

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136534/FO/2023	
Date registered valid:	20 April 2023	
Proposal:	Installation of Extract Flue to Rear Face of Building.	
Address:	60-62 High Street, Manchester, M4 1EA	
Ward(s):	Piccadilly	Ward
Applicant:	Ms Chloe Tao Salt & Pepper	
Agent (if any):	Mr Jeff Cowan Building Design Services	
Case officer:	Jack	Naven
	Tel: 0161 219	2095
	Email: jack.naven@manchester.gov.uk	
Recommendation:	Approved	
Date of recommendation:	19 July 2023	

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 May 2023

Standard consultations:

Printed: 2 May 2023 Expired: 23 May 2023

Neighbour notifications

Printed: 2 May 2023 Expired: 23 May 2023

Site notice

Posted: 2 May 2023 Expired: 23 May 2023

Press advert

Published: 9 May 2023 Expired: 30 May 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order: Not applicable

The site relates to the rear elevation of 60-62 High Street, Manchester. The site is located within the Smithfield Conservation Area, which lies on the north-eastern edge of the city centre of Manchester. The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill. The site is currently occupied by Salt & Pepper, an Asian fast food eating establishment that was previously situated in the food court of the Arndale Centre. Prior to the occupation by Salt & Pepper, the site was occupied by Maddison's Bar & Restaurant.

The rear elevation comes out into an enclosed courtyard which is not visible from street view and is not easily accessible by the public. The Courtyard can only be accessed via the first floor of The English Lounge, 64-66 High Street, M4 1EA. The courtyard is bounded 60-62 High Street, The English Lounge, and 58 High Street, which is currently operating as an aparthotel called High Street Townhouse.

Description of Development

The proposed works concern the installation of an extract flue to rear face of the building. The flue will be painted grey, will run up an internal courtyard, and will discharge out above the roof at the 4th Floor.

Consultations & Notification Responses

Environmental Health - Have recommended conditions for the hours of operation, fume extraction and noise.

Publicity - Neighbouring Properties were notified by letter, a site notice was displayed on site, and an advertisement was displayed in the Manchester Evening News. Two objections were received from members of the public, both concerning the odour issues that will be caused by this extract flue. A letter of support was received from a neighbouring building.

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Policies DM1, SP1, T2, EN19 of the Adopted Core Strategy for the City of Manchester
- Saved policy DC26 of the Unitary Development Plan for the City of Manchester
- National Planning Policy Framework

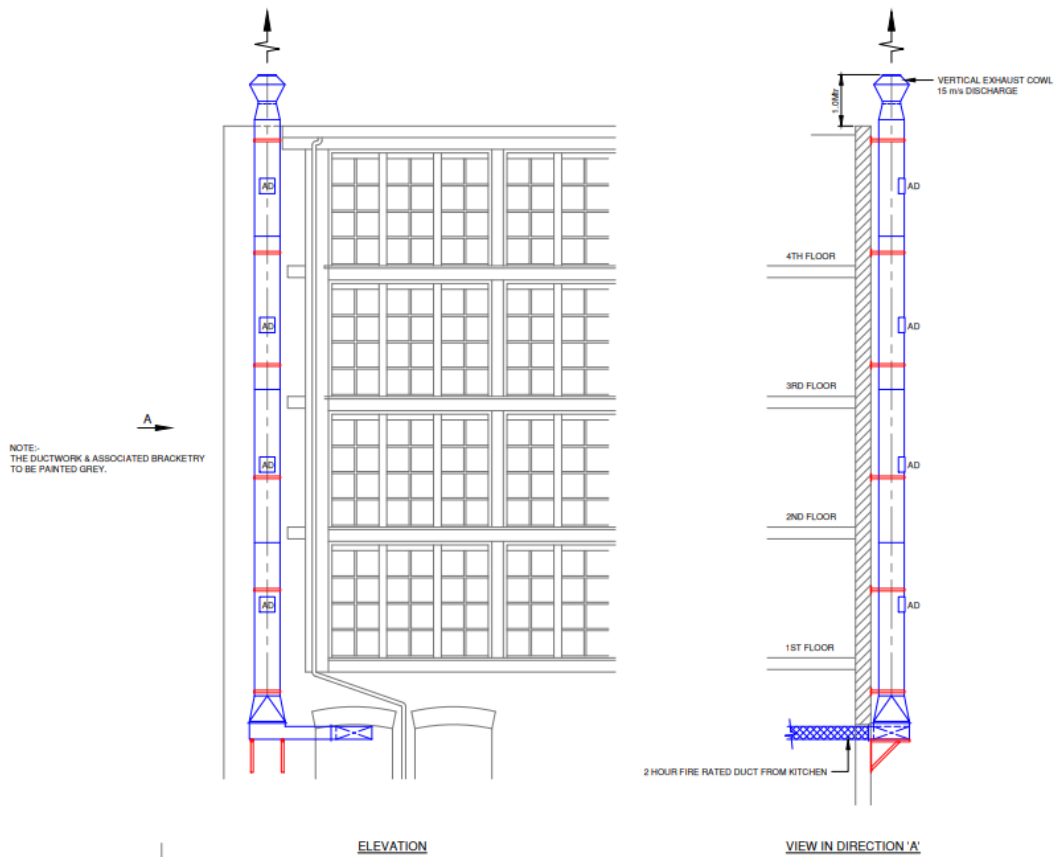
Issues

Principle

When considering the merits of this application, the issues of Visual Amenity, Odour, and Noise have to be considered.

Visual Amenity

The flue will be situated in an enclosed courtyard that sits between the three buildings of 64-66 High Street, 60-62 High Street, and 58 High Street. The flue will not be visible from the street scene and will not have a negative impact on the visual amenity of the surrounding street scene. The top of the flue will not be visible over the parapet edge when viewing from street level on either High Street or Edgehill Street. There are windows facing out onto the courtyard from the neighbouring High Street Townhouse at 58 High Street. Although there will be some impact on visual amenity for those rooms that face out into the courtyard, it is not considered that the installation of this flue will greatly affect the view they already have, which is of a small, enclosed courtyard that is not of the highest visual amenity standard. In addition to this, a supportive email has been received from the an adjacent business. The flue will be painted grey to blend in with the visual amenity of some of the surroundings of the courtyard.



Proposed Extraction System



Proposed Location of the Flue in the Enclosed Courtyard

Odour

When Salt & Pepper moved into the property, they adapted and installed 'Ozone' & 'Esp' and Purified Air Filters into the existing extraction system on site to suit the cooking processes they use. This extraction flue discharged on to the ground level on the alley, Edgehill Street, on the far rear of the property.



Current Extraction System in Place

There have been complaints lodged directly to Salt & Pepper about the strong smell of the odour being discharged from the extraction currently in place, which has necessitated a new proposal for an extraction solution.

Two objections that have noted how strong the smell of the extraction is as a result of the publicity carried out as a part of the Planning Permission process associated with determining this application.

Environmental Health have also noted that they have received numerous complaints about the current odour being discharged.

The extraction system will improve these odour issues. This proposal will allow the release of fumes approximately 15 metres higher, and crucially on the opposite side to North Point House to alleviate the problem with the residents in this building. At this height, the fumes should better disperse into the atmosphere. A full risk assessment for the odour has been provided as a part of the application. The supportive information submitted along with the application provides encouragement that the new extraction system will be much more effective at dealing with the specific odour issues caused by Salt and Pepper as an establishment.

Given the specifics of the site, the only realistic options for an extraction system to be put are either in the original location on Edgehill Street, which is unsuitable at ground level and extracts right on to residential properties, or to be placed in this enclosed courtyard and discharged further up the building. The option proposed is the more suitable of the two.

Noise

A condition has been included to make sure that the noise levels of the external extract equipment be controlled.

Conclusion

In view of all of the above, it is considered that the proposals are considered acceptable. Although there are some concerns about the visual amenity impact when viewed from rooms at High Street Townhouse, it is considered on the whole that the benefits of this proposal outweigh these concerns.

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:

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 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:

Received by the City Council as Local Planning Authority on 20 April 2023:

Site Plan 03A
Proposed Kitchen Extraction Details 06
Heritage Statement

Received by the City Council as Local Planning Authority on 01 June 2023:

Duct System Resistance
Emaq Survey
Extract Flow Rate

Received by the City Council as Local Planning Authority on 13 Jul 2023:

Proposed Plans and Elevations C760/1B

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

3) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the scheme outlined in the EMAQ Survey received on the 01 June 2023.

b) Prior to the flue hereby approved being brought into use, hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the scheme approved in part a) has been implemented in accordance with the agreed details.

Reason - In the interests of the amenities of occupiers of nearby properties.

4) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the flue hereby approved, a scheme shall be 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 development. The scheme shall be implemented in full before the flue is brought into use.

b) Prior to the flue being brought into use, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm

that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 802, 25 Church Street, Manchester, M4 1PE
Flat 604, 25 Church Street, Manchester, M4 1PE
Flat 509, 25 Church Street, Manchester, M4 1PE
Flat 506, 25 Church Street, Manchester, M4 1PE
Flat 303, 25 Church Street, Manchester, M4 1PE
Flat 110, 25 Church Street, Manchester, M4 1PE
Unit 3 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls19, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf47-Nf49, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 39, 23 Church Street, Manchester, M4 1PY
Flat 603, 25 Church Street, Manchester, M4 1PE
Flat 508, 25 Church Street, Manchester, M4 1PE
Flat 105, 25 Church Street, Manchester, M4 1PE
Flat 4, 23 Church Street, Manchester, M4 1PY
Flat 31, 23 Church Street, Manchester, M4 1PY
Flat 29, 23 Church Street, Manchester, M4 1PY
Flat 25, 23 Church Street, Manchester, M4 1PY
Flat 22, 23 Church Street, Manchester, M4 1PY
Flat 19, 23 Church Street, Manchester, M4 1PY
Flat 1, 56 High Street, Manchester, M4 1ED
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 801, 25 Church Street, Manchester, M4 1PE
Flat 605, 25 Church Street, Manchester, M4 1PE
Flat 503, 25 Church Street, Manchester, M4 1PE
Flat 412, 25 Church Street, Manchester, M4 1PE
Flat 401, 25 Church Street, Manchester, M4 1PE
Flat 310, 25 Church Street, Manchester, M4 1PE
Flat 306, 25 Church Street, Manchester, M4 1PE
Flat 209, 25 Church Street, Manchester, M4 1PE
Flat 203, 25 Church Street, Manchester, M4 1PE
Flat 112, 25 Church Street, Manchester, M4 1PE
Unit Pr4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F1 To F2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls31, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Market Managers Office, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc13-Fc14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Flat 46, 23 Church Street, Manchester, M4 1PY
Flat 41, 23 Church Street, Manchester, M4 1PY
Flat 502, 25 Church Street, Manchester, M4 1PE
Flat 406, 25 Church Street, Manchester, M4 1PE
Flat 312, 25 Church Street, Manchester, M4 1PE
Flat 309, 25 Church Street, Manchester, M4 1PE
Flat 202, 25 Church Street, Manchester, M4 1PE
Flat 7, 23 Church Street, Manchester, M4 1PY
Flat 5, 23 Church Street, Manchester, M4 1PY
Flat 30, 23 Church Street, Manchester, M4 1PY
Flat 21, 23 Church Street, Manchester, M4 1PY
Flat 9, 56 High Street, Manchester, M4 1ED
Flat 24, 56 High Street, Manchester, M4 1ED
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 704, 25 Church Street, Manchester, M4 1PE
Flat 308, 25 Church Street, Manchester, M4 1PE
Flat 305, 25 Church Street, Manchester, M4 1PE
Flat 302, 25 Church Street, Manchester, M4 1PE
Flat 109, 25 Church Street, Manchester, M4 1PE
Unit 17A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ff2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F4 To F6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F17-F18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 5, 56 High Street, Manchester, M4 1ED
Flat 22, 56 High Street, Manchester, M4 1ED
Flat 14, 56 High Street, Manchester, M4 1ED
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 408, 25 Church Street, Manchester, M4 1PE
Flat 45, 23 Church Street, Manchester, M4 1PY
Flat 44, 23 Church Street, Manchester, M4 1PY
Flat 38, 23 Church Street, Manchester, M4 1PY
Flat 16, 23 Church Street, Manchester, M4 1PY
Flat 7, 56 High Street, Manchester, M4 1ED
Flat 31, 56 High Street, Manchester, M4 1ED
Flat 28, 56 High Street, Manchester, M4 1ED
Flat 26, 56 High Street, Manchester, M4 1ED
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 504, 25 Church Street, Manchester, M4 1PE
Flat 405, 25 Church Street, Manchester, M4 1PE
Unit Ls27, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc15 And Fc16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf53 And Nf54, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls29, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit Ls17, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf42, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf 3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf1-Mf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 49, 23 Church Street, Manchester, M4 1PY
Flat 25, 56 High Street, Manchester, M4 1ED
Flat 505, 25 Church Street, Manchester, M4 1PE
Flat 403, 25 Church Street, Manchester, M4 1PE
Flat 108, 25 Church Street, Manchester, M4 1PE
Flat 29, 56 High Street, Manchester, M4 1ED
Flat 23, 56 High Street, Manchester, M4 1ED
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 805, 25 Church Street, Manchester, M4 1PE
Flat 407, 25 Church Street, Manchester, M4 1PE
Flat 211, 25 Church Street, Manchester, M4 1PE
Flat 205, 25 Church Street, Manchester, M4 1PE
Flat 104, 25 Church Street, Manchester, M4 1PE
Unit 14 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units Nf55 To Nf57, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc19 And Fc20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf17 To Nf18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 8, 56 High Street, Manchester, M4 1ED
Flat 27, 56 High Street, Manchester, M4 1ED
Flat 17, 56 High Street, Manchester, M4 1ED
Flat 2, 56 High Street, Manchester, M4 1ED
Flat 10, 56 High Street, Manchester, M4 1ED
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 32, 56 High Street, Manchester, M4 1ED
Unit 13 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Pr5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc21 And Fc25 To Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc17 And Fc18, 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
Unit Nf10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf39 And Nf40, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc9-Fc12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc3-Fc6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Flat 701, 25 Church Street, Manchester, M4 1PE
Unit Nf20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 307, 25 Church Street, Manchester, M4 1PE
Flat 606, 25 Church Street, Manchester, M4 1PE
Flat 111, 25 Church Street, Manchester, M4 1PE
Flat 48, 23 Church Street, Manchester, M4 1PY
Flat 15, 56 High Street, Manchester, M4 1ED
Flat 11, 56 High Street, Manchester, M4 1ED
56 High Street, Manchester, M4 1ED
Unit Ls30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf44 And Nf45, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf37, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf43 And Nf46, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 11, 23 Church Street, Manchester, M4 1PY
Flat 706, 25 Church Street, Manchester, M4 1PE
Flat 703, 25 Church Street, Manchester, M4 1PE
Flat 37, 23 Church Street, Manchester, M4 1PY
Flat 32, 23 Church Street, Manchester, M4 1PY
Flat 3, 23 Church Street, Manchester, M4 1PY
Flat 23, 23 Church Street, Manchester, M4 1PY
Flat 1, 23 Church Street, Manchester, M4 1PY
Flat 21, 56 High Street, Manchester, M4 1ED
Flat 18, 56 High Street, Manchester, M4 1ED
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 607, 25 Church Street, Manchester, M4 1PE
Flat 602, 25 Church Street, Manchester, M4 1PE
Flat 507, 25 Church Street, Manchester, M4 1PE
Flat 304, 25 Church Street, Manchester, M4 1PE
Flat 301, 25 Church Street, Manchester, M4 1PE
Flat 212, 25 Church Street, Manchester, M4 1PE
Flat 210, 25 Church Street, Manchester, M4 1PE
Flat 206, 25 Church Street, Manchester, M4 1PE
Unit Ls26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc22-Fc24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 15, 23 Church Street, Manchester, M4 1PY
Flat 803, 25 Church Street, Manchester, M4 1PE
Flat 609, 25 Church Street, Manchester, M4 1PE
Flat 42, 23 Church Street, Manchester, M4 1PY
Flat 35, 23 Church Street, Manchester, M4 1PY
Flat 26, 23 Church Street, Manchester, M4 1PY
Flat 24, 23 Church Street, Manchester, M4 1PY
Flat 12, 23 Church Street, Manchester, M4 1PY
Flat 4, 56 High Street, Manchester, M4 1ED
Flat 30, 56 High Street, Manchester, M4 1ED
Flat 20, 56 High Street, Manchester, M4 1ED
Flat 410, 25 Church Street, Manchester, M4 1PE
Flat 402, 25 Church Street, Manchester, M4 1PE

Flat 311, 25 Church Street, Manchester, M4 1PE
Flat 208, 25 Church Street, Manchester, M4 1PE
Flat 201, 25 Church Street, Manchester, M4 1PE
Flat 107, 25 Church Street, Manchester, M4 1PE
Flat 106, 25 Church Street, Manchester, M4 1PE
Unit Ls15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf31 To Nf36, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 13, 56 High Street, Manchester, M4 1ED
Unit F13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 9, 23 Church Street, Manchester, M4 1PY
Flat 43, 23 Church Street, Manchester, M4 1PY
Flat 36, 23 Church Street, Manchester, M4 1PY
Flat 2, 23 Church Street, Manchester, M4 1PY
Flat 806, 25 Church Street, Manchester, M4 1PE
58 High Street, Manchester, M4 1EF
Flat 50, 23 Church Street, Manchester, M4 1PY
Flat 17, 23 Church Street, Manchester, M4 1PY
Flat 14, 23 Church Street, Manchester, M4 1PY
Shockout Academy, 25 Church Street, Manchester, M4 1PE
Flat 33, 56 High Street, Manchester, M4 1ED
Flat 19, 56 High Street, Manchester, M4 1ED
Flat 16, 56 High Street, Manchester, M4 1ED
Flat 33, 23 Church Street, Manchester, M4 1PY
Flat 27, 23 Church Street, Manchester, M4 1PY
Flat 20, 23 Church Street, Manchester, M4 1PY
Flat 28, 23 Church Street, Manchester, M4 1PY
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 601, 25 Church Street, Manchester, M4 1PE
Flat 501, 25 Church Street, Manchester, M4 1PE
Flat 409, 25 Church Street, Manchester, M4 1PE
Flat 404, 25 Church Street, Manchester, M4 1PE
Flat 207, 25 Church Street, Manchester, M4 1PE
Flat 204, 25 Church Street, Manchester, M4 1PE
23 Church Street, Manchester, M4 1PY
Units Nf11 And Nf15 And Nf16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
2A Turner Street, Manchester, M4 1DZ
Basement And First To Third Floor, 2A Turner Street, Manchester, M4 1DZ
Flat 103, 25 Church Street, Manchester, M4 1PE
Flat 102, 25 Church Street, Manchester, M4 1PE
Flat 101, 25 Church Street, Manchester, M4 1PE
The Hogshead, 64 High Street, Manchester, M4 1EA
Unit Nf2 And Nf3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Cooperative Retail Services Ltd, 38 High Street, Manchester, M4 1QB
Units 28 And 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Units Nf27 To Nf30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf19 And Nf22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Basement And Ground Floor, 68 - 70 High Street, Manchester, M4 1ES
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 610, 25 Church Street, Manchester, M4 1PE
Flat 608, 25 Church Street, Manchester, M4 1PE
Units Nf34 And Nf35, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24A, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf38, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
61 High Street, Manchester, M4 1AZ
68 - 70 High Street, Manchester, M4 1EA
Unit 15 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Nf9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf52, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf50-Nf51, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf5-Mf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 6, 23 Church Street, Manchester, M4 1PY
Flat 18, 23 Church Street, Manchester, M4 1PY
Flat 3, 56 High Street, Manchester, M4 1ED
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 510, 25 Church Street, Manchester, M4 1PE
Flat 411, 25 Church Street, Manchester, M4 1PE
Flat 8, 23 Church Street, Manchester, M4 1PY
Flat 47, 23 Church Street, Manchester, M4 1PY
Flat 40, 23 Church Street, Manchester, M4 1PY
Flat 34, 23 Church Street, Manchester, M4 1PY
Flat 10, 23 Church Street, Manchester, M4 1PY
Flat 6, 56 High Street, Manchester, M4 1ED
Flat 12, 56 High Street, Manchester, M4 1ED
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 804, 25 Church Street, Manchester, M4 1PE

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

Conservation Area - Smithfield Conservation Area 1987

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL