MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138111/FO/2023
Date registered valid:	22 September 2023
Proposal:	Erection of former Tib Street Car Park 'Big Horn' sculpture at 1st and 2nd floor level.
Address:	Afflecks Palace, 52 Church Street, Manchester, M4 1PW
Ward(s):	Piccadilly Ward
Applicant:	Leah Maddocks Schiffer Bruntwood Estates Ltd
Agent (if any):	Lynsay Ewart Paul Butler Associates
Case officer:	Angela Leckie Tel: 0161 234 4651 Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15-11-23

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 22 September 2023

Standard consultations:
Printed: 22 September 2023 Expired: 13 October 2023

Neighbour notifications
Printed: 22 September 2023 Expired: 13 October 2023

Site notice
Posted: 22 September 2023 Expired: 13 October 2023

Press advert
Published: 3 October 2023 Expired: 17 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The application relates to a 4 storey building with roof space above a basement level bounded by Oldham Street, Church Street, Short Street and Tib Street. Specifically, it relates to the corner of the building at the junction of Short Street and Tib Street.

Description of area

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship.

Description of development

The Big Horn is a large sculpture designed by David Kemp and originally erected in 1999 at the eastern corner of the Church Street Car Park which is located to the immediate north of Afflecks Palace on the opposite side of Tib Street. The sculpture had been designed to sit atop the corner remnant of a former hat factory building (36-38 Church Street) which once stood on part of the car park.

Conservation Area Consent for the removal of the façade remnant and sculpture was granted (Ref 079745) in March 2007 to make way for a mixed use development which was never proceeded with. Planning Permission for the redevelopment of the Church Street Car Park site for a mixed use development of between seven and ten storeys was granted on 20 February 2017 (114146/FO/2016). This included demolition of the façade remnant and careful removal of horn sculpture. The submission had noted that the sculpture would be placed in storage until a suitable location for it could be found. Development on the mixed use scheme, to be named 'Citu NQ' has now commenced.

The sculpture is proposed to be fixed to the south eastern corner of the building which overlooks Tib Street at its junction with Short Street – now a short service road providing access to the side of Afflecks Palace, Crazy Pedro's Bar, and the side and rear of 21-33 Oldham Street. The sculpture will be fixed at a height allowing clearance of at least 5.6m to ground, in accordance with oversailing licensing requirements. The sculpture will extend to 12.8m at its highest point, therefore broadly covering part of the first and second floors of the building's corner.

Consent has previously been granted for the proposals under application ref no 118552/FO/2017 but that consent expired in 2021.

Consultations & Notification Responses

Publicity – The application was advertised as affecting a conservation area and the occupiers of adjacent building were notified about the proposals. A site notice was also placed adjacent to the site. 5 letters of support have been received.

GMP (Design for Security) – No comment received.

Head of Highways – Have no objections.

Issues

National Planning Policy Framework – The following Policies are of relevance to this application:

Section 12 Requiring Good Design - which seeks the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes and aims to ensure that developments:
● will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
● establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
● optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
● respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
● create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
● are visually attractive as a result of good architecture and appropriate landscaping.

Section 16 Conserving and enhancing the historic environment – which states that in determining planning applications, local planning authorities should take account of:

● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
● the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles),- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in

the Manchester City Centre Strategic Plan and outlines the following core development principles:

Development should:-

Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel; and
- provide good access to sustainable transport provision.

Policy CC9 (Design and Heritage) - which states that the design of new buildings will need to be of the highest standard in terms of appearance and function and seeks to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

Policy EN1 (Design Principles and Strategic Character Areas) - which states that all development in Manchester will be expected to follow the principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, and Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives

It states that within the City Centre which is the focus of key transport routes developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy DM1 (Development Management) – Which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

which says that in determining applications consideration should be
given to amongst others, the effects on amenity, including privacy light, noise.

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policy is detailed below:

DC18.1 Conservation Areas which advises that the Council will give particularly careful consideration to proposals within conservation areas. It states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the relationship of new structures to neighbouring buildings and spaces, the effect of major changes to the appearance of existing buildings, and the desirability of retaining existing features. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the character of the area.

Design Issues and impact on the Character of the adjacent Conservation Area and nearby Listed Buildings

The current sculpture and mosaics on Afflecks have been essential in its creation of as an iconic building within the City. The proposed artwork would complement existing installations in this building reinforcing its role as a wayfinding element marking one of the key entry points to the Northern Quarter.

It is considered that the artwork would be located such that it would not, given its previous communal value on the adjacent site, adversely impact on the appearance of the building or the character of the conservation area. The proposals would secure the future of a well-known and much loved piece of public artwork whilst seeing it reinstated within close proximity to its original location.

The level and nature of fixing is the minimum required to ensure the structural integrity of the installation following input from a structural engineer.

It is felt that the proposed building would acknowledge the historic environment and reinforce key characteristics of the conservation area and the historic setting.

Given the above any harm to the conservation area from the alteration to the buildings external appearance would be outweighed by the public and heritage benefits in line with paragraph 202 of the NPPF.

In the context of the NPPF and Section 72 of the Act, it is considered that the scheme strikes the right balance between the impact of the changes on the significance of the building, and character of the conservation area and the public benefits weighed against the level of harm.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving and enhancing the character of the conservation area as required by virtue of Section 72 the Listed Buildings Act, the less than substantial harm would be outweighed by the public benefits of the scheme and that the proposals would meet the requirements set out in paragraphs 189, 197, 199 and 202 of the NPPF.

In view of this, it is considered that the proposed development would be consistent with sections 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies18.1.

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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. No such issues have arisen on this application.

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

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

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

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

(a) Site location plan stamped as received on 15-09-23;

(b) Dwgs DW1490 01 Rev B and 03 all stamped as received on 15-09-23.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC9, EN1, EN3 and DM 1 and saved Unitary Development Plan polices DC18.1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Police

Flat 104, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 108, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 307, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 223, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 305, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 110, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 111, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 521, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 221, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 401, Transmission House, 11 Tib Street, Manchester, M4 1AF
Second Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
First Floor And Third Floor, 21 - 31 Oldham Street, Manchester, M1 1JG
BOOKWORM TRANSLATIONS LIMITED, Second Floor Suite C2, 21 - 31 Oldham Street, Manchester, M1 1JG
Flat 805, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 306, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 418, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 105, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 322, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 901, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 618, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 122, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 317, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 510, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 217, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 413, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 507, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 704, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 514, Transmission House, 11 Tib Street, Manchester, M4 1AF

Flat 112, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 615, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 709, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 620, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 706, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 802, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 402, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 116, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 105, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 117, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
53 Church Street, Manchester, M4 1PD
Flat 610, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 609, Transmission House, 11 Tib Street, Manchester, M4 1AF
Blackdog Ballroom, Basement, Afflecks Palace, 52 Church Street, Manchester, M4 1PW
54 Church Street, Manchester, M4 1PW
Unit 4, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Units G20 To G21, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 202, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 126, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 209, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 112, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 309, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 301, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 220, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 213, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 710, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 508, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 118, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 202, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 116, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 114, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 305, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 518, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 120, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 614, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 505, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 323, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 208, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 320, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 306, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
57 Church Street, Manchester, M4 1PD
55 Church Street, Manchester, M4 1PD
35 - 39 Oldham Street, Manchester, M1 1JG
First Floor, 35 - 39 Oldham Street, Manchester, M1 1JG
North Tea Power LLP, 36 Tib Street, Manchester, M4 1LA
Flat 308, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 124, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 118, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 222, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 121, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 216, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 421, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 107, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 702, Transmission House, 11 Tib Street, Manchester, M4 1AG

Flat 810, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 212, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 623, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 605, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 207, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 201, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 301, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 818, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 218, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 809, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 515, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 820, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 321, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 501, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 303, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 519, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 117, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 608, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 312, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 502, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 316, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 814, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 816, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 315, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 113, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
13 Tib Street, Manchester, M4 1AD
Flat 311, Transmission House, 11 Tib Street, Manchester, M4 1AE
1 Short Street, Manchester, M4 1AA
41 - 43 Oldham Street, Manchester, M1 1JG
Unit 2, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Flat 125, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 103, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 324, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 321, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 221, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 204, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 304, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 310, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 102, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 207, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 102, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 804, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 621, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 602, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 422, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 812, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 414, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 622, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 613, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 419, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 319, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 106, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 115, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 104, Transmission House, 11 Tib Street, Manchester, M4 1AE

Flat 410, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 304, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 205, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 717, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 402, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 407, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 110, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 811, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 205, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 109, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 303, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
59 Church Street, Manchester, M4 1PD
Flat 416, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 403, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
3 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
2 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
34 Tib Street, Manchester, M4 1LA
Flat 107, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 106, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 226, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 215, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 219, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 123, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 313, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 902, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 806, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 307, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 523, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 708, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 109, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 720, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 509, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 713, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 813, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 404, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 411, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 409, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 222, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 503, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 219, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 511, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 223, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 314, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 617, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 412, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 616, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 619, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 606, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 313, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 121, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 516, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 218, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 815, Transmission House, 11 Tib Street, Manchester, M4 1AG
Ground Floor, 54 Church Street, Manchester, M4 1PW

9 Short Street, Manchester, M4 1AA
Unit 3, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
First Floor And Second Floor, 35 - 39 Oldham Street, Manchester, M1 1JG
Flat 119, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 315, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 217, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Unit G19, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
49 Oldham Street, Manchester, M1 1JR
Flat 322, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 325, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 225, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 312, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 203, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 114, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 817, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 801, Transmission House, 11 Tib Street, Manchester, M4 1AG
Second Floor Suite C3, 21 - 31 Oldham Street, Manchester, M1 1JG
Flat 417, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 206, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 408, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 209, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 603, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 517, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 707, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 119, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 716, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 323, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 309, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 504, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 208, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 204, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 113, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 214, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 406, Transmission House, 11 Tib Street, Manchester, M4 1AF
61 Church Street, Manchester, M4 1PD
Unit 1, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
5 - 6 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 201, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
51 Oldham Street, Manchester, M1 1JR
Flat 120, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 220, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 212, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 206, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 224, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 115, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 314, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 404, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 210, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 318, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 214, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 216, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 513, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 320, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 203, Transmission House, 11 Tib Street, Manchester, M4 1AE

Flat 403, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 101, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 712, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 719, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 819, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 302, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 415, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 604, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 701, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 522, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 904, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 210, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 807, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 308, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 111, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 612, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 520, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 715, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 211, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 703, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 316, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Breakout Manchester, 51 Church Street, Manchester, M4 1PD
Flat 123, Transmission House, 11 Tib Street, Manchester, M4 1AE
Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
Unit 5, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG
1 Central Hall Buildings, Oldham Street, Manchester, M1 1JQ
Flat 213, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
53 Oldham Street, Manchester, M1 1JR
Flat 211, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 401, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 317, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 319, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
59 - 61 Oldham Street, Manchester, M1 1JR
Flat 711, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 423, Transmission House, 11 Tib Street, Manchester, M4 1AF
Second Floor Office A, 21 - 31 Oldham Street, Manchester, M1 1JG
Flat 718, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 103, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 420, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 705, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 803, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 506, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 714, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 318, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 310, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 108, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 607, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 611, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 215, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 905, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 601, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 405, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 903, Transmission House, 11 Tib Street, Manchester, M4 1AG
Flat 302, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Flat 512, Transmission House, 11 Tib Street, Manchester, M4 1AF
Flat 808, Transmission House, 11 Tib Street, Manchester, M4 1AG
Basement, 41 - 43 Oldham Street, Manchester, M1 1JG
Ground Floor, 41 - 43 Oldham Street, Manchester, M1 1JG
33 Oldham Street, Manchester, M1 1JG
Flat 311, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA
Flat 122, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA

Appendix 2 – Planning constraints

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