MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139580/JO/2024
Date registered valid:	20 March 2024
Proposal:	Variation of conditions 10 (Servicing), 19 (BREEAM) and 30 (Use Restriction) attached to application ref no 131730/JO/2021
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:	Approve
Date of recommendation:	14 May 2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 3 April 2024

Standard consultations:
Printed: 2 April 2024 Expired: 23 April 2024

Neighbour notifications
Printed: 2 April 2024 Expired: 23 April 2024

Site notice
Posted: 3 April 2024 Expired: 24 April 2024

Press advert
Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Stevenson Square Conservation Area 1987 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 was approved in November 2020

An application 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 referenced 126531/JO/2020 was approved in February 2022.

An application referenced 139360/JO/2024 to vary condition 10 (Servicing Hours) attached to application referenced 131730/JO/2021 was refused in April 2024 due to impact on residential amenity and insufficient information.

Description of development

Planning permission is now sought to vary the following conditions of application referenced 131730/JO/2021:

Condition 10 (Servicing Hours).

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.

Condition 19 (BREEAM)

To take into account the submitted certificate that confirms that the building achieved a 'Very Good' score.

Condition 30 (Use Restriction)

To allow the commercial areas of both Block A and Block B to be subdivided. The principle of the use of the units for commercial purposes would not change and the overall quantity of retail floorspace would remain as existing.

An application referenced 139862/NMC/2024 has been submitted to make a non-material amendment to application referenced 131730/JO/2021 to extend the timescales for submission of details towards conditions 7 (non-residential accommodation), 16 (Pavements) and 18 (Travel plan).

Consultations & Notification Responses

Highway Services - Advised the following:

The Highways Team have no objections to the variation of the servicing condition.

Associated vehicles will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

Environmental Health - Confirmed acceptability of the extended servicing hours.

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 - No responses were received.

Issues

The main issues for considerations relate to the impact of the proposals on residential amenity, the amenity of surrounding occupiers, crime and disorder and regeneration. The main polices that relate to the proposal are Polices Policy CC1 (Primary Economic Development Focus (City Centre and fringe), Policy CC4 (Visitors, tourist, culture and leisure), SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved

policy DC26 and DC10.1 and 10.4 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester and Sections 6 (Building a strong and competitive economy) and 7 (Ensuring the Vitality of Town Centres) of the National Planning Policy Framework (NPPF).

Residential Amenity

Condition 10 (Servicing Hours) -

The principle of the proposed use has been established by the previous approvals. However, the impact that the extended servicing hours may have on nearby residents has to be considered carefully. The objective is to create a diverse mix of uses within the City Centre and within the Northern Quarter specifically and this inevitably involves the location of uses such as restaurants and bakeries in close proximity to residential accommodation and this is the case with this application. In such circumstances, it is necessary to ensure that measures are introduced to mitigate the worse effects that noise generating uses might have on nearby residents. The servicing hours of were limited to the standard hours on the grant of the original permission for this reason.

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 and residential apartments within the upper levels of Block B and across Spear Street within Block A.

A noise assessment for the proposed servicing/delivery operations has been submitted and the City Council's Environmental Health service have confirmed that this document and the measures proposed to minimise noise by the bakery that will occupy the unit are sufficient and have confirmed that the extended hours are acceptable.

Condition 10 will be amended as requested.

Condition 30 - Use Restriction

Condition 30 currently states that 'No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.' Given this a Full Planning application is required to subdivide the units and the wording of Condition 30 will therefore not be changed as part of this decision. The acceptability of this change can be further and fully assessed in terms of the impacts in a future planning application.

Given the above, and subject to compliance with conditions, the application is considered to comply with policies SP 1, CC4 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1 and 10.4 (Food and Drink) and DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Regeneration

The proposal relates to an important part of the City Centre and the character of the Northern Quarter, the historic buildings and narrow streets and the independent uses that operate there including bars, restaurants and nightclubs form part of Manchester's global offer.

Regeneration is an important planning consideration and there is a need to continue to build on the regeneration that has already taken place within the Northern Quarter and surrounding areas such as Ancoats and the continuing investment in these areas.

Condition 10 (Servicing Hours)

The proposed extension of the servicing hours would allow a bakery to occupy the unit that would bring more variety to the uses in the locality. The measures that would be introduced to the condition to minimise disturbance would also control the impact.

Condition 30 (Use Restriction)

Condition 30 currently states that 'No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.' Given this a Full Planning application is required to subdivide the units and the wording of Condition 30 will therefore not be changed as part of this decision. The change in size of the commercial units could affect the type of occupiers and mix of uses at the site.

Given the above, the proposals are therefore considered to be in accordance with policies SP1, CC1 and CC4 of the Core Strategy and Sections 6 and 7 of the National Planning Policy Framework.

Crime and Disorder

Greater Manchester Police previously confirmed that they had no objections to the extended hours as part of the previous application referenced 139360/JO/2024.

Given the above, the proposals are therefore considered to be in accordance with policies SP1, DM1 of the Core Strategy.

Sustainability -

Confirmation has been submitted that the development has achieved a BREEAM score of 'Very Good.' Therefore Condition 19 can be amended as requested.

Other Alterations to Conditions

Condition 6 (Drainage Verification) has also been amended due to the approval of applications referenced CDN/22/0315, CDN/23/0842 and CDN/24/0700.

Condition 8 (Externally Mounted Equipment) has also been amended due to the approval of applications referenced CDN/22/0315.

Condition 9 (Fumes, Vapours and Odours) has also been amended due to the approval of applications referenced CDN/23/0842 and CDN/24/0700.

Condition 11 (Hours of Operation) has also been amended due to the approval of applications referenced CDN/23/0842 and CDN/24/0700

Condition 12 (Waste Strategy) has also been amended due to the approval of applications referenced CDN/22/0315.

Condition 23 (Secured by Design) has also been amended due to the approval of application referenced CDN/22/0315.

Condition 24 (TV Reception) has also been amended due to the approval of application referenced CDN/22/0315.

Condition 31 (Commercial Waste) has also been amended due to the approval of applications referenced CDN/24/0700.

Conditions 7 (Noise - Non-Residential Accommodation), 16 (Pavements) and 18 (Travel Plan) have also been amended to match the decision of 139862/NMC/2024.

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: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval

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

The drawings referenced:

L(--)307 rev -,
696-SK-001,
696-SK-002,
696-SK-003,
696-SK-004

stamped as received by the City Council as local planning authority on 11th September 2015

A(21)001 rev -,
A(21)002 rev -,
A(21)003 rev -

stamped as received by the City Council as local planning authority on 12th October 2015

SK001 stamped as received by the City Council as local planning authority on 11th November 2015

L(sk)002 rev - stamped as received by the City Council as local planning authority on 20th January 2016

L(--)901 rev A stamped as received by the City Council as local planning authority on 11th February 2016

L(SK)005 rev - stamped as received by the City Council as local planning authority on 3rd March 2016

DE 001 Rev P01 and DR 001 Rev P01 received by the City Council as local planning authority on 11th June 2016

KEM-AB-DR-A(90)02 Rev A and KEM-AB-DR-A(90)03 Rev received by the City Council as local planning authority on 1st June 2018

OLD17-WRI-BB-00-DR-A-(22) 03 received by the City Council as local planning authority on 11 June 2018

OLD17-WRI-BB-00-DR-A-(72)04 and OLD17-WRI-AB-00-DR-A(27)01 Rev A received by the City Council as local planning authority on 2 October 2019

OSM-FEA-BA-00-DP-A-2200
OSM-FEA-BA-01-DP-A-2201 Rev P4
OSM-FEA-BA-02-DP-A-2202 Rev P4
OSM-FEA-BA-03-DP-A-2203 Rev P4
OSM-FEA-BA-04-DP-A-2204 Rev P4
OSM-FEA-BA-05-DP-A-2205 Rev P4
OSM-FEA-BA-06-DP-A-2206 Rev P4
OSM-FEA-BA-07-DP-A-2207 Rev P4
OSM-FEA-BA-R1-DP-A-2209 Rev P4
OSM-FEA-BA-L1-DP-A-2208 Rev P5
OSM-FEA-BB-00-DP-A-2200 Rev P5
OSM-FEA-BB-01-DR-A-2201 Rev P8
OSM-FEA-BB-02-DP-A-2202 Rev P8
OSM-FEA-BB-03-DP-A-2203 Rev P8
OSM-FEA-BB-04-DP-A-2204 Rev P8
OSM-FEA-BB-R1-DP-A-2205 Rev P6
OSM-FEA-BB-L1-DP-A-2206 Rev P4
OSM-FEA-BA-XX-DE-A-3700 Rev P3
OSM-FEA-BA-XX-DE-A-3701 Rev P3
OSM-FEA-BB-XX-DE-A-3701 Rev P3
OSM-FEA-BA-XX-DE-A-3702 Rev P4
OSM-FEA-BB-XX-DE-A-3702 Rev P4
OSM-FEA-BB-XX-DR-A-3703 Rev P4

OSM-FEA-BB-00-PL-A-0010 Rev P1
OSM-FEA-BA-XX-DE-A-3703 Rev P3
OSM-FEA-BA-ZZ-DE-A-3704 Rev P3
OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2
OSM-FEA-BA-L1-PL-A-0004 Rev P2
OSM-FEA-BA-ZZ-DD-A-6605 Rev P5

received by the City Council as local planning authority on 23 September 2024

The Shadow Casting Study prepared by EDSL stamped as received by the City Council as local planning authority on 3rd March 2016
The Vertical Sky Component Calculations stamped as received by the City Council as local planning authority on 3rd March 2016
The Daylight, Sunlight and Overshadowing report stamped as received by the City Council as local planning authority on 3rd March 2016
Points 8, 14, 24, 25, 46 of the Objections Response document stamped as received by the City Council as local planning authority on 8th January 2016
The Design and Access Statement dated 09/2015 rev A prepared by Hodder and partners and stamped as received by the City Council as local planning authority on 5th November 2015
The addendum to the Design and Access Statement, dated 09/2015 rev A prepared by Hodder and Partners in support of planning applications 110074 (2015) and 120586 (2019) received by the City Council as local planning authority on 9 April 2020
The Bauder Photovoltaic Systems product specification document stamped as received by the City Council as local planning authority on 4th March 2016
The Design for Access 2 : Checklist stamped as received by the City Council as local planning authority on 23rd November 2015
The document entitled 'The Review of Low and Zero Carbon Technologies for the provision of Sustainable Building Services to Satisfy Policies EN4 and EN6' stamped as received by the City Council as local planning authority on 25th November 2015
The Demolition Method Statement stamped as received by the City Council as local planning authority on 5th November 2015
The BREEAM UK New Construction 2014 Pre-Assessment Estimator stamped as received by the City Council as local planning authority on 19th November 2015
The Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015
The Transport Statement prepared by WYG referenced A093376 and dated October 2015
The Extended Phase 1 Habitat Survey prepared by bl ecology 0112_15 (RE01) V1 and dated 21st August 2015
Archaeological Desk Based Assessment prepared by Arc Heritage and numbered 2015/36 and dated August 2015
The Report on Preliminary Risk Assessment prepared by Ian Farmer Associates Limited referenced W15/41742 and dated August 2015
The completed Waste Management Proforma
Pedestrian Level Wind Microclimate Assessment Desk Study prepared by RWDI, referenced 1502809-DS and dated 17th August 2015
The Noise Impact Assessment prepared by Hann Tucker Associates referenced 22273/NIA1 Rev A and dated 23rd March 2016
The Television Reception Impact Assessments prepared by GTech Surveys Limited, referenced issue 1.0 and dated 24th August 2015
The Flood Risk Statement prepared by Civic Engineers referenced 696-01 and dated 25th August 2015
Crime Impact Statement prepared by Greater Manchester Police referenced 2015/0654/CIS/01 rev A and dated 24th August 2015
The Mechanical & Electrical Design Proposals Report prepared by S.I.Sealey referenced 12414 rev 03 and dated 16th October 2015

The Phase II Geo-Environmental Site Assessment prepared by e3p and dated January 2017 received by the City Council as local planning authority on 15 May 2018
The Remediation and Enabling Works Strategy prepared by e3p and dated March 2018 received by the City Council as local planning authority on 14 May 2018
The Gas Monitoring Certificate received by the City Council as local planning authority on 22 June 2018,
The Written Scheme of Investigation received by the City Council as local planning authority on 12 June 2018
The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
The Construction Management Plan (CMP) prepared by Wright Investments Limited dated May 2018 received by the City Council as local planning authority on 1 June 2018
The Traffic Management Plan prepared by Curtins dated 7 June 2018 received by the City Council as local planning authority on 11 June 2018
The Below Drainage Specification prepared by Civic Engineers received by the City Council as local planning authority on 11 June 2018
The Waste Management Strategy Revision A received by the City Council as local planning authority on 2 October 2018
The Baseline Television and Television Reception Impact Assessment received by the City Council as local planning authority on 14 May 2018
The Tenancy Agreement Prior to Occupation Commercial Units A3 use received by the City Council as local planning authority on 18 October 2018
The Residential MHVR Datasheet received by the City Council as local planning authority on 2 October 2018
The Commercial and Kitchen Datasheet received by the City Council as local planning authority on 2 October 2018
The Bauder Solar Specification document received by the City Council as local planning authority on 2 October 2019
The Oldham Street Programme for the submission of materials information and sample panels received by the City Council as local planning authority on 25 July 2019
The submitted materials sample board
The Sample Panel Mark up, dated 24 July 2019
The report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019
Statement to Support the Brickwork Sample Panel at Oldham Street, Manchester prepared by DLG Architects received by the City Council as local planning authority on 14 October 2020
Block A and B Bin Store sketches received by the City Council as local planning authority on 19 June 2020
The completed Duty of Care: Controlled Waste Transfer Note received by the City Council as local planning authority on 21 August 2020
Archaeological Watching Brief prepared by Wessex Archaeology dated June 2020 received by the City Council as local planning authority on 28 July 2020

The letter from Claire Hodder dated 5th October 2015 (points 20, 24 and 28 only)
The letter from Claire Hodder dated 11th November 2015 (point 7 only)
The letter from Claire Hodder dated 16th February 2016 in relation to Overlooking and Construction Noise and Pollution only
The letter from George Johnson of the Hookstone Group to Darren Wardle of Tricon UK Developments Limited dated 27 July 2020
The letters from Caroline Payne of Emery Planning dated 13 March 2020 and 9 April 2020

The emails from Claire Hodder dated 21st November 2015 and 3rd March 2016
The email from Paul Forshaw of Emery Planning dated 25 September 2018
The email from Caroline Payne of Emery Planning dated 13 December 2018, 19 June 2020 30 June 2020, 10 November 2020 and 11 November 2020

The email from Wiktoria Sypnicka of Emery Planning dated 11 January 2022

Drainage Maintenance and Management Plan prepared by Kempton Homes received by the City Council as local planning authority on 25 July 2022
Maintenance Data Sheet prepared by Radmat Building Products (Rev 1) received by the City Council as local planning authority on 27 June 2022
Operating & Maintenance Manual prepared by Cadmay Roofing Limited received by the City Council as local planning authority on 17 May 2022
Roof Parapet Detail (Drawing OSM-FEA-BB-XX-DD-A-6350 Revision C2 dated 25 April 2022) received by the City Council as local planning authority on 17 May 2022
Photographic Montage/Record of Roof received by the City Council as local planning authority on 17 May 2022

The Waste Strategy Plan Ground Level (Drawing OSM-FEA-B1-XX-PL-A-0006 Revision P1 dated 28 February 2022) - Received 17 May 2022
The Waste Strategy Plan Basement Level (Drawing OSM-FEA-B1-XX-PL-A-0007 Revision P1 dated 28 February 2022) - Received 17 May 2022
The Block A Bin Store (Drawing OSM-FEA-BA-L1-OL-A-0004 Revision P3 dated 01 July 2022) - Received 15 July 2022
The Block B Bin Store (Drawing OSM-FEA-BB-00-PL-A-0005 Revision P1 dated 01 July 2022) - Received 15 July 2022

The Acoustic Report prepared by Hann Tucker Associates (Reference 24535/AR1 dated 24 May 2019) received by the City Council as local planning authority on 17 May 2022
The document prepared by Lighthouse Acoustics (Reference 0718/le/06 dated 25 July 2022) received by the City Council as local planning authority on 25 July 2022

The Secured by Design Certification (Reference 2015/0654/SBD/01 dated 09 May 2022) received by the City Council as local planning authority on 17 May 2022

The Post-Construction Television Signal Survey prepared by GTech Surveys Limited (Reference Issue 0.1 dated 21 April 2022) received by the City Council as local planning authority on 17 May 2022.

The letter from Emery Planning dated 31 January 2024
The hood specifications received by the City Council as local planning authority on 2 February 2024
The drawing referenced 034_PLN_207 Rev P01 received by the City Council as local planning authority on 2 February 2024
The letter from Emery Planning dated 11 December 2023.

The letter from Emery Planning dated 31 January 2024
The email from Emery Planning dated 15 March 2024
The drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.

The letter from Emery Planning dated 31 January 2024,
The email from Emery Planning dated 15 March 2024,
The NEW BX Eco-Connect+ Convection Oven specification document received by the City Council as local planning authority on 15 March 2024.
The Machine Noise Information document received by the City Council as local planning authority on 15 March 2024.
The letter from Emery Planning dated 11 December 2023

The letter from Emery Planning dated 1 May 2024 in relation to Conditions 10 and 19 only.
The Unit 1 Block B Companio Bakery Noise Impact Assessment prepared by Hann Tucker Associates received by the City Council as local planning authority on 23 April 2024.
The BREEAM UK Final Certificate numbered BREEAM-0073-1778 Issue 01 received by the City Council as local planning authority on 20 March 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SO1, SO2, SO3, SO5, SO6, EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC9, CC10, H1, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN19, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC14.1, 14.2 and 14.3, DC18.1, DC19.1, DC20, DC26, RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

2) The proposals within the following documents shall have been carried out as part of the development:

Written Scheme of Investigation (WSI) received by the City Council as local planning authority on 12 June 2018,
The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
The email from Paul Forshaw of Emery Planning dated 25 September 2018.
The Archaeological Watching Brief prepared by Wessex Archaeology dated June 2020 received by the City Council as local planning authority on 28 July 2020

These documents shall be deposited with the GM Historic Environment Record within 3 months of the date of this decision.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest and to record and advance understanding of heritage assets to be lost and make information about the archaeological heritage interest publicly available, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16 of the National Planning Policy Framework.

3) The measures for the investigation and remediation of the site shall have been completed as approved by the City Council as local planning authority under application reference CDN/18/0327 on 19 October 2018 and identified in the following documents:

- The Preliminary Risk Assessment prepared by Ian Farmer Associates LTD and dated August 2015 received by the City Council as local planning authority on 15 May 2018.
- The Phase II Geo-Environmental Site Assessment prepared by e3p and dated January 2017 received by the City Council as local planning authority on 15 May 2018.
- The Remediation and Enabling Works Strategy prepared by e3p and dated March 2018 received by the City Council as local planning authority on 14 May 2018.
- The Gas Monitoring Certificate received by the City Council as local planning authority on 22 June 2018,
- The Written Scheme of Investigation received by the City Council as local planning authority on 12 June 2018,
- The indicative timescale and the plan showing proposed evaluation trenches received by the City Council as local planning authority on 25 September 2018
- The email from Paul Forshaw of Emery Planning dated 25 September 2018
- The Completion / Verification Report prepared by Hookstone Demolition Limited dated 27 July 2020 received by the City Council as local planning authority on 21 August 2020

- The completed Duty of Care: Controlled Waste Transfer Note signed by D Wardle received by the City Council as local planning authority on 21 August 2020

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

4) The Construction of the development hereby approved shall be carried out fully and only in accordance with the following information, as approved by the City Council as local planning authority under application reference 126586/JO/2018 on 3 January 2019:

The Construction Management Plan (CMP) prepared by Wright Investments Limited dated May 2018 and the Traffic Management Plan prepared by Curtins dated 7 June 2018.

The approved documents shall be adhered to throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

5) The approved scheme for the implementation, maintenance and management of the sustainable drainage scheme shall be implemented and thereafter managed and maintained for the lifetime of the development fully and only in accordance with the information within the Below Drainage Specification prepared by Civic Engineers and shown on the drawings referenced DE 001 Rev P01 and DR 001 Rev P01 and the email from Caroline Payne of Emery Planning dated 13 December 2018 as approved by the City Council as local planning authority under application reference 120586/JO/2018 on 03 January 2019.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

6) The following sustainable drainage scheme shall be complied with throughout the lifetime of the development:

Drainage Maintenance and Management Plan prepared by Kempton Homes received by the City Council as local planning authority on 25 July 2022
Maintenance Data Sheet prepared by Radmat Building Products (Rev 1) received by the City Council as local planning authority on 27 June 2022
Operating & Maintenance Manual prepared by Cadmay Roofing Limited received by the City Council as local planning authority on 17 May 2022
Roof Parapet Detail (Drawing OSM-FEA-BB-XX-DD-A-6350 Revision C2 dated 25 April 2022) received by the City Council as local planning authority on 17 May 2022

Photographic Montage/Record of Roof received by the City Council as local planning authority on 17 May 2022

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

7) The residential accommodation within the development shall be acoustically insulated against noise from Oldham Street and Spear Street fully and only in accordance with the information within the report by Hann Tucker referenced 24535/AR1 and dated 24 May 2019 as approved by the City Council as local planning authority under application reference CDN/18/0389 on 25 July 2019. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Upon completion of the development and within 4 months of the date of this decision, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the first occupation of the residential accommodation along with a timescale that confirms when any necessary changes will be implemented.

Reason - To secure a reduction in noise from Oldham Street and Spear Street; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

8) Before first occupation of each commercial unit of the building, all additional externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

The following information has been given approval to allow the occupation of the residential properties and Units 1 and 2 of Block B of the development:

- Acoustic Report prepared by Hann Tucker Associates (Reference 24535/AR1 dated 24 May 2019) received by the City Council as local planning authority on 17 May 2022
- Document prepared by Lighthouse Acoustics (Reference 0718/le/06 dated 25 July 2022) received by the City Council as local planning authority on 25 July 2022
- The letter from Emery Planning dated 31 January 2024,
- The email from Emery Planning dated 15 March 2024,
- The letter from Emery Planning dated 11 December 2023
- The NEW BX Eco-Connect+ Convection Oven specification document received by the City Council as local planning authority on 15 March 2024.

- The Machine Noise Information document received by the City Council as local planning authority on 15 March 2024.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) The extraction measures for Unit 1 of Block B of the development shall comply with the information within the letter from Emery Planning dated 31 January 2024 and shown within the document including the hood specifications and the drawing referenced 034_PLN_207 Rev P01 both received by the City Council as local planning authority on 2 February 2024 and on the basis that this remains the case for the duration of the use of Unit 1 of Block B.

The extraction measures for Unit 2 of Block B of the development shall accord with the letter from Emery Planning dated 11 December 2023.

Prior to the occupation of each remaining individual commercial unit a scheme for the extraction of any fumes, vapours and odours from each commercial premises hereby approved (Class E) shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eaves level and/or any openable windows/ventilation intake.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

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

Unit 1, Block B:

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

The delivery hours detailed above shall apply only for the duration of time that the unit operates as a bakery. Should the bakery use cease, the delivery hours shall revert to those specified for all other commercial units below.

All other commercial units:

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

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

11) The opening hours of the approved Class E uses of the ground and basement floors shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of these approved uses. The ground floor and basement premises shall not be open outside of the approved opening hours.

Reason - In interests of residential amenity 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 Core Strategy.

12) The following scheme for the storage (including segregated waste recycling) and disposal of refuse from the residential accommodation shall be fully complied with and shall remain in situ whilst the use or development is in operation:

- Waste Strategy Plan Ground Level (Drawing OSM-FEA-B1-XX-PL-A-0006 Revision P1 dated 28 February 2022) received by the City Council as local planning authority on 17 May 2022
- Waste Strategy Plan Basement Level (Drawing OSM-FEA-B1-XX-PL-A-0007 Revision P1 dated 28 February 2022) received by the City Council as local planning authority on 17 May 2022
- Block A Bin Store (Drawing OSM-FEA-BA-L1-OL-A-0004 Revision P3 dated 01 July 2022) received by the City Council as local planning authority on 15 July 2022
- Block B Bin Store (Drawing OSM-FEA-BB-00-PL-A-0005 Revision P1 dated 01 July 2022) received by the City Council as local planning authority on 15 July 2022

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

13) The details of an emergency telephone contact number for a person responsible for the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

14) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with the Traffic Management Plan prepared by Curtins referenced 68943/TMP Issue 2 and dated 7 June 2018 as approved by the City Council as local planning authority under application reference 120586/JO/2018 on 03 January 2019 for the duration of the construction works hereby approved.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

15) a) The development shall be constructed using the following materials:

- Bronze anodised window frames and flashings
- Traditional Brick and Stone Maranello Brick
- Cut and bond special Traditional Brick and Stone Maranello Brick
- EA225 Portland Parex Historic Mortar with concave joints

b) In relation to the cut and bond special Traditional Brick and Stone Maranello Brick the quality assurance process described in the emails from Caroline Payne of Emery Planning dated 10 November 2020 and 11 November 2020 shall be complied with during the manufacture, transport, storage and use on site in the construction of the approved development of these approved bricks.

c) The sample panel demonstrating the above materials, which was viewed on site on site on 20th March 2020 shall be retained on site and used for quality assurance purposes until the replacement panel has been approved in writing by the City Council as local planning authority. The approved replacement sample panel shall then be used for quality assurance purposes, including in accordance with the documents listed in b) above.

d) The drips to be used to prevent staining shall be implemented in accordance with drawing OSM-FEA-ZZ-ZZ-PL-A-0002 Rev P2 received by the City Council as local planning authority on 23 September 2021.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

16) Details of the high-quality materials to be used for the footpaths of Oldham Street, Warwick Street, Bradley Street and Houldsworth Street and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority within 4 months of the date of this decision. These works shall include dropped kerbs and tactile paving adjacent priority junctions. Any works approved by the City Council as local planning authority shall be implemented in full within four months of the date of this decision.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policies EN1, T1, CC10, EN1, EN3, CC9, DM1 and SP1; of the Core Strategy and saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester.

17) No part of the development shall be occupied until the space and facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policies CC10, T1 and T2 of the City of Manchester Core Strategy.

18) The approved Travel Plan prepared by WYG Transport dated January 2019 shall be implemented in full at all times when the development hereby approved is in use.

Within four months of the date of this decision, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) (a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time) shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

19) The development hereby approved shall comply with the Very Good score shown on the BREEAM UK Final Certificate numbered BREEAM-0073-1778 Issue 01 received by the City Council as local authority on 20 March 2024 for the duration of its use.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.
20) No part of the development shall be occupied until the measures/features that are beneficial to wildlife as identified in Section 4 of the report by bl-ecology have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

21) The proposed roof mounted photovoltaic cells, to be installed to meet the required CO2 reductions shall be installed fully and only in accordance with the following documents as approved by the City Council as local planning authority under application reference CDN/19/0389 on 25 July 2019 and shall be maintained for the duration of the approved use:

- Block A Roof plant layout reference 20161-BA-M-50-02-P1
- Block B Roof plant layout reference 20161-BB-M-50-02-C2
- Side view drawing reference ValkPro+L10 - South
- Van Der Valk Specification document
- QCELLS specification Q.PEAK DUO ML-G9 370-390

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy.

22) The access measures for disabled people to gain access into and throughout the premises and to occupy the apartments as shown on the drawings referenced 4351-DLG-PL-100, 4351-DLG-PL-101, 4351-DLG-PL-102, 4351-DLG-PL-103, 4351-DLG-PL-104, 4351-DLG-PL-105, 4351-DLG-PL-106, 4351-DLG-PL-107, 4351-DLG-PL-108, 4351-DLG-PL-109, 4351-DLG-PL-110, 4351-DLG-PL-111, 4351-DLG-PL-112, 4351-DLG-PL-113, 4351-DLG-PL-114, 4351-DLG-PL-115, 4351-DLG-PL-119 and described in the document entitled The Design for Access 2 : Checklist and page 38 of the Design and Access Statement dated 09/2015 rev A prepared by Hodder and partners shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

23) The proposed development shall continue to comply with the Secured by Design Certification (Reference 2015/0654/SBD/01 dated 09 May 2022) received by the City Council as local planning authority on 17 May 2022 for the duration of the lifetime of the building.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) The impact of the development on television signal reception shall comply with the Post-Construction Television Signal Survey prepared by GTech Surveys Limited (Reference Issue 0.1 dated 21 April 2022) received by the City Council as local planning authority on 17 May 2022.

Reason - To ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

25) The car parking spaces hereby approved shall be used only by residents occupying Building A or Building B of the development hereby approved and by no other persons.

Reason: To ensure that adequate parking is provided for occupiers of the development in the interests of highway safety and amenity, pursuant to Core Strategy policies SP1 and DM1.

26) None of the apartments hereby approved shall be occupied unless and until the scheme that will provide for the needs of future residents, who may wish to have the use of a motorcar in respect of their domestic needs as described within the Interim Travel Plan v2 prepared by WYG referenced A093376 and dated October 2015 has been fully implemented. This scheme shall remain operational at all times that any residential units are occupied.

Reason - The development does not provide sufficient on-site car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies) for the needs of future, pursuant to policies CC5 and DM1 of the Core Strategy and the National Planning Policy Framework.

27) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1, H1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

28) The site shall be drained on a separate system, with only foul drainage connected into the foul sewer unless otherwise agreed in writing by the City Council as local planning authority. Surface water should discharge to a Sustainable Drainage System. No surface water from this development shall be discharged directly into the combined sewer network.

Reason - To promote sustainable development, secure proper drainage and to manage risk of flooding and pollution in accordance with policies EN8, EN14 and EN17 of the Core Strategy and the guidance within the NPPF and NPPG.

29) A signage strategy for the commercial units shall be submitted to and agreed in writing by the City Council as local planning authority prior to first occupation of the development. The signage should be minimised and suitably formed and located. The signage shall then be implemented only in accordance with the approved strategy.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policies DC14, DC18.1 and DC19.1 of the Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

30) This permission relates to a development comprising:-

- Residential development of 2no. buildings - Building A and Building B:

Building A comprises:
- 33 number one bedroom, 33 number two bedroom and 6 number three-bedroom apartments;
- 3 number commercial units (Unit 1- 741.9 sq.m, Unit 2 - 866.9 sq.m, Unit 3 - 871.5 sq.m) as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A3 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

Building B comprises:
2 no. one bedroom and 26 no. two bedroom apartments.
- 1 number 741.9 sq.m commercial unit as identified on drawings L(--)B1 rev A and L(--)000 rev A for uses falling within use classes A1, A2 and B1 of The Town and Country Planning (Use Classes) Order 1987 as amended.

No commercial unit within Building A or Building B as identified on the approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations. Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

31) Prior to the occupation of each individual commercial unit hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from each of the commercial uses shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

The scheme for the storage and disposal of refuse generated by Unit 1 of Block B shall be managed in accordance with the letter from Emery Planning dated 31 January 2024, the email from Emery Planning dated 15 March 2024 and the drawing referenced 034_PLN_205 Rev P01 received by the City Council as local planning authority on 2 February 2024.

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

Informatives

1) Associated vehicles will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

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 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
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
79 Lever Street, Manchester, M1 1FL
6 - 8 Houldsworth Street, Manchester, M1 1EJ
4 Houldsworth Street, Manchester, M1 1EJ
Unit G6, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Griffin House, 40 Lever Street, Manchester, M1 1FJ
47 Lever Street, Manchester, M1 1FN
Basement And Ground Floor, 107 Oldham Street, Manchester, M4 1LW
Flat 1, Reb's Den, 82 Tib Street, Manchester, M4 1LG
101 - 103 Oldham Street, Manchester, M4 1LW
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
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
10 Bradley Street, Manchester, M1 1EH
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
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
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
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 6, 70 Spear Street, Manchester, M1 1AW
First Floor, 69 - 71 Lever Street, Manchester, M1 1FL
Site 71 Opposite 69, Lever Street, Manchester, M1 1FL
Ground Floor, 79 Lever Street, Manchester, M1 1FL
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 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, 127 Oldham Street, Manchester, M4 1LN
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
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 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
Unit G5, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
First Floor, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Fifth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
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 2, 110 - 112 Tib Street, Manchester, M4 1LR
Flat 2, 119 Oldham Street, Manchester, M4 1LN
Flat 7, 104 Tib Street, Manchester, M4 1LR
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
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
81 Lever Street, Manchester, M1 1FL
8 Bradley Street, Manchester, M1 1EH
JD Williams And Co Ltd, Ground To Fifth Floors, Griffin House, 40 Lever Street, Manchester, M60 6ES
Unit G4, The Hive, 47 - 51 Lever Street, Manchester, M1 1FN
Ground Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
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
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
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
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
Fourth Floor, Griffin House, 40 Lever Street, Manchester, M1 1FJ
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 9, 104 Tib Street, Manchester, M4 1LR
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
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 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
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
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

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