

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139740/FO/2024

Date registered valid: 25 June 2024

Proposal: Extension to existing use of 43 Thomas Street of cafe/restaurant, bar, art gallery, community space, and cinema (Sui Generis Use).

Address: 39 - 41 Thomas Street, Manchester, M4 1NA

Ward(s): Piccadilly Ward

Applicant: Mr Martin James Gibson GA Studio

Agent (if any): Mr Martin Gibson GA Studio Architects

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

Recommendation: Approve

Date of recommendation: 19/08/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 5 July 2024 Expired: 26 July 2024

Neighbour notifications

Printed: 5 July 2024 Expired: 26 July 2024

Site notice

Posted: 5 July 2024 Expired: 26 July 2024

Press advert

Published: 9 July 2024 Expired: 30 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the three storey property present at no39-41 Thomas Street. The property is completed in red brick with a gable roof. Its front elevation features a ground floor shopfront, separated into two parts, with its entrance featuring a recessed alcove. Its first and second floors feature eight windows separated in two rows four, and a redundant vertical metal bar fixing. The site is accessed from Thomas Street and a rear alleyway that fronts out onto Edge Street. The site is currently vacant, having last been in use as varying Class E office uses. The site edge red also includes the three storey property at 43 Thomas Street, and 28-30, and 32-36 Edge Street, which is in use as a drinking establishment (Sui Generis). Said property also features an external terrace that forms part of the aforementioned use, as well as a concealed service yard.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

The application site lies within the Smithfield Conservation Area and the City Centre's Northern Quarter District. The area forms a commercial retail hub, with a high number of property's in varying Class E café and restaurant uses, as well as a large number of property's in drinking establishment uses being present within the surrounding area. Some residential development is present in the upper floors of a high number of properties within the local area. Neighbouring built development along Thomas Street consists of a number of former weavers' cottages, including the Grade II listed no42, 44 and 46 Thomas Street. The site also neighbours the Grade II listed Bay Horse Tavern to the west at no31-35 Thomas Street. Development elsewhere in the

Smithfield Conservation Area includes a high number of Victorian and Edwardian properties, with some modern infill development being present.

Description of development

The application seeks consent for the change of use of the application site to a cafe/restaurant, bar, art gallery, community space, and cinema (Sui Generis Use), that will form an extension to the existing bar use present at no43 Thomas Street.

The change of use would apply to all three floors of the property, and access to no43 Thomas Street would be possible through a doorway located within the party wall at second floor. Waste would then be stored within the communal covered service yard and presented for collection along Edge Street.

The proposed hours of opening are as follows:

- Sunday to Tuesday 07:00 to 01:00
- Wednesday to Thursday 07:00 to 02:00
- Friday to Saturday 07:00 to 03:00

External alterations consist of the installation of 2no external air conditioning units that would be installed on the rear elevation of no28-30 Edge Street within the concealed communal service yard. Other alterations include the removal of the property's shopfront roller shutters, redundant external cabling and the metal bracket on the property's front elevation.

Planning History

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

126496/FO/2020 - Change of use of ground floor vacant area to mixed use Sui Generis Class A3 (cafe /restaurant), Class A4 (bar), Class B1 (Business), D1 (Community gallery) and D2 (cinema); and extension of opening hours for whole of ground floor unit – Approved September 2020.

111048/JO/2016/C2 - Application to vary condition 4 (Hours of Operation) imposed upon planning approval reference 098120/FO/2011/C2 under section 73 of the Town And Country Planning Act 1990 to allow the permitted opening hours to be amended from 07.00 - 00.00 Sunday to Wednesday, 07.00 - 00.30 Thursday; and 07.00 - 01.00 Friday and Saturday to 07:00 - 00:00 Sundays and Mondays, 07:00 - 1:30 Tuesdays, Wednesdays and Bank Holidays, 07:00 - 02:00 Thursdays and 07:00 - 02:30 Friday and Saturday – Approved March 2016.

114897/FO/2016 - New shopfront to and change of use of ground floor of No. 30 Edge Street from storage area to deli (Use Class A3), together with extension of existing roof terrace above No. 43 Thomas Street/No. 32-34 Edge Street into first floor above No. 28-30 Edge Street (currently used as storage/office), to include removal of part of roof. Roof terrace proposed to be used until 9pm daily – Approved May 2017.

109072/FO/2015/C2 - Use of roof area as roof garden for eating and/or drinking by up to 20 patrons at a time from 10:00 to 21:00 daily in association with and ancillary to the Restaurant, bar, business, community gallery and cinema (Sui Generis) within 43 Thomas Street – Approved August 2015.

098120/FO/2011/C2 - Change of use of vacant A1 to mixed Sui Generis Class A3 (cafe /restaurant), Class A4 (bar), Class B1 (Business), D1 (Community gallery) and D2 (cinema) Use and elevational alterations – Approved February 2012.

Consultations & Notification Responses

Environmental Health – No objection subject to conditions relating to hours of opening, acoustics, external plant, deliveries and servicing and fume extraction.

Highways – No objection subject to a condition requiring the submission of a construction management plan and an informative relating to highway hoarding.

Greater Manchester Police – No objection subject to development being completed in accordance with secured by design standards.

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 CC2 – Retail
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- 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 DC10 – Food and Drink uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres

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

Issues

Principle of the Development

The application site lies within Manchester City Centre, where restaurants and cafés, and other evening economy commercial uses are considered to be acceptable in principle as part of supporting the vitality and vibrancy of the area. The growth of this type of use has been a key part of the attractiveness of the City Centre as a place to both live, visit and work.

The proposal would be consistent with policies SP1, EC3, CC1, CC2 and C10 of the Core Strategy, and Places for Everyone Plan Policy JP-Strat2 by developing a vacant floor of a property in the heart of the City Centre. It 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.

Residential Amenity

The application site is situated in an area populated by a high number of properties in commercial uses as restaurants, cafes and drinking establishments. Properties in residential use are present along Thomas Street and a housing estate lies to the north-east of the site along Oak Street. The proposal has been accompanied by an acoustic assessment which puts forward various measures that shall be installed on site to control the outbreak of noise from the façade and the proposed air conditioning units. Environmental Health do not object to the findings of the assessment subject to a condition that would require a report to validate the work undertaken conforms to the recommendations and requirements of the condition.

Environmental Health do not object to the proposed hours of operation and as such, in the event of an approval they will be attached to any decision notice as a compliance condition. Additionally, in the event of an approval it is also considered necessary to condition servicing hours so that they are consistent with neighbouring properties and are at reduced times on Sundays and Bank Holidays.

No information has accompanied the submission regarding fume extraction in the event that the premises is to be used as a café or restaurant. It is therefore considered necessary to attach a condition that would require in the event of an approval that prior to any such use commencing, that details of extraction equipment be submitted to and approved in writing by the City Council as Local Planning Authority.

Subject to the aforementioned conditions, it is considered the development is acceptable with regard to its impact on residential amenity and is therefore in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policies DC10 and DC26 and the National Planning Policy Framework.

Visual Amenity

The development would see minor external alterations consisting of the removal of the removal of the property's shopfront roller shutters, redundant cabling and a metal bracket, as well as the installation of 2no external air conditioning units. The external air conditioning units to be installed would be located on the property's rear elevation. The elevation fronts out onto a concealed and partially covered service yard. Due to this area not being visible from public vantage points along

Thomas Street not Edge Street it is considered that the installation of air conditioning units would have no impact on visual amenity.

The property's front elevation as existing is somewhat at odds with the property's that line the northern side of Thomas Street. Redundant cabling and a bracket for a vertical sign, as well as the shopfront's roller shutters visually age the property giving it a disused appearance at odds with the vibrancy of the wider area. The removal of such features will renew the property's appearance and bring it in line with neighbouring properties for the betterment of local visual amenity. The proposal is therefore in accordance with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Heritage

As stated previously within this report, the application site is located within the Smithfield Conservation Area. The Conservation Area spans from Market Street to Swan Street, with its eastern and western boundaries following Shudehill and Oldham Street. Thomas Street and the surrounding roads to the north and south, principally Edge Street and Turner Street are characterised by smaller scale Georgian buildings now in commercial and residential uses. The application site is a modern property constructed in a style similar to the historic weavers' cottages present within the Conservation Area. In line with the above, the application site has an untidy appearance with redundant cabling and a bracket featuring on its front elevation. The shopfront roller shutters are also features that pre-date the area's regeneration and give the site an unused appearance.

The proposed alterations would remove negative features of the property and give it an appearance more sympathetic with its surroundings. The installation of air conditioning units would be in a location that is not visible within the wider conservation area. On this basis the proposal is considered would result in a positive impact on the appearance and significance of the Smithfield Conservation Area in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, a Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Highway Safety

The application site is bound by Thomas Street and Edge Street, two pedestrianised sideroads that feature a high number of properties in commercial use. Access to the main body of the property is from Thomas Street, with a rear servicing alleyway and door fronting out onto Edge Street. The site is in a longstanding commercial use, and it is not anticipated that the proposed use would generate a problematic level of vehicular born trips to and from the application site. Highways do not object to the proposal but have requested that in the event of an approval a condition be attached requiring the submission of a construction management plan and an informative related to highway hording. Given the physical works for proposal consist of minor external alterations and is primarily an internal fit out, the requirement for the applicant to submit a construction management plan is considered to be disproportionate and unreasonable. On this basis, in the event of an approval no such condition will be attached. Notwithstanding this, it is considered necessary to condition servicing hours so that they cannot take place during unsocial hours. Subject to the aforementioned condition and informative, the proposal is acceptable in regard to highway safety and is thus in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

As previously stated within this report, the site benefits from an enclosed storage/service yard that functions as the shared bin store for Terrace at no43 Thomas Street and Ad Hoc at no28 Edge Street. The proposed use would also utilise this store, with direct access to the yard being possible from the site. The submitted Design and Access Statement confirms that this yard has capacity to also accommodate the waste and recycling streams of the proposed development and that collections would continue as existing, with bins being emptied daily along Edge Street. Environmental Health do not object to this arrangement. As such, subject to a condition that would require the development to operate in accordance with this strategy for its lifetime, the proposal is acceptable in this regard and accords with Core Strategy Policy EN19 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, CC2, CC5, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC18, DC19 and DC26, Places for Everyone Plan Policies JP-Strat2, JP-P2 and JP-P4, the Planning (Listed Buildings and Conservation Areas) Act 1990 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 OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

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

- o Location Plan (Dated 08/04/2024)
- o L(-2)002 Rev P01: Ground Floor Plan Proposed
- o L(-2)012 Rev P01: First Floor Plan Proposed
- o L(-2)022 Rev P01: Second Floor Plan Proposed
- o L(-3)001 Rev P01: 39-41 Thomas Street Rear Service Yard Elevation New Condenser Location (Received 25/06/2024)
- o L(-4)006 Rev P01: Thomas Street Elevation - West Elevation Proposed (Received 11/07/2024)
- o Design and Access Statement (Prepared by GA Studio; Dated April 2024)
- o Operating Policy (Prepared by Defaqto Leisure LTD; Dated 05/04/2024)
- o Noise Impact Assessment (Prepared by Braiden Acoustics LTD; Dated 31/05/2024; Received 07/06/2024)
- o PLA-M R32 Product Specification
- o Email Correspondence RE Acoustics (Prepared by GA Studio; Dated and Received 02/08/2024)

Stamped as received by the City Council as Local Planning authority on 08/04/2024 unless stated 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) a) The hours of operation of the development hereby approved shall be personal to the applicant Mr Martin James Gibson and/or named business partner Mr Andrew McCallum, and shall not operate outside the following hours:-

- o Sunday to Tuesday 07:00 to 01:00
- o Wednesday to Thursday 07:00 to 02:00
- o Friday to Saturday 07:00 to 03:00

For the avoidance of doubt should the applicant Mr Martin James Gibson and/or named business partner Mr Andrew McCallum, no longer occupy and operate the premises in full then the hours of operation shall accord with part b of this condition.

b) Should the premises no longer be occupied and operated in full by the applicant Mr Martin James Gibson and/or named business partner Mr Andrew McCallum, the development hereby approved shall not operate outside of the following hours:-

07.00 to 00.30 Sunday to Thursday; and
07.00 to 01.30 Friday and Saturday.

Reason - In the interests of residential amenity in these exceptional circumstances in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) a) The development shall be carried out in accordance with the submitted acoustic report (Prepared by Braiden Acoustics LTD; Dated 31/05/2024; Received 07/06/2024), the PLA-M R32 product specification (Prepared by Mitsubishi Electric; Received 25/06/2024) and the email correspondence relating to acoustics (Prepared by GA Studio; Dated and Received 02/08/2024).

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, that shall validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report, shall be submitted to and approved in writing by the Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

5) a) Externally mounted plant shall be installed in accordance with the submitted acoustic report (Prepared by Braiden Acoustics LTD; Dated 31/05/2024; Received 07/06/2024) and the PLA-M R32 product specification (Prepared by Mitsubishi Electric; Received 25/06/2024). 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.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

6) a) Prior to the commencement of the external works as shown on drawing no.L(-4)006 Rev P01, final details of the design and making good of the shopfront and redundant fixing points shall

be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) Prior to the first occupation of the development, a report that shall verify that the approved external works to the property's front elevation and any necessary repairs works, have been undertaken and completed, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans and to achieve a high quality design, pursuant to policies SP1, EN1, EN3 and DM1, and Saved Unitary Development Plan Policy DC18.

7) a) Prior to the use of the application site as a Class E(a) restaurant/café use, or in any provision equivalent to that class, a scheme detailing the means of extraction and discharge of fumes, vapours and odours shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure any proposed flues are sensitively located and terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties. The development shall then proceed in accordance with the approved details which shall then be retained for the lifetime of the development.

b) Prior to commencement of the use hereby approved a verification report confirming the installation of the measures approved under part a of this condition will be submitted to and approved in writing by the Local Planning Authority

Reason - In order to safeguard the amenities of occupiers of neighbouring properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

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

Monday to Saturday 07:30 to 20:00

Sundays/Bank Holidays 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

9) Refuse storage and disposal shall be carried out in accordance with the measures detailed within the submitted Design & Access Statement (Prepared by Defaqto Leisure LTD; Dated April 2024; Received 08/04/2024) and in the submitted Operating Policy statement (Prepared by Defaqto Leisure Ltd; Dated 05/04/2024; Received 08/04/2024) and be adhered to for the lifetime of the development.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) The development shall operate in accordance with the measures detail in the submitted Operating Policy statement (Prepared by Defaqto Leisure Ltd; Dated 05/04/2024; Received 08/04/2024) at all times for the lifetime of the development.

Reason - In the interest of preventing public nuisance, crime and disorder, as well as in the interest of public safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network Management teams via Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

First Floor Front, 44 Edge Street, Manchester, M4 1HN
49 - 51 Thomas Street, Manchester, M4 1NA
43 Thomas Street, Manchester, M4 1NA
Basement, 40 Thomas Street, Manchester, M4 1ER
39A Edge Street, Manchester, M4 1HW
50 - 56 Copperas Street, Manchester, M4 1HS
First Floor, 42 Edge Street, Manchester, M4 1HN
Flat 3, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 6, Bollin House, 26 Edge Street, Manchester, M4 1HN
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ
First Floor Rear, 44 Edge Street, Manchester, M4 1HN
38 Thomas Street, Manchester, M4 1ER
Ground Floor, 40 Thomas Street, Manchester, M4 1ER
46 - 48 Copperas Street, Manchester, M4 1HS
45 Edge Street, Manchester, M4 1HW
First And Second Floor, 36 - 40 Edge Street, Manchester, M4 1HN
22 Edge Street, Manchester, M4 1HN
31 Thomas Street, Manchester, M4 1NA
Apartment 402, 34 Copperas Street, Manchester, M4 1BJ
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ
53 - 55 Thomas Street, Manchester, M4 1NA
28 Edge Street, Manchester, M4 1HN
45B Edge Street, Manchester, M4 1HW
Flat 13, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 11, Bollin House, 26 Edge Street, Manchester, M4 1HN
Apartment 307, 34 Copperas Street, Manchester, M4 1BJ
Apartment 305, 34 Copperas Street, Manchester, M4 1BJ
42 Edge Street, Manchester, M4 1HN
42 - 46 Thomas Street, Manchester, M4 1ER
Flat 7, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 9, Bollin House, 26 Edge Street, Manchester, M4 1HN
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ
Deadstock General Store, 46 Edge Street, Manchester, M4 1HN
34 - 36 Thomas Street, Manchester, M4 1ER
First Floor, 40 Thomas Street, Manchester, M4 1ER
Part Ground Floor, 28 Edge Street, Manchester, M4 1HN
Second Floor, 42 Edge Street, Manchester, M4 1HN
Flat 2, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 8, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 1, Bollin House, 26 Edge Street, Manchester, M4 1HN
35 - 37 Thomas Street, Manchester, M4 1NA
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ

Apartment 205, 34 Copperas Street, Manchester, M4 1BJ
Apartment 406, 34 Copperas Street, Manchester, M4 1BJ
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ
44 Edge Street, Manchester, M4 1HN
Second Floor, 44 Edge Street, Manchester, M4 1HN
HOLT & MARSH (ENGRAVERS) LIMITED, Second Floor, 40 Thomas Street, Manchester, M4 1ER
Flat 5, Bollin House, 26 Edge Street, Manchester, M4 1HN
39B Edge Street, Manchester, M4 1HW
A PLACE CALLED COMMON, 39 - 45 Edge Street, Manchester, M4 1HW
36 - 40 Edge Street, Manchester, M4 1HN
45 - 47 Thomas Street, Manchester, M4 1NA
First Floor Gymnasium, 35 - 37 Thomas Street, Manchester, M4 1NA
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ
40 Thomas Street, Manchester, M4 1ER
48 Thomas Street, Manchester, M4 1ER
45A Edge Street, Manchester, M4 1HW
Flat 10, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 4, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 12, Bollin House, 26 Edge Street, Manchester, M4 1HN
Flat 14, Bollin House, 26 Edge Street, Manchester, M4 1HN
Second Floor, 35 - 37 Thomas Street, Manchester, M4 1NA
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ
33 Thomas Street, Manchester, M4 1NA
23 - 37 Edge Street, Manchester, M4 1HW
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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 - Smithfield Conservation Area 1987
Area Team Boundary - Name: CENTRAL