

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 136069/JO/2023

**Date registered valid:** 25 January 2023

**Proposal:** Variation of Condition 2 (Approved Drawings and Documents) of application referenced 125294/FO/2019 to make elevational alterations

**Address:** The Printworks, Withy Grove, Manchester, M4 2BS

**Ward(s):** Piccadilly Ward

**Applicant:** DTZ Investors

**Agent (if any):** Mrs Heather Lindley-Clapp Nexus Planning

**Case officer:** Jack Naven  
Tel: 0161 219 2095  
Email: jack.naven@manchester.gov.uk

**Recommendation:** Approve

**Date of recommendation:** 22/03/2023

## **Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Minor Other

**Date of site visit:** 16 February 2023

### **Standard consultations:**

Printed: 7 February 2023 Expired: 28 February 2023

### **Neighbour notifications**

Printed: 7 February 2023 Expired: 28 February 2023

### **Site notice**

Posted: 16 February 2023 Expired: 9 March 2023

### **Press advert**

Published: 14 February 2023 Expired: 7 March 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Shudehill Conservation Area 1987

**Tree Preservation Order:** Not applicable

## **Description of Site/Area**

The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former newspaper printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Surrounding uses include the Arndale Shopping Centre, the National Football Museum, Chetham's School of Music, Victoria Train Station, Shudehill transport interchange, a hotel, residential accommodation, offices, bars, restaurants and shops.

## **Description of Development**

Planning approval was granted under application 125294/FO/2019 on the 10th February 2020 for external Works to Elevations, Improvements to Entrance Features, New Signage and New LED Screens.

The current proposals seek to vary Condition 2 (Approved Drawings and Documents) of the previous planning approval. The originally approved material was unable to be secured within the timescale of programme, particularly in relation to the approved high level back-lit perforated

and folded dark bronze coloured metal rain-screen cladding panels. This application seeks to agree a new material for this element of the façade.

Additionally, further to the grant of the original permission, two applications for a S96 non-material amendment to Condition 2 have been granted in October 2020 (reference 128219/NMC/2020) and November 2021 (reference 132026/NMC/2021) respectively. These changes related to alterations to the location of some signage around Printworks. Due to the changes now made to the scheme, the submitted revised drawings that relate to those submitted on these two amendment applications have been included in this application.

### **Consultations & Notification Responses**

Highway Services - Have no objections in principle. Informative has been added regarding projection over licence and a condition regarding luminance.

Environmental Health - Have requested that conditions be added relating to External Lighting and Signage, Advertising Screens, and that conditions that have already been discharged under application 125294/FO/2019 concerning Demolition/Construction Management Plan, and Demolition/Construction Hours are adhered to.

Public Consultations - Neighbouring properties were notified by letter, a site notice was displayed on site, and an advert was displayed in the Manchester Evening News. No responses were received as a result of these consultations.

### **Policy**

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

- Saved policy DC26 of the UDP;
- Policies DM1, SP1 and EN3 of the Core Strategy;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF)

### **Issues**

#### **Principle**

The main concerns in relation to this variation of conditions application are Visual Amenity and Residential Amenity and Noise.

#### **Visual Amenity**

The amended approved drawings and documents are not considered to have a negative impact on the visual amenity of the Printworks site itself or the surrounding Shudehill Conservation area compared to the drawings and documents originally approved under application 124294/FO/2019.

The previously chosen material, an andosed metal, has been unable to be procured on such a small scale. A back painted glass with pattern is now proposed and would have a high quality appearance of the façade and appear light weigh and reflective. The material should form part of the conditions of the approval.

The signage strategy for the site has already been signed off as a condition relating to the original application. A condition has been added to ensure that this signage strategy is adhered to.

## **Residential Amenity and Noise**

The amended approved drawings and documents are not considered to have a unduly harmful impact on residential amenity of the surrounding area and will not be considered to create a detrimental increase in noise compared to the drawings and documents originally approved under application 124294/FO/2019.

A condition has been added to ensure that external lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties, and that Illuminated Signage shall not exceed 300cd/m2. Conditions have already been discharged concerning the Construction Management Plan and Demolition/Constructions Hours under the original application 124294/FO/2019 and will be complied with under the variation application.

## **Conclusion**

Based upon the points above, it is considered that this application for the Variation of Condition 2 (Approved Drawings and Documents) of application 125294/FO/2019 is acceptable.

## **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. The

scheme is considered to be in accordance with the guidance contained within policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

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

1) The development must be begun not later 11 February 2023.

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:

StoVentec cladding panels (Graphic Design A) as received by the City Council, as Local Planning Authority, on the 22 March 2023.

Drawings and documents approved as part of planning application 136039/JO/2023, received 25th January 2023:

Proposed Site Plan references:

- PL(1002) revision P4 - 'Proposed Ground Floor Plan'
- PL(1003) revision P3 - 'Proposed First Floor Plan'
- PL(1010) revision P2 - 'Proposed Roof Plan'
- London Birmingham Bristol Manchester Reading
- PL(1013) revision P4 - 'Level 00 Proposed Corporation Street Entrance Plan'

Proposed Elevations references:

- PL(1020) revision P10 - 'Proposed Elevation Dantzic and Balloon Street'
- PL(1022) revision P9 - 'Proposed Elevation Withy Grove and Corporation Street'
- PL(1023) revision P7 - 'Proposed Elevation Corporation Street Entrance'
- PL(1035) revision P6 - 'Proposed Sections Dantzic Street and Withy Grove Entrances'
- PL(1036) revision P6 - 'Proposed Corporation Street Elevations/Section
- PL(1037) revision P7 - 'Proposed Dantzic Street Section A-A, B-B and C-C'

CGI's, produced by CDA, references:

- PL(1040) revision P2 - '3D Viz, Dantzic Street, Arndale'-PL(1043) revision P2 - '3D Viz, Corp Street, Entrance'
- PL(1044) revision P2 - '3D Viz, Corp Street, Vic Station'
- PL(1038) revision P3 - 'Proposed Signage Elevations'

Drawings and documents approved as part of planning application 125294/FO/2019:

- the Atelier - Heritage Statement ref:1842, dated October 2019
- the Nexus Planning Statement
- the Cundall - Printworks Lighting Concept document
- the Design and Access Statement

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, and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester (1995).

3) The lighting shall be carried out in accordance with the Cundall - Printworks Lighting Concept document as approved as part of planning application 125294/FO/2019.

External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Illuminated Signage shall not exceed 300cd/m<sup>2</sup> and shall only be illuminated during hours agreed with MCC as local planning authority

Prior to the lighting becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Strategy (2012).

4) The Signage Strategy shall be carried out in accordance with the DTZ Investors - Signage Strategy, Tenant and Unit Signage Document referenced PWM-CDA-01-ZZ-RP-A-PL-2000 Revision P2, (Parts 1 and 2) dated 20 October 2020 received by the Local Planning Authority on 21 October 2020 (as approved under CDN/20/0637).

Reason - To ensure an acceptable development and in the interest of visual amenity, pursuant to the City of Manchester Core Strategy Policies SP1 and DM1, and saved policies DC14 and DC18.1.

5) The development hereby approved shall be carried out in accordance with The Printworks Manchester Construction Management Plan by John Turner Construction Group received via the email from Euan Connolly dated 12th August 2022, The Covering Letter and the Site Logistics Plan for the CMP Revision -A dated 18th January 2022 received by the City Council as Local Planning Authority on 2nd February 2022 (as approved under CDN/22/0061).

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall be carried out in accordance with the back painted glass panels with graphic design (Graphic Design A) and retained and cleaned block work as indicated on drawings PL(1020) revision P10 - 'Proposed Elevation Dantzic and Balloon Street', PL(1022) revision P9 - 'Proposed Elevation Withy Grove and Corporation Street' and PL(1036) revision P6 - 'Proposed Corporation Street Elevations/Section received on the 25 January 2023 and the materials specification StoVentec cladding panels (Graphic Design A) as received by the City Council, as Local Planning Authority, on the 22 March 2023.

The development shall be carried out in accordance with these materials.

Reason – In the interest of the visual amenity of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

## **Informatives**

1) The applicant should be advised that any luminance of the signage will be acceptable if it is in line with the MCC recommended maximum of 600cd/m<sup>2</sup>. If signage is to extend greater than 350mm over the adopted highway then the applicant will need to apply for a projection over license.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

Flat 26, 8 Dantzic Street, Manchester, M4 2AD  
Flat 14, 8 Dantzic Street, Manchester, M4 2AD  
Flat 7, 8 Dantzic Street, Manchester, M4 2AD  
Flat 23, 8 Dantzic Street, Manchester, M4 2AD  
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ  
9 Shudehill, Manchester, M4 2AF  
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ  
21 Shudehill, Manchester, M4 2AF  
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ  
71 Corporation Street, Manchester, M4 2DL  
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Basement, 44 Long Millgate, Manchester, M3 1NX  
Second Floor, 69 Corporation Street, Manchester, M4 2DE  
Flat 33, 8 Dantzic Street, Manchester, M4 2AD  
Flat 24, 8 Dantzic Street, Manchester, M4 2AD  
Flat 18, 8 Dantzic Street, Manchester, M4 2AD  
Flat 8, 8 Dantzic Street, Manchester, M4 2AD  
44 Long Millgate, Manchester, M3 1NX  
2 Todd Street, Manchester, M3 1WU  
Basement, 5 Well Street, Manchester, M4 2AB  
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB  
Ground Floor, 23 Shudehill, Manchester, M4 2AF  
4 Thorniley Brow, Manchester, M4 2AJ  
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE  
12 - 22 Thorniley Brow, Manchester, M4 2AJ  
Surgery Adjoining 33, Hanover Street, Manchester, M4 4AH  
19 Shudehill, Manchester, M4 2AF  
13 Shudehill, Manchester, M4 2AF  
4 Dantzic Street, Manchester, M4 2AD  
First Floor, 40 Long Millgate, Manchester, M3 1NX  
1 Balloon Street, Manchester, M4 4BE  
11 Shudehill, Manchester, M4 2AF  
Urbis, Cathedral Gates, Manchester, M4 3BG  
Level 2, 23 Shudehill, Manchester, M4 2AF  
Basement To First Floor, 23 Shudehill, Manchester, M4 2AF  
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ

Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ  
15 Shudehill, Manchester, M4 2AF  
The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ  
21 - 23 Shudehill, Manchester, M4 2AF  
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE  
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS  
2 Thorniley Brow, Manchester, M4 2AJ  
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS  
The Printworks, Withy Grove, Manchester, M4 2BS  
Ground Floor To Fourth Floor, 25 - 27 Shudehill, Manchester, M4 2AF  
5 Well Street, Manchester, M4 2AG  
1 Shudehill, Manchester, M4 2AF  
Unit MSU1, 98 Corporation Street, Manchester, M4 3AJ  
Basement And Ground Floor, 25 - 27 Shudehill, Manchester, M4 2AF  
Second Floor To Fourth Floor, 21 - 23 Shudehill, Manchester, M4 2AF  
Flat 2, 15 Well Street, Manchester, M4 2AG  
Flat 1, 15 Well Street, Manchester, M4 2AG  
7 Shudehill, Manchester, M4 2AF  
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG  
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG  
Holyoake House, Hanover Street, Manchester, M60 0AS  
Federation House, 2 Federation Street, Manchester, M4 4BF  
31 Withy Grove, Manchester, M4 2BS  
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS  
Hard Rock Casino, Withy Grove, Manchester, M4 2BS  
Time Out, Withy Grove, Manchester, M4 2BS  
23 Shudehill, Manchester, M4 2AF  
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Basement, 12 - 14 Dantzic Street, Manchester, M4 2AD  
6A Todd Street, Manchester, M3 1WU  
Basement Floor, 6A Todd Street, Manchester, M3 1WU  
Ground Floor, 15 Shudehill, Manchester, M4 2AF  
Flat 1, 15 Shudehill, Manchester, M4 2AF  
Flat 4, 15 Shudehill, Manchester, M4 2AF  
42 Long Millgate, Manchester, M3 1NX  
Ground Floor And First Floor, 5 Well Street, Manchester, M4 2AB  
Ground Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB  
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD  
First Floor Rooms 2 To 5, 69 Corporation Street, Manchester, M3 1SN  
Adjacent Car Park, 18 - 20 Dantzic Street, Manchester, M4 2AE  
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS  
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU  
Flat 40, 8 Dantzic Street, Manchester, M4 2AD  
Flat 25, 8 Dantzic Street, Manchester, M4 2AD  
Flat 39, 8 Dantzic Street, Manchester, M4 2AD  
Flat 32, 8 Dantzic Street, Manchester, M4 2AD  
Flat 31, 8 Dantzic Street, Manchester, M4 2AD

Flat 17, 8 Dantzic Street, Manchester, M4 2AD  
Flat 9, 8 Dantzic Street, Manchester, M4 2AD  
Flat 37, 8 Dantzic Street, Manchester, M4 2AD  
Flat 27, 8 Dantzic Street, Manchester, M4 2AD  
18 - 20 Dantzic Street, Manchester, M4 2AE  
29 Shudehill, Manchester, M4 2AA  
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Ground Floor, 19 Shudehill, Manchester, M4 2AF  
Ground Floor, 6 Todd Street, Manchester, M3 1WU  
Shudehill Interchange, Shudehill, Manchester, M4 4AN  
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 3, 15 Shudehill, Manchester, M4 2AF  
Flat 2, 15 Shudehill, Manchester, M4 2AF  
Level 3, 23 Shudehill, Manchester, M4 2AF  
35 - 39 Withy Grove, Manchester, M4 2BJ  
2 Dantzic Street, Manchester, M4 2AD  
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS  
Level 1, 23 Shudehill, Manchester, M4 2AF  
17 Shudehill, Manchester, M4 2AF  
First Floor, 19 Shudehill, Manchester, M4 2AF  
Second Floor, 19 Shudehill, Manchester, M4 2AF  
25 - 27 Shudehill, Manchester, M4 2AF  
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS  
The Printworks, Corporation Street, Manchester, M4 2BS  
Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS  
Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS  
Flat 29, 8 Dantzic Street, Manchester, M4 2AD  
Flat 2, 8 Dantzic Street, Manchester, M4 2AD  
Flat 1, 8 Dantzic Street, Manchester, M4 2AD  
10 Dantzic Street, Manchester, M4 2AD  
Flat 20, 8 Dantzic Street, Manchester, M4 2AD  
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS  
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS  
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS  
Units 2 An 2C, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS  
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS  
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS  
Flat 4, 8 Dantzic Street, Manchester, M4 2AD  
Flat 3, 8 Dantzic Street, Manchester, M4 2AD  
Flat 21, 8 Dantzic Street, Manchester, M4 2AD  
Flat 5, 8 Dantzic Street, Manchester, M4 2AD  
Flat 30, 8 Dantzic Street, Manchester, M4 2AD  
Flat 12, 8 Dantzic Street, Manchester, M4 2AD

Flat 6, 8 Dantzic Street, Manchester, M4 2AD  
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ  
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ  
4 Todd Street, Manchester, M3 1WU  
6 Todd Street, Manchester, M3 1WU  
40 Long Millgate, Manchester, M3 1NX  
Flat 34, 8 Dantzic Street, Manchester, M4 2AD  
Flat 10, 8 Dantzic Street, Manchester, M4 2AD  
Flat 28, 8 Dantzic Street, Manchester, M4 2AD  
Flat 22, 8 Dantzic Street, Manchester, M4 2AD  
Flat 19, 8 Dantzic Street, Manchester, M4 2AD  
Flat 15, 8 Dantzic Street, Manchester, M4 2AD  
Flat 11, 8 Dantzic Street, Manchester, M4 2AD  
Flat 38, 8 Dantzic Street, Manchester, M4 2AD  
Flat 36, 8 Dantzic Street, Manchester, M4 2AD  
Flat 35, 8 Dantzic Street, Manchester, M4 2AD  
Flat 16, 8 Dantzic Street, Manchester, M4 2AD

## **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 - Shudehill Conservation Area 1987  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: CENTRAL