MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139360/JO/2024
Date registered valid:	23 February 2024
Proposal:	Variation of condition 10 (Servicing Hours) attached to application reference 131730/JO/2021 as amended by 139154/NMC/2024
Address:	Land Off Oldham Street And Spear Street, Manchester, M4 1LF
Ward(s):	Piccadilly Ward
Applicant:	Kempton Homes
Agent (if any):	Mrs Caroline Payne Emery Planning
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	17 April 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 19 March 2024

Standard consultations:
Printed: 5 March 2024 Expired: 26 March 2024

Neighbour notifications
Printed: 5 March 2024 Expired: 26 March 2024

Site notice
Posted: 19 March 2024 Expired: 11 April 2024

Press advert
Published: 12 March 2024 Expired: 26 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II Listed

Conservation area: Stevenson Square Conservation Area 1987 Stevenson Square (Extension) Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

This application relates to a recently completed building at 76-82 Oldham Street (Block A) and 70 Spear Street (Block B). The buildings are separated by Spear Street. The site was redeveloped following a fire in 2013 that resulted in the loss of all but one of the buildings on site including the substantial art deco building that was formerly Dobbins department store. The building remaining on site was located at 5 Warwick Street and was a two story brick built building constructed in the 1930's that has seen some incremental change.

The site is within the Stevenson Square Conservation Area and opposite the Smithfield Conservation Area. Grade II Listed buildings at 132 Oldham Street, 105 Oldham Street, 66 Oldham Street are close to the site and the Grade II Listed former worker's cottages at 4-8 Bradley Street are opposite the site.

Other uses in the immediate area include offices, residential apartments, creative industries, shops, bars and restaurants. The adjoining property at 84-86 Oldham Street, is used for residential purposes. There are other nearby residential properties at 2 Houldsworth Street, 60a Oldham Street, 89-95 Oldham Street, 90-94 Oldham Street, 99 Oldham Street, 105 Oldham Street, 119 Oldham Street, 127 Oldham Street, 82 Tib Street, 100 Tib Street and 110-112 Tib Street.

Planning permission was granted on 30th August 2016 for the demolition of the existing building and all site structures and the construction of 2no. mixed use buildings (Application referenced: 110074/FO/2015/C2).

Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs.

Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.

Two applications referenced CDN/18/0327 and CDN/18/0389 were submitted in 2018 to discharge conditions 3 (Archaeology), 4 (Contaminated Land), 5 (Construction Management Plan), 6 (Flood Risk), 8 (NSE4 - Noise - Residential Accommodation), 14 (Waste Management), 16 (Wheel Wash), 17 (Materials to be Approved), 19 (Lightwells), 24 (Photovoltaics) and 27 (TV Signal - Impact Area Known). Conditions 3, 4 and 27 have been part discharged and condition 19 has been discharged.

An application to vary planning permission referenced 120586/JO/2018 to vary Condition 10 (Fumes, Vapours and Odours) to allow the submission of the information 'prior to the occupation of each individual unit' rather than 'prior to the commencement of development' was approved on 3rd January 2019

An application to vary planning permission referenced 126531/JO/2020 to vary Conditions 2 (Approved Drawings and Documents), 3 (Archaeology) and 16 (Materials to be Approved) and remove Condition 18 (Lightwells) imposed upon planning approval reference 120586/JO/2018 to accommodate changes to the design required in order to satisfy necessary performance criteria and technical compliance including changes to apartment layouts, staircases, waste storage, cycle storage, smoke ventilation measures, louvres, passenger lifts, risers, plant spaces, roof vents, photovoltaics, green/blue roofs to both blocks, corridors, floor slab, stall risers, window openings and brick banding.

An application to vary planning permission referenced 131730/JO/2021 to vary conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020.

Description of development

Planning permission is now sought to vary Condition 10 (Servicing Hours) of application referenced 131730/JO/2021. The approved servicing hours are:

No loading or unloading shall be carried out on the site outside the hours of:

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

The proposed servicing hours are:

Unit 1, Block B:
06:30 to 20:00 - Monday to Saturday,
07:30 to 18:00 - Sundays/Bank Holidays

All other commercial units:
07:30 to 20:00 - Monday to Saturday,
10:00 to 18:00 - Sundays/Bank Holidays

The applicant has also advised that the change could be restricted to the use as a bakery.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting the setting of a listed building, affecting the setting of a conservation area and as being a major development, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals. 1no. objection from a director of the Burton Building representing 18 freehold shareholders of The Burton Building has been received and is summarised as follows:

We are concerned that the additional hours of operation, in particular the 07:30 start on a Sunday (from 10:00) may be disruptive.

1no. letter of support has been received and is summarised as follows:

I think the amendment of loading times is fine and the addition of the bakery and other businesses to the area will be a very positive step.

The considerations made by the bakery, seen in the current practice at the Radium Street site, are reassuring and I would hope that the other businesses in the units would also consider their activities to this level.

Highway Services - Confirmed no objections.

Environmental Health - Commented as follows:

The submitted acoustic report is from when the development was proposed and so contains a baseline noise survey. No noise assessment of the proposed servicing/delivery operations at the times proposed within the variation of hours has been provided. It cannot therefore be determined if the proposal will have any unduly harmful impact on amenity.

Issues

The main issues for consideration relate to the impact of the proposed amendment to the servicing hours on residential amenity. The main polices that relate to the proposal are Polices SP1 (Spatial Principles), CC7 (Mixed Uses) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1 to 10.4 (Food and Drink) and DC26 (Development and Noise) and 8 and 12 of the National Planning Policy Framework (NPPF) and Policy JP-P1 and JP-P6 of Greater Manchester's emerging Places for Everyone Guidance.

Residential Amenity and the amenity of surrounding occupiers -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance. The closest residential accommodation is the Burton Building at 90-94 Oldham Street on the opposite side of Houldsworth Street to Block B (subject of this application) and there are other residential properties close by.

The City Council's Environmental Health Service requested the submission of a noise assessment of the proposed servicing/delivery operations at the times proposed within the variation of hours. Without this they could not be sure that the noise from the extended times for serving of the proposed operation would not cause any unduly harmful impact on amenity as a result of additional noise and disturbance.

The deficient information received means that the application is not supported by the required justification. Due to this there is a risk that the early morning deliveries could cause an unduly harmful impact on amenity in particular to the residents of the Burton Building.

Unacceptably high noise levels would cause disturbance to residents, nearby office workers and hotel guests and would cause issues for surrounding occupiers including sleep problems and concentration problems. The use as currently proposed would work against the creation of sustainable communities and places for these reasons.

The applicant was given chance to withdraw this application but didn't do so. The application will therefore be refused.

Given the above the proposals are considered to be contrary to Policies SP1, CC7 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity and Policy JP-P1 and JP-P6 of Greater Manchester's emerging Places for Everyone Guidance, Government Guidance contained in Section 8 (Promoting healthy and safe communities) and Section 12 (Achieving Well Designed Places).

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 polices 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: Refuse

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed extension of servicing hours for Unit 1 Block B of the building, particularly early mornings, would constitute a potential noise nuisance and would result in an unduly harmful impact on surrounding residential amenity particularly residential accommodation at the Burton Building, 90-94 Oldham Street on the opposite side of Houldsworth Street to Block B and in the vicinity of the site. The proposal is contrary to Policies DM1 (Development Management), CC4 (Tourism, Culture and Leisure) and SP1 (Spatial Principles) and saved Unitary Development Plan Policies DC10.1 and 10.4 (Food and Drink Uses), DC26 (Development and Noise) and Policy JP-P 1 (Sustainable Places) JP-P 6 (Health) of Greater Manchester's emerging Places for Everyone Guidance, Government Guidance contained in Section 8 (Promoting healthy and safe communities.

2) There is insufficient evidence to demonstrate that the noise levels generated by the extended servicing hours for Unit 1 of Block B of the development, would not cause unacceptable noise levels. In particular it has not been possible to demonstrate that the proposal would not cause any unduly harmful impacts on nearby residential accommodation at the Burton Building, 90-94 Oldham Street, which is located on the opposite of Houldsworth Street to Block B. The proposal would therefore be contrary to policies CC7 (Mixed Uses), DM1 (Development Management) and SP1 (Spatial Principles) of the Core Strategy and saved policy DC26 (Development and Noise) of the Unitary Development Plan, Policy JP-P 1 (Sustainable Places) JP-P 6 (Health) of Greater Manchester's emerging Places for Everyone Guidance, Government Guidance contained in Section 8 (Promoting healthy and safe communities).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 5, Spear Building, 53 Spear Street, Manchester, M1 1DF
70 Tib Street, Manchester, M4 1LG
72 Tib Street, Manchester, M4 1LG
CLEVER BEANS LTD, Second Floor, 72 Tib Street, Manchester, M4 1LG
95 Oldham Street, Manchester, M4 1LW
Flat 6, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 2, 100 Tib Street, Manchester, M4 1LR
98 Tib Street, Manchester, M4 1LR
61 - 63 Spear Street, Manchester, M1 1DF
62 Oldham Street, Manchester, M4 1LE
64 Oldham Street, Manchester, M4 1LE
Second Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 6, 60A Oldham Street, Manchester, M4 1LE
Flat 3, 60A Oldham Street, Manchester, M4 1LE
60A Oldham Street, Manchester, M4 1LE
Third Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 2, 2 Houldsworth Street, Manchester, M1 1EJ
129 Oldham Street, Manchester, M4 1LN
Flat 2, 127 Oldham Street, Manchester, M4 1LN
Flat 25, 5 Warwick Street, Manchester, M1 1AU
Flat 13, 5 Warwick Street, Manchester, M1 1AU
Room 6, 5 Swan Street, Manchester, M4 5JJ
WORK SOLUTIONS, 116 Tib Street, Manchester, M4 1LR
Flat 18, 70 Spear Street, Manchester, M1 1AW
Flat 22, 5 Warwick Street, Manchester, M1 1AU
Flat 46, 5 Warwick Street, Manchester, M1 1AU
Flat 31, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 5 Warwick Street, Manchester, M1 1AU
Flat 43, 5 Warwick Street, Manchester, M1 1AU
Flat 48, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 84 - 86 Oldham Street, Manchester, M4 1LF
86 Oldham Street, Manchester, M4 1LF
73 - 75 Lever Street, Manchester, M1 1FZ
Basment Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Commonwealth House, 22 - 30 Great Ancoats Street, Manchester, M4 5AB
79 Lever Street, Manchester, M1 1FL
6 - 8 Houldsworth Street, Manchester, M1 1EJ
4 Houldsworth Street, Manchester, M1 1EJ
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Unit G6, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
55 - 59 Spear Street, Manchester, M1 1DF
Flat 6, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 1, Spear Building, 53 Spear Street, Manchester, M1 1DF
Spear Building, 53 Spear Street, Manchester, M1 1DF
47 Lever Street, Manchester, M1 1FN
Flat 2, 99 Oldham Street, Manchester, M4 1BA
Flat 3, 99 Oldham Street, Manchester, M4 1BA
Flat 4, 99 Oldham Street, Manchester, M4 1BA
Flat 10, 89 - 95 Oldham Street, Manchester, M4 1LW

91 - 95 Oldham Street, Manchester, M4 1LW
Flat 8, 89 - 95 Oldham Street, Manchester, M4 1LW
Basement And Ground Floor, 107 Oldham Street, Manchester, M4 1LW
Flat 1, Reb's Den, 82 Tib Street, Manchester, M4 1LG
80 Tib Street, Manchester, M4 1LG
78 - 80 Tib Street, Manchester, M4 1LG
101 - 103 Oldham Street, Manchester, M4 1LW
Flat 9, 60A Oldham Street, Manchester, M4 1LE
117 Oldham Street, Manchester, M4 1LN
Flat 10, 104 Tib Street, Manchester, M4 1LR
Flat 1, 2 Houldsworth Street, Manchester, M1 1EJ
Flat 8, 127 Oldham Street, Manchester, M4 1LN
Flat 34, 5 Warwick Street, Manchester, M1 1AU
Flat 40, 5 Warwick Street, Manchester, M1 1AU
Flat 53, 5 Warwick Street, Manchester, M1 1AU
Flat 18, 5 Warwick Street, Manchester, M1 1AU
Room 1, 5 Swan Street, Manchester, M4 5JJ
Room 2, 5 Swan Street, Manchester, M4 5JJ
Room 4, 5 Swan Street, Manchester, M4 5JJ
143 - 147 Oldham Street, Manchester, M4 1LN
Flat 60, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 5 Warwick Street, Manchester, M1 1AU
Flat 69, 5 Warwick Street, Manchester, M1 1AU
Flat 59, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 70 Spear Street, Manchester, M1 1AW
Flat 14, 70 Spear Street, Manchester, M1 1AW
Flat 11, 70 Spear Street, Manchester, M1 1AW
Flat 10, 70 Spear Street, Manchester, M1 1AW
6 Bradley Street, Manchester, M1 1EH
75 Lever Street, Manchester, M1 1FL
Ground Floor, 73 Lever Street, Manchester, M1 1FL
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AB
10 Bradley Street, Manchester, M1 1EH
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
51 Lever Street, Manchester, M1 1FN
Sixth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G3, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 9, 99 Oldham Street, Manchester, M4 1BA
Flat 6, 99 Oldham Street, Manchester, M4 1BA
Flat 1, 99 Oldham Street, Manchester, M4 1BA
89 - 95 Oldham Street, Manchester, M4 1LW
Basement, 91 - 95 Oldham Street, Manchester, M4 1LW
90 Tib Street, Manchester, M4 1LG
Flat 4, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 1, 105 Oldham Street, Manchester, M4 1LW
Flat 2, 105 Oldham Street, Manchester, M4 1LW
Second Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
Flat 1, 100 Tib Street, Manchester, M4 1LR
Ground Floor, 98 Tib Street, Manchester, M4 1LR
62A Oldham Street, Manchester, M4 1LE
First Floor, 107 Oldham Street, Manchester, M4 1LW
108 Tib Street, Manchester, M4 1LR
Flat 1, 119 Oldham Street, Manchester, M4 1LN

Flat 11, 104 Tib Street, Manchester, M4 1LR
Flat 5, 104 Tib Street, Manchester, M4 1LR
7 - 9 Swan Street, Manchester, M4 5JJ
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
1 Houldsworth Street, Manchester, M1 1EJ
88 Oldham Street, Manchester, M4 1LF
Flat 4, 2 Houldsworth Street, Manchester, M1 1EJ
133 Oldham Street, Manchester, M4 1LN
Flat 1, 127 Oldham Street, Manchester, M4 1LN
Flat 71, 5 Warwick Street, Manchester, M1 1AU
Flat 4, 5 Warwick Street, Manchester, M1 1AU
Room 13, 5 Swan Street, Manchester, M4 5JJ
Flat 8, 5 Warwick Street, Manchester, M1 1AU
Flat 19, 5 Warwick Street, Manchester, M1 1AU
Flat 62, 5 Warwick Street, Manchester, M1 1AU
Flat 58, 5 Warwick Street, Manchester, M1 1AU
Flat 11, 5 Warwick Street, Manchester, M1 1AU
Flat 66, 5 Warwick Street, Manchester, M1 1AU
Flat 65, 5 Warwick Street, Manchester, M1 1AU
Flat 21, 5 Warwick Street, Manchester, M1 1AU
Flat 51, 5 Warwick Street, Manchester, M1 1AU
Flat 42, 5 Warwick Street, Manchester, M1 1AU
Flat 27, 70 Spear Street, Manchester, M1 1AW
Flat 2, 70 Spear Street, Manchester, M1 1AW
Flat 5, 70 Spear Street, Manchester, M1 1AW
Flat 9, 127 Oldham Street, Manchester, M4 1LN
Flat 14, 5 Warwick Street, Manchester, M1 1AU
Flat 26, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 5 Warwick Street, Manchester, M1 1AU
Flat 55, 5 Warwick Street, Manchester, M1 1AU
Room 9, 5 Swan Street, Manchester, M4 5JJ
135 - 141 Oldham Street, Manchester, M4 1LN
Flat 36, 5 Warwick Street, Manchester, M1 1AU
Flat 72, 5 Warwick Street, Manchester, M1 1AU
Flat 29, 5 Warwick Street, Manchester, M1 1AU
Flat 49, 5 Warwick Street, Manchester, M1 1AU
Flat 28, 5 Warwick Street, Manchester, M1 1AU
Flat 56, 5 Warwick Street, Manchester, M1 1AU
Flat 38, 5 Warwick Street, Manchester, M1 1AU
Flat 5, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 6, 70 Spear Street, Manchester, M1 1AW
First Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Ground Floor, 79 Lever Street, Manchester, M1 1FL
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 2, Spear Building, 53 Spear Street, Manchester, M1 1DF
74 Tib Street, Manchester, M4 1LG
Third Floor, 72 Tib Street, Manchester, M4 1LG
Flat 7, 99 Oldham Street, Manchester, M4 1BA
Flat 9, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 7, 89 - 95 Oldham Street, Manchester, M4 1LW
Retrograde Clothing, 84 Tib Street, Manchester, M4 1LG
Flat 5, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat 3, 105 Oldham Street, Manchester, M4 1LW
Flat At, Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
Third Floor Flat, 62A Oldham Street, Manchester, M4 1LE
First Floor, 62A Oldham Street, Manchester, M4 1LE
Flat 4, 60A Oldham Street, Manchester, M4 1LE
60 Oldham Street, Manchester, M4 1LE
Flat 3, 127 Oldham Street, Manchester, M4 1LN
Flat 1, 110 - 112 Tib Street, Manchester, M4 1LR
123 Oldham Street, Manchester, M4 1LN
106A Tib Street, Manchester, M4 1LR
Flat 8, 104 Tib Street, Manchester, M4 1LR
Flat 4, 104 Tib Street, Manchester, M4 1LR
Flat 2, 104 Tib Street, Manchester, M4 1LR
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 4, 127 Oldham Street, Manchester, M4 1LN
Flat 20, 70 Spear Street, Manchester, M1 1AW
Flat 23, 70 Spear Street, Manchester, M1 1AW
Flat 12, 70 Spear Street, Manchester, M1 1AW
Flat 21, 70 Spear Street, Manchester, M1 1AW
Second Floor, 73 - 75 Lever Street, Manchester, M1 1FZ
Basement, 73 Lever Street, Manchester, M1 1FL
Off The Square, 65 - 67 Lever Street, Manchester, M1 1FL
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Unit G5, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
First Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 7, Spear Building, 53 Spear Street, Manchester, M1 1DF
97 Oldham Street, Manchester, M4 1LW
Flat 6, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 5, 89 - 95 Oldham Street, Manchester, M4 1LW
109 Oldham Street, Manchester, M4 1LW
Flat 8, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 7, Reb's Den, 82 Tib Street, Manchester, M4 1LG
Flat 3, 100 Tib Street, Manchester, M4 1LR
100 Tib Street, Manchester, M4 1LR
Flat 7, 60A Oldham Street, Manchester, M4 1LE
Flat 5, 60A Oldham Street, Manchester, M4 1LE
Flat 8, 60A Oldham Street, Manchester, M4 1LE
Flat 2, 110 - 112 Tib Street, Manchester, M4 1LR
Flat 2, 119 Oldham Street, Manchester, M4 1LN
Flat 7, 104 Tib Street, Manchester, M4 1LR
First Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
131 Oldham Street, Manchester, M4 1LN
Flat 27, 5 Warwick Street, Manchester, M1 1AU
Flat 32, 5 Warwick Street, Manchester, M1 1AU
Flat 20, 5 Warwick Street, Manchester, M1 1AU
Room 10, 5 Swan Street, Manchester, M4 5JJ
Room 5, 5 Swan Street, Manchester, M4 5JJ
Room 3, 5 Swan Street, Manchester, M4 5JJ
The Quick Brown Fox, 1 - 3 Swan Street, Manchester, M4 5JJ
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
Flat 23, 5 Warwick Street, Manchester, M1 1AU

Flat 33, 5 Warwick Street, Manchester, M1 1AU
Flat 44, 5 Warwick Street, Manchester, M1 1AU
Flat 1, 70 Spear Street, Manchester, M1 1AW
Flat 61, 5 Warwick Street, Manchester, M1 1AU
Flat 68, 5 Warwick Street, Manchester, M1 1AU
Flat 10, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 1, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 17, 70 Spear Street, Manchester, M1 1AW
Flat 16, 70 Spear Street, Manchester, M1 1AW
Flat 7, 70 Spear Street, Manchester, M1 1AW
Flat 22, 70 Spear Street, Manchester, M1 1AW
Flat 24, 70 Spear Street, Manchester, M1 1AW
First Floor, 73 - 75 Lever Street, Manchester, M1 1FL
69 - 71 Lever Street, Manchester, M1 1FL
Second Floor, 69 - 71 Lever Street, Manchester, M1 1FL
65 - 67 Lever Street, Manchester, M1 1FL
22 Great Ancoats Street, Manchester, M4 5AB
81 Lever Street, Manchester, M1 1FL
8 Bradley Street, Manchester, M1 1EH
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Unit G4, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 3, Spear Building, 53 Spear Street, Manchester, M1 1DF
51 Spear Street, Manchester, M1 1DF
Flat 1, 89 - 95 Oldham Street, Manchester, M4 1LW
105 Oldham Street, Manchester, M4 1LW
First Floor And Second Floor, 3 Whittle Street, Manchester, M4 1LT
102 Tib Street, Manchester, M4 1LR
68 - 70 Oldham Street, Manchester, M4 1LF
Castle Hotel, 66 Oldham Street, Manchester, M4 1LE
TONI&GUY, Ground Floor And Basement, 60A Oldham Street, Manchester, M4 1LE
110 - 112 Tib Street, Manchester, M4 1LR
Flat 3, 2 Houldsworth Street, Manchester, M1 1EJ
2A Houldsworth Street, Manchester, M1 1EJ
Flat 6, 127 Oldham Street, Manchester, M4 1LN
Flat 9, 5 Warwick Street, Manchester, M1 1AU
Room 7, 5 Swan Street, Manchester, M4 5JJ
Flat 2, 5 Warwick Street, Manchester, M1 1AU
Flat 15, 5 Warwick Street, Manchester, M1 1AU
Flat 67, 5 Warwick Street, Manchester, M1 1AU
Flat 45, 5 Warwick Street, Manchester, M1 1AU
Flat 39, 5 Warwick Street, Manchester, M1 1AU
Flat 70, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 4, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 26, 70 Spear Street, Manchester, M1 1AW
Flat 8, 70 Spear Street, Manchester, M1 1AW
4 Bradley Street, Manchester, M1 1EH
73 Lever Street, Manchester, M1 1FL
Second Floor, 79 Lever Street, Manchester, M1 1FL
77 Lever Street, Manchester, M1 1FL
Buckley Frayne Estate Agents, 6 - 14 Great Ancoats Street, Manchester, M4 5AZ
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ

City Warehouse Apartments, 4 Great Ancoats Street, Manchester, M4 5AZ
Unit G1, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G2, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Fifth Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Unit G7, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Flat 4, Spear Building, 53 Spear Street, Manchester, M1 1DF
First Floor, 72 Tib Street, Manchester, M4 1LG
Flat 5, 99 Oldham Street, Manchester, M4 1BA
Flat 8, 99 Oldham Street, Manchester, M4 1BA
93 Oldham Street, Manchester, M4 1LW
91 Oldham Street, Manchester, M4 1LW
Flat 4, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 2, Reb's Den, 82 Tib Street, Manchester, M4 1LG
First Floor, 101 - 103 Oldham Street, Manchester, M4 1LW
111 - 115 Oldham Street, Manchester, M4 1LN
Flat 1, 60A Oldham Street, Manchester, M4 1LE
Flat 2, 60A Oldham Street, Manchester, M4 1LE
60B Oldham Street, Manchester, M4 1LE
Flat 9, 104 Tib Street, Manchester, M4 1LR
Second Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Serviced Apartment 1, 131A Oldham Street, Manchester, M4 1LN
Flat 2, 131A Oldham Street, Manchester, M4 1LN
Flat 30, 5 Warwick Street, Manchester, M1 1AU
Flat 41, 5 Warwick Street, Manchester, M1 1AU
Flat 52, 5 Warwick Street, Manchester, M1 1AU
Flat 63, 5 Warwick Street, Manchester, M1 1AU
Flat 57, 5 Warwick Street, Manchester, M1 1AU
Flat 54, 5 Warwick Street, Manchester, M1 1AU
Flat 35, 5 Warwick Street, Manchester, M1 1AU
Flat 37, 5 Warwick Street, Manchester, M1 1AU
Room 8, 5 Swan Street, Manchester, M4 5JJ
Room 14, 5 Swan Street, Manchester, M4 5JJ
Room 11, 5 Swan Street, Manchester, M4 5JJ
Room 12, 5 Swan Street, Manchester, M4 5JJ
Flat 64, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 70 Spear Street, Manchester, M1 1AW
Flat 13, 70 Spear Street, Manchester, M1 1AW
Flat 4, 70 Spear Street, Manchester, M1 1AW
Flat 7, 5 Warwick Street, Manchester, M1 1AU
Flat 17, 5 Warwick Street, Manchester, M1 1AU
Flat 24, 5 Warwick Street, Manchester, M1 1AU
Flat 12, 5 Warwick Street, Manchester, M1 1AU
Flat 2, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 9, 70 Spear Street, Manchester, M1 1AW
Flat 25, 70 Spear Street, Manchester, M1 1AW
Ground Floor, 69 - 71 Lever Street, Manchester, M1 1FL
49 Lever Street, Manchester, M1 1FN
Flat 8, Spear Building, 53 Spear Street, Manchester, M1 1DF
Flat 10, 99 Oldham Street, Manchester, M4 1BA
Flat 3, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 2, 89 - 95 Oldham Street, Manchester, M4 1LW
Flat 3, Reb's Den, 82 Tib Street, Manchester, M4 1LG

Flat Above, 98 Tib Street, Manchester, M4 1LR
Ground Floor, 3 Whittle Street, Manchester, M4 1LT
107 Oldham Street, Manchester, M4 1LW
125 Oldham Street, Manchester, M4 1LN
106 Tib Street, Manchester, M4 1LR
Basement And Ground Floor, 119 Oldham Street, Manchester, M4 1LN
Flat 3, 104 Tib Street, Manchester, M4 1LR
Flat 6, 104 Tib Street, Manchester, M4 1LR
104 Tib Street, Manchester, M4 1LR
Flat 1, 104 Tib Street, Manchester, M4 1LR
Basement And Ground Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 5, 127 Oldham Street, Manchester, M4 1LN
Flat 7, 127 Oldham Street, Manchester, M4 1LN
Flat 47, 5 Warwick Street, Manchester, M1 1AU
Flat 3, 5 Warwick Street, Manchester, M1 1AU
5 Swan Street, Manchester, M4 5JJ
Room 15, 5 Swan Street, Manchester, M4 5JJ
Flat 16, 5 Warwick Street, Manchester, M1 1AU
Flat 6, 5 Warwick Street, Manchester, M1 1AU
Flat 50, 5 Warwick Street, Manchester, M1 1AU
Flat 7, 84 - 86 Oldham Street, Manchester, M4 1LF
Flat 8, 84 - 86 Oldham Street, Manchester, M4 1LF
84 - 86 Oldham Street, Manchester, M4 1LF
Flat 19, 70 Spear Street, Manchester, M1 1AW
Flat 28, 70 Spear Street, Manchester, M1 1AW
First Floor, 79 Lever Street, Manchester, M1 1FL
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ

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 - Stevenson Square Conservation Area 1987
Conservation Area - Stevenson Square (Extension) 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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL