drawings noting areas of the property's façade that will be repaired as part of the proposed works. Notwithstanding the submission of these details, it is considered necessary in order to ensure that repair works are undertaken sensitively that conditions be attached requiring the submission of a methodology for the removal of graffiti, as well as a detailed repair schedule for the property's stonework, brickwork and timberwork. Additional conditions requiring the provision of material samples for new windows and louvre panels will also be attached to ensure their suitability.

As part of the proposed works the property's roof extensions would be rationalised, with 1no of the hipped roof extensions and its 3no flat roofed extensions being removed, and the remaining hipped roof extension being retilled. In place of the removed extensions, a single flat roofed extension with a maximum height of 4m, completed in anodised sinusoidal aluminium cladding and glazed panels would be installed, along with ancillary roof terrace, as well as lightwell covering. The choice of material would ensure the extension would visually compliment the historic façade of the host property and would appear suitably lightweight. The extension has been sensitively designed so as to be screened from view from most vantage points, see figures below. Subject to conditions that would require the submission of material samples of all materials to be used in the roof extension and lightwell covering, as well as final layout confirmation and details of the proposed PV panel array and roof top plant, the development is considered to have a positive impact on the appearance of the host property and that of the neighbouring street scene in accordance with Core Strategy Policies EN1 and DM1, and the National Planning Policy Framework.



Figure 46 – View along Dale Street towards the Hall. The existing hipped roof screens any additions from view.

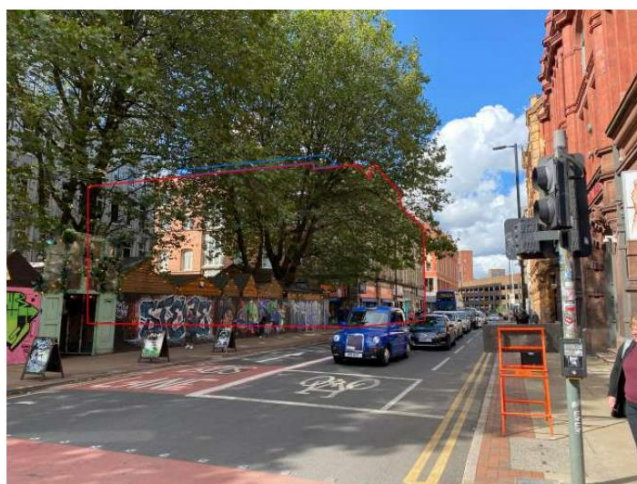


Figure 47 – View along Dale Street towards the Hall looking north-west. The new pavilion will project slightly above the parapet line, but is fully screened by mature trees.



Figure 48 – View along Oldham Street towards the Hall. The adjacent buildings screen the new additions from view.

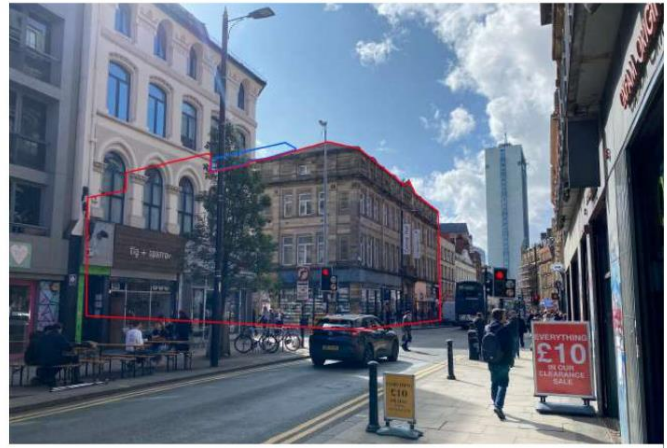


Figure 49 – View along Oldham Street towards the Hall looking south-west. The new structure will project slightly above the parapet line.

Heritage

The neighbouring area lies within the Stevenson Square Conservation Area and therefore the vast majority of neighbouring built development is of historical significance and contributes to the significance of the Stevenson Square Conservation Area. The application site, as a non-designated heritage asset, contributes to the significance of the Conservation Area with its ornate sandstone façade bestowing a sense of grandeur. Notwithstanding the above, the property shows visible signs of wear and damage, with the façade's stonework showing extensive damage and being subject to extensive graffiti.

In line with the above section on visual amenity, it is considered that the removal of the property's unsympathetic roof extensions would provide some benefit. The proposed roof extension, whilst sensitively designed and of high quality would incur some low level less than substantial harm to be caused to the setting and significance of the Stevenson Square Conservation Area, with limited views of the extension being possible from Oldham Street, Dale Street and Back Piccadilly.

Notwithstanding this, the remodelling of the property's ground floor shopfronts, the repair of its external façade, the removal of unsympathetic upvc windows and external roller shutters, introduction of timber weapons and high quality patterned louvred panels, removal of graffiti, provision of additional commercial space and securing the future use of the property, is considered would secure significant public benefit that would outweigh the recognised harm.

To secure the public benefit required to outweigh the identified harm, it is considered necessary to condition matters relating to graffiti removal, stonework, brickwork and timber repair, material samples and shopfront design.

Subject to the aforementioned conditions, the proposal is considered to be acceptable and accords with Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework.

Residential Amenity

Sunlight, daylight, overshadowing and overlooking

An assessment has been undertaken to establish the likely significant effects of the proposal on the amount of daylight and sun light received by properties which surround the site. Consideration has also been given to any instances of overlooking which would result in a loss of privacy.

To assess the surrounding existing properties, the BRE guidelines have been used to provide a method for assessing daylight – Vertical Sky Component (VSC) and No Sky Line (NSL) methods. For the assessment of sunlight, the approach considers the Annual Probable Sunlight Hours (APSH) for a reference point on a window (i.e. if a window point can receive at least 25% APSH, then the room should still receive enough sunlight).

The following properties were assessed as part of the survey:

- 3 Dale Street
- 1 Dale Street
- Smithfield Building
- Chatsworth House

Due to the presence of existing roof extensions and the modest height of that of the proposed, the submitted survey found that all 283no windows and all 117no rooms tested for sunlight, daylight and overshadowing impact, would retain existing daylight and sunlight levels, and thus the impact on these properties would be negligible.

The proposed extension would feature windows and a roof terrace that would face to the south-east, opposite that of windows that serve residential apartments within Chatsworth House. Whilst it is acknowledged that there are no windows currently present on site at fifth floor level that face Chatsworth House, there are windows present at ground to fourth floor which have a similar relationship to that of the proposed. Furthermore, large separation distances are difficult to accommodate within the City Centre and that of the proposed is considered to be no different than that of other existing relationships between built development along Dale Street and elsewhere within the Stevenson Square Conservation Area. As such, it is considered that there would not be a fundamental alteration to overlooking experienced by occupants of Chatsworth House and there would be no unacceptable loss of amenity.

Noise

A noise assessment identifies the main sources of noise during construction would be from plant, equipment and construction activities including breaking of ground and servicing. Noise levels from construction would be acceptable provided that the strict operating and delivery hours are adhered to along with the provision of an acoustic site hoarding, equipment silencers and regular communication with nearby residents. This should be secured by a condition requiring the submission of a detail construction environmental management plan.

In order to ensure the development can operate without detriment to neighbouring amenity once occupied, conditions limiting the hours of servicing, requiring the submission of a general acoustic study for the proposed roof top extension, a schedule of days and hours of the proposed terrace's operation, and a verification report for the specified plant would be attached to a decision notice in the event of an approval. Environmental Health do not object to the proposal subject to such conditions.

In light of the above, subject to appropriate planning condition, the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

TV reception

A TV reception survey that has accompanied the submission concludes that there should be minimal impact on digital television services or digital satellite television services. This would be monitored during the works and a condition would require a post completion survey to be undertaken to verify that no additional mitigation is required.

Air Quality

Impacts on air quality during construction will be controlled through a construction environmental management plan. Subject to such a condition the proposal would have an acceptable impact on air quality and would be suitable for the intended uses and conditions should be attached to ensure this.

In light of the above, the proposal is considered would have no undue impact on neighbouring amenity in accordance with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Flood Risk

The application site is entirely comprised of built development, with no permeable surfaces on site. The development would see the redevelopment of the roof space of the application site and see no expansion of hard standing. The development will be continued to drain water to manholes on site. Subject to conditions requiring that foul and surface water be drained on separate systems and that the development continue to drain to manholes, the proposals are acceptable and in accordance with Core Strategy Policies EN14, EN17 and DM1, and Places for Everyone Plan Policy JP-S5.

Ecology

The application site lies within the heart of Manchester City Centre and no vegetation is present on site. Notwithstanding this, the property's roof space provides potential habitat for nesting birds and bats. The submitted bat survey found no evidence of bats but recommended that prior to works taking place, contractors should be briefed on their duty if bats are encountered on site, as well as that works take place outside the bird nesting season (March to September). The Greater Manchester Ecology Unit do not dispute these findings and do not object to the development subject to conditions requiring that contractors be briefed on their duty if bats are encountered on site, as well as that works take place outside the bird nesting season, to secure a biodiversity net gain on site, bird and bat boxes should be secured by condition. Subject to such conditions, the development is acceptable in this regard and therefore accords with Core Strategy Policy EN15 and Places for Everyone Plan Policy JP-G9.

Highway Safety

The site, as previously mentioned within this report, is bound by Oldham Street, Dale Street and Spear Street. The property features multiple pedestrian entrances/exits along all of its elevations and the site features no on or off-street parking. Parking provision on site would remain unchanged by the proposed works. The submission has been accompanied by a Construction Environmental Management Plan and an interim Travel Plan. MCC Highways do not object to the submission but note that a detail construction environmental management plan and travel plan should be submitted, as well that all external doors open away from the public highway. Subject to such conditions the development is acceptable from a highway safety perspective and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

The proposed floor plans illustrate that the property's waste store would be located on the ground floor and face out onto Spear Street, with collections then taking place from said street. Environmental Health do not object to this arrangement. Subject to waste being collected from the site in accordance with the submitted strategy, the proposal is acceptable in this regard and

therefore accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above, subject to appropriate planning condition, the development is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC4, CC5, CC9, CC10, C10, EN1, EN3, EN8, EN14, EN15, EN16, EN17, EN19 and DM1, Saved Unitary Development Plan Policies DC18 and DC26, Places for Everyone Plan Policies JP-Strat2, JP-S2, JP-S5, JP-G9 and JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy for Waste and the National Planning Policy Framework. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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

- o L0001: Site Location Plan
- o L0003: Proposed Site Plan
- o L1000: Proposed Plan L00
- o L1001: Proposed Plan L01
- o L1002: Proposed Plan L02
- o L1003: Proposed Plan L03
- o L1004_B: Proposed Plan L04 (Received 30/07/2024)
- o L1005: Proposed Plan L05
- o L1006: Proposed Plan LG
- o L1010: Proposed Delivery and Refuse Strategy
- o L1020: Demolition Plan L00
- o L1021: Demolition Plan L01
- o L1022: Demolition Plan L02
- o L1023: Demolition Plan L03
- o L1024: Demolition Plan L04
- o L1025: Demolition Plan LG
- o L1500: Proposed Section 01
- o L1501: Proposed Section 02
- o L1600: Proposed Oldham Street Elevation
- o L1601 Revision A: Proposed Dale Street Elevation
- o L1602 Revision C: Proposed Spear Street Elevation (Received 17/09/2024)
- o L1603: Proposed Elevation Lightwell 01
- o L1604 Revision A: Proposed Elevation South West Elevation
- o L1700 Revision A: Typical Shopfront Proposal
- o 1923-MCH-DP2-G200-PL-DR-0071 Rev P01: Drainage Plan Proposal
- o 101 Revision A: North West Elevation - Outlined Repairs (RIBA 2)
- o 102 Revision A: North East Elevation - Outlined Repairs (RIBA 2)
- o 103 Revision A: South East Elevation - Outlined Repairs (RIBA 2)
- o 104: Lightwell Elevations 01 - Outlined Repairs (RIBA 2)
- o 105: Lightwell Elevations 02 - Outlined Repairs (RIBA 2)
- o Bat Survey Report (Prepared by e3p; Dated June 2024)
- o Construction Environmental Management Pla (Prepared by John Turner; Dated 25/03/2024)
- o Daylight & Sunlight (Prepared by Gia; Dated 18/03/2024)
- o Design and Access Statement (Prepared by OMI Architects; Dated July 2024)
- o Heritage Statement & Impact Assessment (Prepared by Chambers Conservation Ltd)
- o Interim Travel Plan (Prepared by OMI Architects; Dated July 2024)
- o Methodist Central Hall, Manchester Servicing Strategy (Prepared by OMI Architects; Dated July 2024)
- o Noise Impact Assessment (Prepared by e3p; Dated March 2024)
- o Planning Policy Statement (Prepared by OMI Architects; Dated July 2024)
- o Planning Report Energy Statement (Prepared by CWC; Dated 05/06/2024; Received 30/07/2024)

- o Statement of Need (Prepared by the Board of Trustees of Methodist Central Hall Manchester; Dated July 2024)
- o Television and Radio Reception Impact Assessment (Prepared by GTech Surveys Limited; Dated February 2024)
- o Waste Storage and Collection Guidance for New Developments (Dated September 2023)

Stamped as received by the City Council as Local Planning Authority on 05/07/2024, unless specified otherwise.

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) Prior to the commencement of the development hereby approved, a detailed demolition and construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to the commencement of any works in relation to the implementation of the roof top extension, lightwell roof and roof retiling, hereby approved, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

i. samples and specifications of all materials to be used on all external elevations including sample panel (see limb ii and iii);
ii. drawings to illustrate details of full sized sample panels that will be produced; and
iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development shall be carried out in accordance with the approved details.

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

6) Notwithstanding the plans listed under condition 2 of this permission, upon the removal of external modern fascia signs and other associated shopfront elements but prior to the commencement of any further shopfront works, a signage and general works strategy for the property's ground floor shopfronts and entrances shall be submitted to and approved in writing by the City Council as Local Planning Authority. The strategy shall include the following:

o A detailed shopfront design for each ground floor retail unit, including the Central Hall's Oldham Street and Dale Street entrances.

- o Details and samples of all materials to be used in the external finish of the approved shopfronts.
- o Details and overall strategy for cohesive and well-designed signage to the property's ground floor retail units.

The development shall then proceed in accordance with the approved details.

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

7) Prior to the commencement of any works in relation to the installation of the steel doors and ventilation panels to the property's Spear Street elevation hereby approved, including enabling and removal works, samples and specifications of such materials, including their colour, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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

8) Prior to the removal of any graffiti on the property's external elevations and any other associated cleaning of the property's façade, a method statement for such works, with cleaning samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented as part of the development.

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

9) a) The repair of the property's external stonework and brickwork shall proceed in accordance with the following drawings:

- o 101 Revision A: North West Elevation - Outlined Repairs (RIBA 2)
- o 102 Revision A: North East Elevation - Outlined Repairs (RIBA 2)
- o 103 Revision A: South East Elevation - Outlined Repairs (RIBA 2)
- o 104: Lightwell Elevations 01 - Outlined Repairs (RIBA 2)
- o 105: Lightwell Elevations 02 - Outlined Repairs (RIBA 2)

b) Notwithstanding part a of this condition, prior to the commencement of the repair works outlined above, final details of the extent of the repair works, along with material samples of any proposed replacement brickwork, stonework and mortar shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be completed in accordance with the approved details.

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

10) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works in relation to the property's windows, final details of the following elements shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Full details of necessary window repairs.
- b) Full details of all proposed upgrades to existing window.
- c) Full details including location of, profiles, sections and finish of replacement timber windows.
- d) Full details on the removal of obscure glazed windows and instatement of clear glazing.

The development shall then proceed in accordance with the approved details.

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

11) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

12) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment prepared by e3p (Dated March 2024), stamped as received by the City Council as Local Planning Authority on 05/07/2024. The approved scheme shall be implemented in full before the use commences.

b) Prior to the first operation of the plant, 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

13) a) Before the first occupation of the development hereby approved, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as

local planning authority so as to control glare and overspill onto nearby residential properties. The approved details shall then be implemented prior to the first use of the development

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light 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 criteria.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

14) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale and appearance of the property's heat pumps (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

15) Prior to the first occupation of the development, a scheme for the removal of any redundant externally mounted equipment, cabling and any other paraphernalia, as well as the simplification of required equipment, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved measures shall be implemented as part of the development and be completed prior to its first occupation.

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 in accordance with policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

16) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the PV array to the property's roof (including cross sections) shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

17) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of rooftop plant (including maximum extent, elevations, cross sections and product specifications) shall be submitted to and approved in writing by the City Council as Local Planning Authority. All plant shall be screened from public view.

The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the first use of the roof top terrace, a Management Plan shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This plan shall include details of the capacity, intended use and a schedule of days and hours of operation of the terrace. The approved Management Plan shall be implemented upon first use of the external areas and be adhered for the lifetime of the development thereafter.

There shall be no use of amplified sound or any music (including live music) in these external areas at any time.

Reason - Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy

19) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of, bird and bat boxes on site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

20) The development hereby approved shall be carried out in accordance with the Framework Travel Plan, prepared by OMI Architects, received by the City Council, as Local Planning Authority, on the 05/07/2024.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) Notwithstanding the TV reception survey prepared by GTech, stamped as received by the City Council, as Local Planning Authority, on the 05/07/2024, within one month of the practical completion of the development, and at any other time during the construction of the

development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

22) The development hereby approved shall be completed in accordance with the measures included in the submitted Planning Report Energy Strategy Statement (Prepared by CWC; Dated 06/03/2024) stamped as received by the City Council as Local Planning Authority on 05/07/2024.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

23) The development hereby approved shall include for full disabled access to be provided to all areas, including the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

24) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

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

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

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

26) No building works shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of the property for active birds' nests immediately before the demolition commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by

the City Council as local planning authority, and then be adhered to for the duration of the construction phase of the development.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

27) The development hereby approved shall proceed in accordance with the measures and recommendations included within the submitted Bat Survey Report, prepared by e3p (Dated June 2024), received by the City Council as Local Planning Authority on 05/07/2024. This shall include that contractors be given a tool box talk prior to the commencement of the approved works by a suitably qualified ecologist. In the event a bat is found during the works, all works should cease, and a suitably qualified ecologist be contacted and further advice sought from Natural England.

Reason - In order to provide protection to bats, pursuant to Policy EN15 of the Core Strategy.

28) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

29) The development shall be drained in accordance with the proposed drainage scheme as shown on drawing no.1923-MCH-DP2-G200-PL-DR-0071 Rev P01, stamped as received by the City Council as Local Planning Authority on 05/07/2024.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

30) The rooftop extension and new shopfronts hereby approved shall be built in accordance with secured by design standards.

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.

31) Deliveries to and refuse and recycling collections from the development hereby approved shall proceed in accordance with the following documents:

- o Design and Access Statement prepared by OMI Architects (Dated July 2024)
- o GD 04, Waste Storage and Collection Guidance for New Developments, Version 7 (Dated September 2023)
- o Drawing No.L1010: Proposed Delivery and Refuse Strategy

All stamped as received by the City Council as Local Planning Authority on 05/07/2024.

The approved details shall be implemented prior to the first occupation of the residential element of the development and thereafter be retained and maintained in situ.

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.

32) The cycle store as shown on drawing no.L1000 shall be made available for use prior to the occupation of the development and shall be retained and maintained thereafter for the lifetime of the development.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) All external doors of the development hereby approved shall open away from the public highway, with the exception of fire escape doors.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Informatives

1) In addition to this, the applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email --
highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk

2) As the site location is adjacent to an existing signalised junction at Dale Street / Oldham Street, should the construction works be likely to impact upon the junction, the applicant will need to liaise with TfGM UTC via gmutc@tfgm.com prior to undertaking any works.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Greater Manchester Ecology Unit
Highway Services
Environmental Health
Greater Manchester Police
Manchester Airport Safeguarding Officer
Helipad Manager
Transport For Greater Manchester

Flat 7, 15 Piccadilly, Manchester, M1 1LT
First Floor, 17 Piccadilly, Manchester, M1 1LS
19 - 31 Piccadilly, Manchester, M1 1LS
Flat 13, 15 Piccadilly, Manchester, M1 1LT
Flat 316, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Breakout Manchester, 51 Church Street, Manchester, M4 1PD
Ground Floor, 35 - 39 Oldham Street, Manchester, M1 1JG
Flat 213, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
The Emporium, 8 - 10 Oldham Street, Manchester, M1 1JQ
Flat 9, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 10, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 21, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 5, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
4 Oldham Street, Manchester, M1 1JQ
Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Unit 5, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
1 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 6, 3 Dale Street, Manchester, M1 1BA
Flat 20, 3 Dale Street, Manchester, M1 1BA
4 - 4A Dale Street, Manchester, M1 1JW
Flat 7, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Serviced Apartment 1, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
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
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
Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor Office A, 21 - 31 Oldham Street, Manchester, M1 1JG

Sachas Hotel, Tib Street, Manchester, M4 1SH
Nando's, 27 Piccadilly, Manchester, M1 1LU
Flat 8, 15 Piccadilly, Manchester, M1 1LT
Flat 302, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Unit 4A, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
33 Oldham Street, Manchester, M1 1JG
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
First Floor, North Square, 11 - 13 Spear Street, Manchester, M1 1JU
Flat 4, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 18, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 8, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Third Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Ground Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Fifth Floor, 33 - 35 Piccadilly, Manchester, M1 1LQ
33 - 35 Piccadilly, Manchester, M1 1LQ
29 Piccadilly, Manchester, M1 1LU
Ground Floor, 41 - 43 Oldham Street, Manchester, M1 1JG
Basement, 41 - 43 Oldham Street, Manchester, M1 1JG
Flat 4, 3 Dale Street, Manchester, M1 1BA
Flat 14, 3 Dale Street, Manchester, M1 1BA
Flat 23, 3 Dale Street, Manchester, M1 1BA
First Floor, Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 111, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 110, 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
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
Flat 4, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 3, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
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
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 2, 3 Dale Street, Manchester, M1 1BA
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Basement, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Second Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
First Floor And Third Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
BOOKWORM TRANSLATIONS LIMITED, Second Floor Suite C2, 21 - 31 Oldham Street, Manchester, M1 1JG
Flat 10, 15 Piccadilly, Manchester, M1 1LT
Flat 18, 15 Piccadilly, Manchester, M1 1LT
Flat 5, 15 Piccadilly, Manchester, M1 1LT
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
53 Church Street, Manchester, M4 1PD
Blackdog Ballroom, Basement, Afflecks Palace, 52 Church Street, Manchester, M4 1PW
54 Church Street, Manchester, M4 1PW
Fourth Floor, 35 - 39 Oldham Street, Manchester, M1 1JG
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 15, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
North Square, 11 - 13 Spear Street, Manchester, M1 1JU
Flat 19, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 12, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Second Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
16 Oldham Street, Manchester, M1 1JQ
Flat 17, 3 Dale Street, Manchester, M1 1BA
Second Floor, Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Rother House, 11 - 13 Spear Street, Manchester, M1 1JU
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
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 9, 3 Dale Street, Manchester, M1 1BA
Basement, 20 Spear Street, Manchester, M1 1JE
Unit 1A, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 1B, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 2, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Sub Basement And Basement, 19 - 31 Piccadilly, Manchester, M1 1LS
Flat 9, 15 Piccadilly, Manchester, M1 1LT
Flat 14, 15 Piccadilly, Manchester, M1 1LT
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
57 Church Street, Manchester, M4 1PD

55 Church Street, Manchester, M4 1PD
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 11, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 2, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
First Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
35 - 39 Oldham Street, Manchester, M1 1JG
Flat 19, 3 Dale Street, Manchester, M1 1BA
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
DATASYS LIMITED, Fifth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Flat 103, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Serviced Apartment 1, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Serviced Apartment 3, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
41 - 43 Oldham Street, Manchester, M1 1JG
Unit 2, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Flat 1, 3 Dale Street, Manchester, M1 1BA
Serviced Apartment 2, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Third Floor, Rother House, 11 - 13 Spear Street, Manchester, M1 1JU
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
Second Floor Office 18, 25 Spear Street, Manchester, M1 1JE
Second Floor Office 21, 25 Spear Street, Manchester, M1 1JE
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
20 Spear Street, Manchester, M1 1JE
Unit D Fifth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Fourth Floor, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Units 4 And 5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
7 - 11 Oldham Street, Manchester, M1 1LG

Basement 21, Tib Street, Manchester, M4 1SH
Flat 12, 15 Piccadilly, Manchester, M1 1LT
Flat 3, 15 Piccadilly, Manchester, M1 1LT
Flat 113, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
1 Short Street, Manchester, M4 1AA
Flat 125, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 7, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 3, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Mala Secret Garden, 8 Dale Street, Manchester, M1 1JA
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 6, 15 Piccadilly, Manchester, M1 1LT
Flat 1, 15 Piccadilly, Manchester, M1 1LT
Flat 16, 15 Piccadilly, Manchester, M1 1LT
Flat 15, 15 Piccadilly, Manchester, M1 1LT
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
59 Church Street, Manchester, M4 1PD
Afflecks Palace, 52 Church Street, Manchester, M4 1PW
Unit 4B, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
34 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 20, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 6, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
6 Oldham Street, Manchester, M1 1JQ
3 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
2 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 5, 3 Dale Street, Manchester, M1 1BA
Flat 15, 3 Dale Street, Manchester, M1 1BA
Flat 22, 3 Dale Street, Manchester, M1 1BA
Flat 16, 3 Dale Street, Manchester, M1 1BA
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
Flat 5, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Ground Floor, 29 - 30 Oldham Street, Manchester, M1 1JG
26 Oldham Street, Manchester, M1 1JN

Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 1C, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 11, 15 Piccadilly, Manchester, M1 1LT
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
21 - 23 Oldham Street, Manchester, M1 1JG
Flat 4, 15 Piccadilly, Manchester, M1 1LT
Flat 17, 15 Piccadilly, Manchester, M1 1LT
Flat 2, 15 Piccadilly, Manchester, M1 1LT
Flat 218, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Ground Floor, 54 Church Street, Manchester, M4 1PW
9 Short Street, Manchester, M4 1AA
Flat 119, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 315, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Manchester Jewellers, 14 Oldham Street, Manchester, M1 1JQ
Second Floor, North Square, 11 - 13 Spear Street, Manchester, M1 1JU
12 Oldham Street, Manchester, M1 1JQ
Flat 7, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 16, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
First Floor And Second Floor, 35 - 39 Oldham Street, Manchester, M1 1JG
Unit 3, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Flat 21, 3 Dale Street, Manchester, M1 1BA
Flat 7, 3 Dale Street, Manchester, M1 1BA
Flat 10, 3 Dale Street, Manchester, M1 1BA
Flat 11, 3 Dale Street, Manchester, M1 1BA
2 Dale Street, Manchester, M1 1JW
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
22 Oldham Street, Manchester, M1 1JN
First Floor Office 1, 25 Spear Street, Manchester, M1 1JE
Basement Floor Room, 25 Spear Street, Manchester, M1 1JE
Basement And Ground Floor, 18 Oldham Street, Manchester, M1 1JN
Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
Flat 6, Dale Street Chambers, 1 Dale Street, Manchester, M1 1JA
First Floor Office 7, 25 Spear Street, Manchester, M1 1JE
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Units G4 And G5, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Unit 6, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD

Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
17 Piccadilly, Manchester, M1 1LS
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Second Floor Suite C3, 21 - 31 Oldham Street, Manchester, M1 1JG
19 - 25 Piccadilly, Manchester, M1 1LU
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 14, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 17, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Fourth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Travelodge, 31 Piccadilly, Manchester, M1 1LU
61 Church Street, Manchester, M4 1PD
Unit 1, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
5 - 6 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 18, 3 Dale Street, Manchester, M1 1BA
Flat 12, 3 Dale Street, Manchester, M1 1BA
Flat 8, 3 Dale Street, Manchester, M1 1BA
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
20 Oldham Street, Manchester, M1 1JN
18 Oldham Street, Manchester, M1 1JN
28 - 30 Oldham Street, Manchester, M1 1JN
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 3, 3 Dale Street, Manchester, M1 1BA
Unit G1, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Unit 1D, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA
Ground Floor Vantona Viyella Plc, Sevendale House, 5 - 7 Dale Street, Manchester, M1 1JA

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 - Stevenson Square Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL