

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139541/AO/2024

Date registered valid: 20 March 2024

Proposal: Advertisement consent for proposed advertisements on Dantzic Street and Corporation Street elevations of Printworks for a temporary period of 12 months.

Address: The Printworks, Withy Grove, Manchester, M4 2BS

Ward(s): Piccadilly Ward

Applicant: DTZ Investors

Agent (if any): Heather Lindley-Clapp Nexus Planning

Case officer: Jack
Tel: 0161 219 Naven
Email: jack.naven@manchester.gov.uk 2095

Recommendation: Approved

Date of recommendation: 18 June 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 8 April 2024

Standard consultations:

Printed: 21 March 2024 Expired: 13 April 2024

Neighbour notifications

Printed: 21 March 2024 Expired: 13 April 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Surrounding uses include the Arndale Shopping Centre, the Football Museum, Chetham's School of Music, Victoria Train Station, Shudehill transport interchange, a hotel, residential accommodation, offices, bars, restaurants and shops.

The proposed location of the advertisement is on the Dantzic Street elevation, adjacent to the junction of adopted highways of Dantzic Street and Well Street.

Description of Development

The proposal seeks advertisement consent for proposed advertisements on Dantzic Street and Corporation Street elevations of Printworks for a temporary period of 12 months.

The signage zone will be a flexible space within which Blank Walls will commission local artists to create advertising murals. Formed in 2019, the company is particularly driven by passion for street art and culture to help define urban spaces. They encourage an artist-led approach, brand collaborations and culture crossover. As such, the applicant is not seeking consent for a

specific design of the advertisement, as this will be finalised when the artists are commissioned and will change throughout the 12-month period applied for.

Related Applications

138555/AO/2023 - Alterations to fascia signage due to alterations to the cladding around entrance.

Approved December 2023.

138554/FO/2023 - Alterations to cladding around entrance.

Approved December 2023.

137153/AO/2023- Installation of 1 x internally illuminated projecting sign.

Approved July 2023.

135116/FO/2022 - Alterations to cladding around entrance.

Approved November 2022.

135117/AO/2022 - Installation of 1 no. fascia sign and 1 no. projecting sign.

Approved November 2022.

Consultations & Notification Responses

Highway Services - Are accepting of the proposals.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

- (a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
- (b) factors relevant to public safety include—
 - (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester

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

The following policies within the Core Strategy are considered relevant:

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

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

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Paragraph 8.53 of the supporting text states that the City Centre has 14 Conservation Areas and numerous Listed Buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

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

The Unitary Development Plan for the City of Manchester

DC15.1 (Advertisements, Hoardings and Posters) states that the Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests:

- a) the general location of the proposed development and the effect on visual amenity;
- b) the scope for posters and hoardings to make a positive contribution to the locality;
- c) the design of the structures, and the relationship with any premises on which they are located;
- d) the effect of the proposal on permanent redevelopment of the land;
- e) public safety resulting from the positioning of the design of the display;
- f) the ease with which the structure is capable of being satisfactorily maintained;
- g) the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent;
- h) the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development;
- i) the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities;
- j) the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.2 (Advertisements, Hoardings and Posters) states that in assessing the interests of amenity and safety the Council will take account of the following criteria:

- a) developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;
- b) they should be in scale with the locality and relate properly to the site on which they stand;
- c) they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;
- d) a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

National Policy

Decisions should accord with the requirements of the **National Planning Policy Framework (2023)**. It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

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

Paragraph 141 of section 12 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

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

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that Local Planning Authorities (LPAs) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Other Legislation

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The main issues for consideration relate to the principle of the development, as well as the acceptability of the proposal in terms of its impact upon visual amenity and public safety.

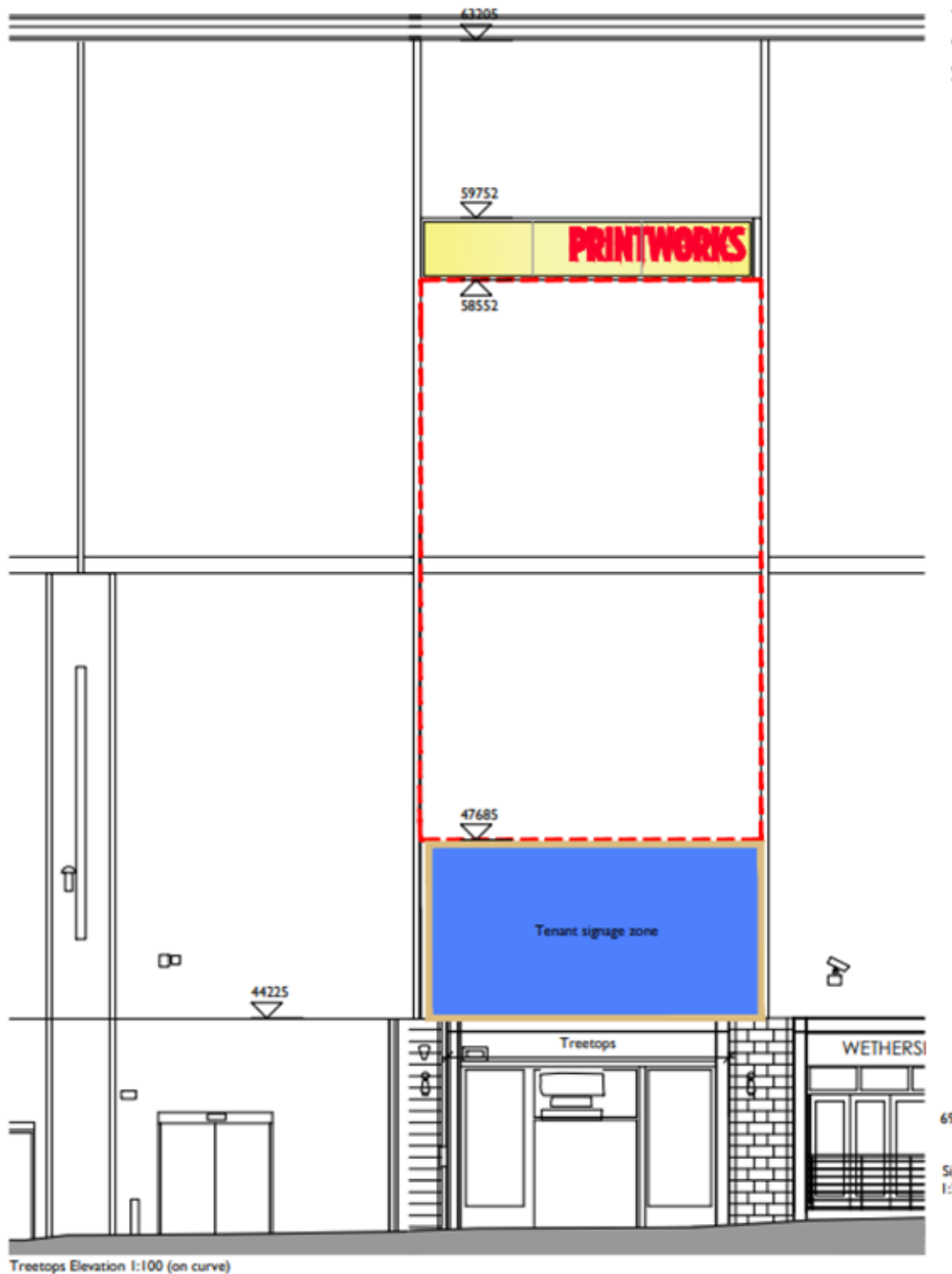
Principle

On a temporary basis, the principle of the proposal is considered to be acceptable in this case. Whilst large scale advertisements such as this are not seen regularly in the surrounding street scene, The Printworks is a bespoke entertainment complex and so such large signage is found on the host building.

The 12-month temporary period has been agreed in order to test the appropriateness of such a large-scale advert in this area. Any similar use of this area for a permanent advertisement would have to be judged separately on its own terms, taking into account factors such as the potential changing nature of the area.

Visual Amenity

The advertisement will be hand-painted advertising which will create an authentic sensory experience for the area. The advertisements on the area will be considered to be distinctive from the digital screens and billboard advertisements in the nearby area and will be considered to add visual interest to this particular elevation of the building.



Area of Proposed 'Blank Wall'

The advertisement will promote artistic expression and provide an opportunity for an area where unique artistic expression can be undertaken.

Public Safety

There are no public safety concerns with the proposed signage. There is no luminance associated with the levels and the signage complies with all with headroom and carriageway clearance requirements.

The signs will not project over the adopted highway and will also therefore not require a projection over licence.

Conclusion

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment, the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), and the Saved Policies contained within the Unitary Development Plan for Manchester, in particular DC14 (Shop fronts and Related Signs).

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: Approved

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 18 June 2024:

- Location Plan PRW-CDA-ZZ-00-DR-A-PL-3000 P3
- Proposed Artwork Wall Elevation Dantzic and Balloon Street PWM-CDA-01-ZZ-DR-A-PLS 3002 P2
- Proposed Plans and Elevations SK-0088 P6

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, and saved policies DC14 and DC18.1.

3) (a) The express advertisement consent hereby granted is limited to the period from 19.07.2024 to 19.07.2025;

(b) On the date of the expiry of the express consent period in (a) above the advertisement hoarding(s) and all associated development shall be removed, any use of the land authorised by this consent shall be discontinued. The land/building shall be reinstated in accordance with a scheme submitted to the City Council within one month prior to express consent expiring. The scheme shall be completed in accordance with this strategy within one months of express consent expiring.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, CC10, and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD, and saved policies DC15.1 and DC15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -- highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

7 Shudehill, Manchester, M4 2AF
Unit 26 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units R6 And R7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 1 And 2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38A Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 28 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 2, 15 Well Street, Manchester, M4 2AG
11 Shudehill, Manchester, M4 2AF
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Ground Floor, 15 Shudehill, Manchester, M4 2AF
23 Shudehill, Manchester, M4 2AF
Flat 203, 8 Dantzic Street, Manchester, M4 2AD
Flat 401, 8 Dantzic Street, Manchester, M4 2AD
Flat 306, 8 Dantzic Street, Manchester, M4 2AD
Flat 103, 8 Dantzic Street, Manchester, M4 2AD
Flat 110, 8 Dantzic Street, Manchester, M4 2AD
Flat 304, 8 Dantzic Street, Manchester, M4 2AD
Flat 107, 8 Dantzic Street, Manchester, M4 2AD
12 - 22 Thorniley Brow, Manchester, M4 2AJ
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Basement, 1 Balloon Street, Manchester, M4 4BE
Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
18 - 20 Dantzic Street, Manchester, M4 2AE
9 Shudehill, Manchester, M4 2AF
Unit 38B Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 11 And 12 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 20 And 21 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 1 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Chisholme Hunter, 60 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 12 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 33 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
29 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ

Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 408, 8 Dantzic Street, Manchester, M4 2AD
Flat 209, 8 Dantzic Street, Manchester, M4 2AD
Flat 308, 8 Dantzic Street, Manchester, M4 2AD
Flat 309, 8 Dantzic Street, Manchester, M4 2AD
Flat 101, 8 Dantzic Street, Manchester, M4 2AD
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
CARGO, Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
Unit 14 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 15 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 1, 15 Well Street, Manchester, M4 2AG
Ground Floor, 19 Shudehill, Manchester, M4 2AF
Second Floor, 19 Shudehill, Manchester, M4 2AF
19 Shudehill, Manchester, M4 2AF
Flat 207, 8 Dantzic Street, Manchester, M4 2AD
Flat 202, 8 Dantzic Street, Manchester, M4 2AD
Flat 301, 8 Dantzic Street, Manchester, M4 2AD
Flat 303, 8 Dantzic Street, Manchester, M4 2AD
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Tenpin, Withy Grove, Manchester, M4 2BS
Unit 41 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 29 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 25 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 9 And 10 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 36 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
13 Shudehill, Manchester, M4 2AF
First Floor, Pleer House, 1 Fennel Street, Manchester, M4 3DU
Flat 206, 8 Dantzic Street, Manchester, M4 2AD

Flat 105, 8 Dantzic Street, Manchester, M4 2AD
Flat 405, 8 Dantzic Street, Manchester, M4 2AD
Flat 204, 8 Dantzic Street, Manchester, M4 2AD
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Physiothrapy Centre, Unit 4, Withy Grove, Manchester, M4 2BS
Ground Floor, 1 Balloon Street, Manchester, M4 4BE
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
Unit R4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 39 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 26 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
99 - 101 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Basement, 5 Well Street, Manchester, M4 2AB
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
4 Dantzic Street, Manchester, M4 2AD
2 Dantzic Street, Manchester, M4 2AD
5 Well Street, Manchester, M4 2AG
25 - 27 Shudehill, Manchester, M4 2AF
Level 3, 23 Shudehill, Manchester, M4 2AF
17 Shudehill, Manchester, M4 2AF
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 2, 15 Shudehill, Manchester, M4 2AF
Ground Floor, 23 Shudehill, Manchester, M4 2AF
Level 1, 23 Shudehill, Manchester, M4 2AF
Flat 403, 8 Dantzic Street, Manchester, M4 2AD
Flat 409, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, 8 Dantzic Street, Manchester, M4 2AD
Flat 210, 8 Dantzic Street, Manchester, M4 2AD
Flat 109, 8 Dantzic Street, Manchester, M4 2AD
Flat 208, 8 Dantzic Street, Manchester, M4 2AD
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS
Federation House, 2 Federation Street, Manchester, M4 4BF
Next, 100 Corporation Street, Manchester, M4 3AJ
Unit 18 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Store For Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 23 And 24 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ

Unit R9 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 13 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
First Floor, 19 Shudehill, Manchester, M4 2AF
21 Shudehill, Manchester, M4 2AF
Flat 4, 15 Shudehill, Manchester, M4 2AF
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Flat 402, 8 Dantzic Street, Manchester, M4 2AD
Flat 307, 8 Dantzic Street, Manchester, M4 2AD
Flat 310, 8 Dantzic Street, Manchester, M4 2AD
Flat 201, 8 Dantzic Street, Manchester, M4 2AD
Flat 102, 8 Dantzic Street, Manchester, M4 2AD
Time Out, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
Second And Third Floor, 1 Balloon Street, Manchester, M4 4BE
Unit R3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 30 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Drome, 94 - 96 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
29 Shudehill, Manchester, M4 2AF
21 - 23 Shudehill, Manchester, M4 2AF
15 Shudehill, Manchester, M4 2AF
4 Thorniley Brow, Manchester, M4 2AJ
Flat 410, 8 Dantzic Street, Manchester, M4 2AD
Flat 406, 8 Dantzic Street, Manchester, M4 2AD
Flat 106, 8 Dantzic Street, Manchester, M4 2AD
Flat 302, 8 Dantzic Street, Manchester, M4 2AD
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Fourth Floor, 1 Balloon Street, Manchester, M4 4BE
Unit 30 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 34 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 40 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 37 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 35 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ

Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB
31 Withy Grove, Manchester, M4 2BJ
2 Thorniley Brow, Manchester, M4 2AJ
Second Floor To Fourth Floor, 21 - 23 Shudehill, Manchester, M4 2AF
Level 2, 23 Shudehill, Manchester, M4 2AF
10 Dantzic Street, Manchester, M4 2AD
Flat 104, 8 Dantzic Street, Manchester, M4 2AD
Flat 407, 8 Dantzic Street, Manchester, M4 2AD
Flat 404, 8 Dantzic Street, Manchester, M4 2AD
Flat 205, 8 Dantzic Street, Manchester, M4 2AD
Flat 108, 8 Dantzic Street, Manchester, M4 2AD
Unit 22 And 23, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Shudehill Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL