

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137308/FO/2023
Date registered valid: 22 September 2023
Proposal: Retention of mechanical plant at roof level and associated works
Address: Unit Msu3 And L9 , Manchester Arndale, Manchester , M4 2HU
Ward(s): Piccadilly Ward

Applicant: Nike Retail UK
Agent (if any): Miss Rabeka Begum Icen Projects
Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 January 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4 October 2023

Standard consultations:

Printed: 3 October 2023 Expired: 24 October 2023

Neighbour notifications

Printed: 3 October 2023 Expired: 24 October 2023

Site notice

Posted: 4 October 2023 Expired: 25 October 2023

Press advert

Published: 10 October 2023 Expired: 24 October 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The application site is to the rear of the Arndale, towards Shudehill.

The application site comprises retail unit MSU3 which forms part of the Manchester Arndale Centre lower and upper mall level and fronts on to Withy Grove.

The unit itself is a two-storey premises with a contemporary panelled appearance featuring large amounts of glazing to the front façade facing New Cannon Street (an internal shopping mall within the Arndale Centre).

The surrounding area also forms part of the Arndale shopping complex and features a diverse array of uses, including various commercial, retail and leisure uses with a similar contemporary appearance. The site is neither statutorily nor locally listed. The proposed mechanical plant and associated work will be installed at the roof level of the Arndale Centre. The southern boundary of the Shudehill Conservation Area is located just to the north of the site over on the other side of Shudehill.

The following Grade II listed buildings can be viewed in the context of the site:

O 6 - 16 Dantzic Street & 7 - 9 Thorniley Brow, Manchester, M4 2AD
O 29 Shudehill, Manchester, M4 2AA,

This planning application comprises a scheme of works to ensure the retail function of the unit can continue effectively within the context of the wider Arndale Centre.

Description of development

The application (which is now retrospective) incorporates the following development:

- Installation of mechanical plant to the roof.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as: affecting a Conservation Area and a Listed Building (29 Shudehill). A site notice was displayed at the site and the occupiers of nearby properties have been consulted.

No representations have been received as a result of this publicity.

Environmental Health - Initially pointed out that there hadn't been an actual assessment with calculations and a rating table provided for the selected plant which would be required to demonstrate that the selected plant in cumulative operation will not exceed the criteria. They would also require details of the atmospheric connection attenuator required for the toilet extract plant providing, including performance and specification with the reduction including in the plant rating table.

An updated Acoustic Assessment was received and has been reviewed by Env' Health. They have said the document addresses their previous comments. This is sufficient to address part a) of the condition and they will need a validation survey once installed and prior to use to address part b)

Issues

The main issues for consideration relate to the impact of the proposal on visual amenity and noise and disturbance. The main policies that relate to the proposal are Policies SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC26.1 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

Visual Amenity - The proposal is located at roof level and includes the installation of mechanical plant and associated works. The new plant will be located approximately away from the main northern wall of the Arndale Centre facing Withy Grove and will be partly hidden by the existing facade panels on top of Level 55 of the building and the existing railing on top of the platform

that the plant will be placed on. Furthermore, the existing platform is located on the car park deck of the shopping centre Level 55. The northern wall of the Arndale at this level is set back from the main wall by about 2.9 metres which will further reduce the possibility that the new development could be viewed by people walking on Withy Grove approximately 20 metres below.

A site visit undertaken on 14th December 2023 confirmed that the plant will not have a significant impact on the street scene on Withy Grove nor on the setting of the Grade II-listed 29 Shudehill. The proposals are considered to be acceptable in terms of their impact on visual amenity

Noise and Disturbance - Environmental Health have been consulted on this issue who have stated that the updated Acoustic Assessment addresses their previous comments. This is sufficient to address part a) of the condition and they will need a validation survey once installed and prior to use to address part b).

A condition requiring a verification report to be submitted to and approved in writing by the City Council to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report will be attached to this permission.

The proposals are considered to be acceptable in terms of their impact on noise and disturbance.

Given the above, it is considered that the proposal is acceptable, and on that basis is in accordance with policies SP1 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policy DC26.1 of the Manchester Unitary Development Plan for the City of Manchester and Guide to Development in Manchester.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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

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

Mechanical Services Ventilation & Air Conditioning Plant Deck 2479-M-08 Rev: AS received via the email from Andy Rudlin of Iceni Projects on 16th January 2023
Location Plan A-1101 Revision A received by the Planning Service as Local Planning Authority on 15th June 2023.

The 3 drawings below received by the Planning Service as Local Planning Authority on 20th July 2023.

Unit MSU3 New Cannon Street Demise Plan at Level 55.

Unit MSU3 New Cannon Street Location Plan 235-MSU3-201 Rev -

The Roof Plant Section Annotated

Drawing List Drawing - Roof Plant A-1061 Revision A received by the Planning Service as Local Planning Authority on 4th December 2023

Documents

The Covering Letter

Quotation for the supply of Daikin X

Quotation no, Nike, Manchester Description: Geniox 18 - Roof (Polyvinyl chloride roof)

Letter from WSP dated 1/03/2023 Schedule Reference NRM-WSP-XX-XX-SH-M-500101

Letter from WSP dated 1/03/2023 Schedule Reference NRM-WSP-XX-XX-SH-M-500103

Letter from WSP dated 1/03/2023 Schedule Reference NRM-WSP-XX-XX-SH-M-500104

Letter from WSP dated 1/03/2023 Schedule Reference NRM-WSP-XX-XX-SH-M-500105

The Material List spreadsheet

VRV Selection Project Report

All of the above documents received by the Planning Service as Local Planning Authority on 15th June 2023

Email from Andy Rudlin of Iceni Projects and photo of Arndale Centre roof received by the Planning Service as Local Planning Authority on 20th July 2023

Email from Andy Rudlin of Iceni Projects and photo of the Arndale Centre Northern Elevation facing Shude Hill received by the Planning Service as Local Planning Authority on 22nd September 2023

Nike, Arndale Centre. Manchester Woods Bagot Acoustics Planning Noise Assessment Report Revision 02 - 05 December 2023 by Hoare Lea received by the Planning Service as Local Planning Authority on 5th December 2023

The photos of the installed roof plant attached (pictures taken 13.12.2023) attached to the email from Andy Rudlin of Icen Projects received by the Planning Service as Local Planning Authority on 14th December 2023

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

2) a) The development shall be carried out in accordance with the Nike, Arndale Centre. Manchester Woods Bagot Acoustics Planning Noise Assessment Report Revision 02 - 05 December 2023 by Hoare Lea received by the Planning Service as Local Planning Authority on 5th December 2023.

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

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Unit 18 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Chisholme Hunter, 60 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 12 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 33 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
29 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 20, 8 Dantzic Street, Manchester, M4 2AD
Flat 25, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 4, 8 Dantzic Street, Manchester, M4 2AD
Flat 26, 8 Dantzic Street, Manchester, M4 2AD
Unit Fc2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc15 And Fc16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc21 And Fc25 To Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 13 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc3-Fc6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf31 To Nf36, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
7 Shudehill, Manchester, M4 2AF
Unit Nf23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
CARGO, Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Units Fc19 And Fc20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc13-Fc14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf2 And Nf3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit Ls16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf1-Mf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 14 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 15 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 28, 8 Dantzic Street, Manchester, M4 2AD
Flat 34, 8 Dantzic Street, Manchester, M4 2AD
Flat 1, 15 Well Street, Manchester, M4 2AG
Ground Floor, 19 Shudehill, Manchester, M4 2AF
Second Floor, 19 Shudehill, Manchester, M4 2AF
19 Shudehill, Manchester, M4 2AF
Flat 33, 8 Dantzic Street, Manchester, M4 2AD
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS
Tenpin, Withy Grove, Manchester, M4 2BS
Units F4 To F6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf19 And Nf22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf55 To Nf57, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf17 To Nf18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls19, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf52, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units R6 And R7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units Nf43 And Nf46, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 26 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 1 And 2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38A Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 28 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Service Apartment 9, 8 Dantzic Street, Manchester, M4 2AD
Flat 17, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 15 Well Street, Manchester, M4 2AG
11 Shudehill, Manchester, M4 2AF
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Ground Floor, 15 Shudehill, Manchester, M4 2AF
23 Shudehill, Manchester, M4 2AF
Flat 37, 8 Dantzic Street, Manchester, M4 2AD
Flat 15, 8 Dantzic Street, Manchester, M4 2AD
Flat 8, 8 Dantzic Street, Manchester, M4 2AD

Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS
Caffe Nero, Corporation Street, Manchester, M4 3AG
1 Exchange Square, Manchester, M3 1BD
Unit 15 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ff2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
9 Shudehill, Manchester, M4 2AF
Market Managers Office, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls29, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf42, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 38B Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 11 And 12 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 20 And 21 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 1 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Nf32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls31, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf11 And Nf15 And Nf16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 41 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 29 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 25 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 9 And 10 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 36 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 18, 8 Dantzic Street, Manchester, M4 2AD
Flat 30, 8 Dantzic Street, Manchester, M4 2AD
13 Shudehill, Manchester, M4 2AF
First Floor, Plee House, 1 Fennel Street, Manchester, M4 3DU
Flat 22, 8 Dantzic Street, Manchester, M4 2AD
Flat 11, 8 Dantzic Street, Manchester, M4 2AD
Flat 39, 8 Dantzic Street, Manchester, M4 2AD

Flat 1, 8 Dantzic Street, Manchester, M4 2AD
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Units Nf34 And Nf35, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls27, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf9 To Mf12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F17-F18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc22-Fc24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf39 And Nf40, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc9-Fc12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf47-Nf49, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf50-Nf51, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit R4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 39 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 26 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
99 - 101 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Basement, 5 Well Street, Manchester, M4 2AB
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 14, 8 Dantzic Street, Manchester, M4 2AD
4 Dantzic Street, Manchester, M4 2AD
2 Dantzic Street, Manchester, M4 2AD
5 Well Street, Manchester, M4 2AG
Ground Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
25 - 27 Shudehill, Manchester, M4 2AF
Level 3, 23 Shudehill, Manchester, M4 2AF
17 Shudehill, Manchester, M4 2AF
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 2, 15 Shudehill, Manchester, M4 2AF
Ground Floor, 23 Shudehill, Manchester, M4 2AF
Level 1, 23 Shudehill, Manchester, M4 2AF
Flat 16, 8 Dantzic Street, Manchester, M4 2AD
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Next, 100 Corporation Street, Manchester, M4 3AJ
Post Office, Corporation Street, Manchester, M4 3AG
Units Nf53 And Nf54, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Units Fc17 And Fc18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 14 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 17A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit F16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf38, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 18 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 23 And 24 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Store For Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R9 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 13 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 24, 8 Dantzic Street, Manchester, M4 2AD
Flat 19, 8 Dantzic Street, Manchester, M4 2AD
Flat 7, 8 Dantzic Street, Manchester, M4 2AD
Flat 36, 8 Dantzic Street, Manchester, M4 2AD
First Floor, 19 Shudehill, Manchester, M4 2AF
21 Shudehill, Manchester, M4 2AF
Flat 4, 15 Shudehill, Manchester, M4 2AF
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Flat 3, 8 Dantzic Street, Manchester, M4 2AD
Flat 21, 8 Dantzic Street, Manchester, M4 2AD
Flat 35, 8 Dantzic Street, Manchester, M4 2AD
Flat 6, 8 Dantzic Street, Manchester, M4 2AD
Flat 40, 8 Dantzic Street, Manchester, M4 2AD
Flat 27, 8 Dantzic Street, Manchester, M4 2AD
Flat 5, 8 Dantzic Street, Manchester, M4 2AD
Flat 2, 8 Dantzic Street, Manchester, M4 2AD
Time Out, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
Units Nf27 To Nf30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 3 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Nf10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit Fc8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
61 High Street, Manchester, M4 1AZ
Unit Ls2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls17, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf5-Mf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit R3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 30 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Drome, 94 - 96 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 31, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 10, 8 Dantzic Street, Manchester, M4 2AD
29 Shudehill, Manchester, M4 2AF
21 - 23 Shudehill, Manchester, M4 2AF
15 Shudehill, Manchester, M4 2AF
Flat 32, 8 Dantzic Street, Manchester, M4 2AD
Flat 29, 8 Dantzic Street, Manchester, M4 2AD
4 Thorniley Brow, Manchester, M4 2AJ
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Units 28 And 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Units Nf44 And Nf45, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24A, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F1 To F2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf 3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf37, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 30 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 34 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 40 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 37 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 35 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ

Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 12, 8 Dantzic Street, Manchester, M4 2AD
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB
31 Withy Grove, Manchester, M4 2BJ
2 Thorniley Brow, Manchester, M4 2AJ
Second Floor To Fourth Floor, 21 - 23 Shudehill, Manchester, M4 2AF
Level 2, 23 Shudehill, Manchester, M4 2AF
10 Dantzic Street, Manchester, M4 2AD
Flat 38, 8 Dantzic Street, Manchester, M4 2AD
Unit 22 And 23, The Printworks, Withy Grove, Manchester, M4 2BS
Flat 23, 8 Dantzic Street, Manchester, M4 2AD
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD

Appendix 2 – Planning constraints

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