

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 129369/FO/2021  
**Date registered valid:** 3 August 2022  
**Proposal:** Replacement of external wall cladding.  
**Address:** 19 Copperas Street, Manchester, M4 1HS  
**Ward(s):** Piccadilly Ward

**Applicant:** Urbanbubble Sevendale House, 7 Dale Street, Manchester, M1 1JA  
**Agent (if any):** Mr Christopher Lenehan DMWR Architects 41 Spring Gardens, Manchester, M2 2BG  
**Case officer:** Angela  
Tel: 0161 234 Leckie  
Email: angela.leckie@manchester.gov.uk 4651  
**Recommendation:** Approve  
**Date of recommendation:** 01-11-22

#### Application details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 30-06-21

#### **Standard consultations:**

Printed: 15 August 2022 Expired: 5 September 2022

#### **Neighbour notifications**

Printed: 15 August 2022 Expired: 5 September 2022

#### **Site notice**

Posted: 16 August 2022 Expired: 6 September 2022

#### **Press advert**

Published: 23 August 2022 Expired: 13 September 2022

**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 residential building above ground floor commercial known as the Design House which is bounded by Oldham Street, Swan Street, Market Street and High Street which is situated in the Smithfield Conservation Area. The grade II listed former Smithfield Market Buildings lies opposite the site. The building was constructed c.2004. The existing building is clad with insulated render, timber panels and metal / timber composite windows.

Designed by Mills Beaumont Leavey Channon (MBLC) and constructed 2004, the architecture is modern and typical of the work undertaken by the practice at that time. The aesthetic is interplay between planes and is an interesting well-proportioned modern insert into the surrounding context.

## **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 and hotel uses.

## **Description of development**

Investigations have been conducted to assess the façade cladding for compliance with Regulation 7 (2018 amendment) of the Building Regulations, in terms of fire safety. It has been ascertained that the cladding does not comply. Therefore, it is proposed to replace non-compliant elements with new non-combustible elements.

The existing rendered polystyrene cladding is to be replaced with a new rendered non-combustible mineral wool cladding. In some areas the build-up would be slightly deeper than existing by approximately 30mm. This allows a cavity behind the insulation, where possible for enhanced water management. In other areas such as around windows, such a cavity is not possible and here the build-up remains the same – in line with the plane of the window frames. The colour and finish of render would match the existing.

The timber cladding is to be replaced with non-combustible aluminium planks in with an anodonic like dark bronze finish. This also includes the insertion of horizontal concealed cavity barriers into voids. The aluminium planks would be of a comparable size to the timber to maintain the horizontal format which we feel is important to the original design intent.

## **Consultations & Notification Responses**

**Publicity-** The application has been advertised as affecting a Conservation Area and a site notice was displayed adjacent to the site. Occupiers of this and neighbouring properties have been notified about the application. One objection has been received on the basis of the disturbance that would result from construction activities.

**Head of Environmental Health-** Have no objections subject to the proposed materials having at least as good a performance in terms of acoustic insulation as the existing.

## **Issues**

## National Planning Policy Framework

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 7). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

The following Policies are of relevance to this application:

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. This is irrespective of whether any potential harm amounts to sustainable harm, total loss or less than substantial harm to its significance.

The following paragraphs need to be considered in the context of this application:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197 In determining applications, local planning authorities should take account of:

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

199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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

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 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.

**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 policies are detailed below:

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and in the case of the proposed demolition, to section 12 (Conserving and Enhancing the Historic Environment).

It is noted that it has been decided not to attempt to replicate the timber but to utilise a better quality material that will weather better. The new aluminium cladding would update the appearance of the building's façade in keeping with the emerging high standard of design quality within this key regeneration area and the amendments would better integrate the building into the built environment and its form is considered to be acceptable within its context. Details of the ends of the interlocking aluminium planks will have to be secured by condition.

The principle of replacement of the existing render is acceptable but due to the condition of the current render which is stained and has rendered poorly details of maintenance and preventing of weathering and staining will need to be secured by condition.

The success of the recladding is predicated on the detailing and quality of the interfaces of the proposed materials, not least because of the increase in built up of the fire insulation and the consequent increase in the depth of some materials. Officers are satisfied based on the supporting information submitted that an appropriate quality of finish can be achieved with the final detailing to be secured through a condition in order to secure an appropriate quality development within the conservation area setting and its location within the setting of adjacent listed buildings.

It is considered that the development would subject to the conditions detailed above, improve the current appearance of the building enhancing the setting of the adjacent listed building and character of the conservation area and as such any harm would be less than substantial. Given the level of harm paragraph 202 of the NPPF requires that the impact of the development should be evaluated against the mitigation that would be provided from the wider public benefits of the scheme including securing its optimum viable use which can include heritage benefits. It is considered that the harm would be outweighed by the benefits of the removal of the existing combustible cladding and the refreshed appearance improved contextual setting.

In the context of the NPPF and Sections 66 and 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 and to preserving the building or its setting or any features of special architectural or historic interest which it possess as required by virtue of S66 and S72 the Listed Buildings Act, the less than substantial would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 197, 199 and 202 of the NPPF and that in view of this, it is considered that the proposed development would on balance 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 policies 18.1 and 19.1

### **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**

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and amendments to the proposals.

### **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) Dwgs 3685-DR-100, 3685-DR-101, 3685-DR-102, 3685-DR-103, 3685-DR-104, 3685-DR-105, 3685-DR-300, 3685-DR-305, 3685-DR-307, 3685-DR-308, 3585-DR-400 B, 3585-DR-401 B, 3585-DR-402 B, 3585-DR-403 B, 3585-DR-404 B, 3585-DR-405 B, 3585-DR-406 B, 3585-DR-407 B, 3685-DR-200 B, 3685-DR-201 B, 3685-DR-202 B, 3685-DR-204 B, 3685-DR-206 B, 3685-DR-207 B, 3685-DR-250 B, 3685-DR-251 B, DR-120 B, DR-121 B, DR-122 B, DR-123 B, DR-124 B, DR-125 B, DR-203 B and DR-205 B all stamped as received on 21-06-22;

(b) Facade Metal Rainscreen System Guide and AXIAL RAINSCREEN SUPPORT SYSTEMS Brochure by Ash and Lacy;

(c) Photos 1-5 and Details of Aluminium Plank (e-mail dated 11-10-22) stamped as received on 11-10-22;

(d) e-mail agreeing Superanodic Dark Bronze 01 11 22;

(e) Render images stamped as received on 27-10-22; and

(f) Ash and Lacy end cap details stamped as received on 27-10-22

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1 and DM1.

3) Notwithstanding the details as shown in condition 2, the development that is hereby approved shall commence unless and until final samples and specifications of all materials to be used on all external elevations including details of jointing and fixing between all component materials and any component panels, edging details to interlocking planks, detailing to deal with weathering and

run off from render (to prevent staining) including weep holes and interface with cills have been submitted to and approved in writing by the City Council as local planning authority.

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

4) Before development commences details shall be submitted to demonstrate that the performance of the new cladding system installed has at least the same acoustic performance as the existing. In the event that the cladding system does not have the same acoustic performance, a mitigation scheme shall be submitted for approval in writing prior to the installation of the cladding. The approved details shall be implemented as part of the development.

Reason - To ensure the existing internal noise levels (for the residential) and potential noise break-out from the commercial are not compromised pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5) No development shall take place, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority.

The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians) o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

## **Informatives**

1) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the

construction/demolition phase

2) Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially effect your permission.

3) As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to [construction-started@manchesterfire.gov.uk](mailto:construction-started@manchesterfire.gov.uk)

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

Environmental Health

Urban Design & Conservation

Apartment 5.1, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 4.9, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.3, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.1, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ  
Flat 402, 17 Thomas Street, Manchester, M4 1EU  
Flat 103, 17 Thomas Street, Manchester, M4 1EU  
Flat 503, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 405, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 304, Garden House, 114 High Street, Manchester, M4 1HQ  
9 Martlesham Walk, Manchester, M4 1LY  
31 Martlesham Walk, Manchester, M4 1LY  
23 Martlesham Walk, Manchester, M4 1LY  
13 Martlesham Walk, Manchester, M4 1LY  
Flat 406, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 401, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 305, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 209, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 206, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 105, Garden House, 114 High Street, Manchester, M4 1HQ  
Apartment 4.5, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ  
Flat 210, 17 Thomas Street, Manchester, M4 1EU  
Flat 508, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 208, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 107, Garden House, 114 High Street, Manchester, M4 1HQ  
5 Martlesham Walk, Manchester, M4 1LY  
15 Martlesham Walk, Manchester, M4 1LY  
Apartment 3.1, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.3, The Design House, 108 High Street, Manchester, M4 1HT  
100 - 102 High Street, Manchester, M4 1HP  
Apartment 5.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 4.4, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ

Apartment 406, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 305, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ  
Flat 211, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 111, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 213, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
Flat 113, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
Flat 404, 17 Thomas Street, Manchester, M4 1EU  
Flat 401, 17 Thomas Street, Manchester, M4 1EU  
Flat 303, 17 Thomas Street, Manchester, M4 1EU  
Flat 213, 17 Thomas Street, Manchester, M4 1EU  
Flat 504, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 108, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 103, Garden House, 114 High Street, Manchester, M4 1HQ  
11 Oak Street, Manchester, M4 5JD  
Ground Floor Unit, Smithfield Square, High Street, Manchester, M4 1BD  
97 High Street, Manchester, M4 1HQ  
95 High Street, Manchester, M4 1HQ  
First Floor And Second Floor, 102A High Street, Manchester, M4 1HP  
The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE  
7 Oak Street, Manchester, M4 5JD  
First And Second Floor, 36 - 40 Edge Street, Manchester, M4 1HN  
59 Thomas Street, Manchester, M4 1NA  
23 - 37 Edge Street, Manchester, M4 1HW  
Centre For Chinese Contemporary Art (CFCCA), Market Buildings, Thomas Street, Manchester, M4 1EU  
Apartment 6.4, The Design House, 108 High Street, Manchester, M4 1HT  
Liverpool And Manchester Design, 5 Oak Street, Manchester, M4 5JD  
Flat 414, 87 High Street, Manchester, M4 1BF  
Flat 408, 83 High Street, Manchester, M4 1BE  
Flat 217, 83 High Street, Manchester, M4 1BE  
17 Thomas Street, Manchester, M4 1EU  
42 Edge Street, Manchester, M4 1HN  
Flat 502, Garden House, 114 High Street, Manchester, M4 1HQ  
FLAT 604, Icon 25, 101 High Street, Manchester, M4 1HG  
118 High Street, Manchester, M4 1HQ  
The Department Store, 5 Oak Street, Manchester, M4 5JD  
Manchester Pride, 5 Oak Street, Manchester, M4 5JD  
Flat 410, 83 High Street, Manchester, M4 1BE  
4 Brightwell Walk, Manchester, M4 1LZ  
112 High Street, Manchester, M4 1HQ  
First Floor Front, 44 Edge Street, Manchester, M4 1HN  
91 High Street, Manchester, M4 1HQ  
102A High Street, Manchester, M4 1HP  
Garden House, 114 High Street, Manchester, M4 1HQ  
6 New George Street, Manchester, M4 4AE  
46 Edge Street, Manchester, M4 1HN  
49 - 51 Thomas Street, Manchester, M4 1NA  
85 High Street, Manchester, M4 1BD  
93 High Street, Manchester, M4 1HQ  
99 High Street, Manchester, M4 1HQ  
89 High Street, Manchester, M4 1HQ

First Floor Gymnasium, 35 - 37 Thomas Street, Manchester, M4 1NA  
Unit 11, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 10, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 9, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
First Floor Rear, 44 Edge Street, Manchester, M4 1HN  
28 Edge Street, Manchester, M4 1HN  
First Floor, 42 Edge Street, Manchester, M4 1HN  
Chinese Arts Centre, 13 Thomas Street, Manchester, M4 1EU  
Second Floor, 44 Edge Street, Manchester, M4 1HN  
Second Floor, 35 - 37 Thomas Street, Manchester, M4 1NA  
45 - 47 Thomas Street, Manchester, M4 1NA  
43 Thomas Street, Manchester, M4 1NA  
Unit 17, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 5, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
104 High Street, Manchester, M4 1HQ  
35 Martlesham Walk, Manchester, M4 1LY  
3 Martlesham Walk, Manchester, M4 1LY  
25 Martlesham Walk, Manchester, M4 1LY  
Apartment 4.3, The Design House, 108 High Street, Manchester, M4 1HT  
33 Thomas Street, Manchester, M4 1NA  
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ  
Flat 301, 17 Thomas Street, Manchester, M4 1EU  
Flat 304, 17 Thomas Street, Manchester, M4 1EU  
Flat 204, 17 Thomas Street, Manchester, M4 1EU  
Flat 207, 17 Thomas Street, Manchester, M4 1EU  
Flat 602, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 505, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 205, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 203, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 109, Garden House, 114 High Street, Manchester, M4 1HQ  
37 Martlesham Walk, Manchester, M4 1LY  
29 Martlesham Walk, Manchester, M4 1LY  
27 Martlesham Walk, Manchester, M4 1LY  
Flat 407, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 402, Garden House, 114 High Street, Manchester, M4 1HQ  
33 Martlesham Walk, Manchester, M4 1LY  
1 Martlesham Walk, Manchester, M4 1LY  
46 Brightwell Walk, Manchester, M4 1LZ  
Unit 16, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 5A, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
81 High Street, Manchester, M4 1BD  
FLAT 103, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 222, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 223, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 303, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 305, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 324, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 401, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 404, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 601, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 608, Icon 25, 101 High Street, Manchester, M4 1HG

Flat 9, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Unit 2, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 6, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Flat 4, 9 Oak Street, Manchester, M4 5JD  
Flat 224, 87 High Street, Manchester, M4 1BF  
Flat 316, 87 High Street, Manchester, M4 1BF  
Flat 111, 83 High Street, Manchester, M4 1BE  
Flat 114, 83 High Street, Manchester, M4 1BE  
Flat 117, 83 High Street, Manchester, M4 1BE  
Flat 220, 83 High Street, Manchester, M4 1BE  
Flat 405, 83 High Street, Manchester, M4 1BE  
Flat 307, 83 High Street, Manchester, M4 1BE  
Flat 313, 83 High Street, Manchester, M4 1BE  
45A Edge Street, Manchester, M4 1HW  
Flat 6, 13 Oak Street, Manchester, M4 5JD  
Apartment 3.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 5.6, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.3, The Design House, 108 High Street, Manchester, M4 1HT  
Flat 4, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
Flat 601, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 408, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 403, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 201, Garden House, 114 High Street, Manchester, M4 1HQ  
19 Martlesham Walk, Manchester, M4 1LY  
Apartment 6.3, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.1, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.11, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.12, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.11, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.7, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.5, The Design House, 108 High Street, Manchester, M4 1HT  
Flat 305, 17 Thomas Street, Manchester, M4 1EU  
Flat 201, 17 Thomas Street, Manchester, M4 1EU  
Flat 107, 17 Thomas Street, Manchester, M4 1EU  
53 - 55 Thomas Street, Manchester, M4 1NA  
21 Martlesham Walk, Manchester, M4 1LY  
58 Copperas Street, Manchester, M4 1HS  
FLAT 101, Icon 25, 101 High Street, Manchester, M4 1HG  
Flat 10, Bollin House, 26 Edge Street, Manchester, M4 1HN  
FLAT 302, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 403, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 405, Icon 25, 101 High Street, Manchester, M4 1HG  
Unit 26, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Units 14-15, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Apartment G5, The Design House, 28 Village Way, Manchester, M4 1BG  
49 - 51 Edge Street, Manchester, M4 1HW  
Flat 314, 87 High Street, Manchester, M4 1BF  
Flat 120, 87 High Street, Manchester, M4 1BF  
Flat 216, 83 High Street, Manchester, M4 1BE  
Flat 112, 83 High Street, Manchester, M4 1BE  
Flat 412, 83 High Street, Manchester, M4 1BE  
Flat 306, 83 High Street, Manchester, M4 1BE  
Flat 504, 83 High Street, Manchester, M4 1BE  
Flat 215, 83 High Street, Manchester, M4 1BE

Flat 3, 13 Oak Street, Manchester, M4 5JD  
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ  
Flat 211, 17 Thomas Street, Manchester, M4 1EU  
Flat 109, 17 Thomas Street, Manchester, M4 1EU  
Apartment 6.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.5, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.4, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ  
Flat 1, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 209, 17 Thomas Street, Manchester, M4 1EU  
Flat 205, 17 Thomas Street, Manchester, M4 1EU  
Flat 108, 17 Thomas Street, Manchester, M4 1EU  
108 High Street, Manchester, M4 1HT  
Flat 309, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 207, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 202, Garden House, 114 High Street, Manchester, M4 1HQ  
57 Thomas Street, Manchester, M4 1NA  
43 Martlesham Walk, Manchester, M4 1LY  
17 Martlesham Walk, Manchester, M4 1LY  
Serviced Apartment 105, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 202, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 301, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 406, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 607, Icon 25, 101 High Street, Manchester, M4 1HG  
Flat 14, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 4, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 3, Bollin House, 26 Edge Street, Manchester, M4 1HN  
23 Copperas Street, Manchester, M4 1HS  
Unit 1, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 20, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Flat 1, 9 Oak Street, Manchester, M4 5JD  
Flat 225, 87 High Street, Manchester, M4 1BF  
Flat 413, 87 High Street, Manchester, M4 1BF  
Flat 226, 87 High Street, Manchester, M4 1BF  
Flat 119, 87 High Street, Manchester, M4 1BF  
Flat 317, 87 High Street, Manchester, M4 1BF  
39B Edge Street, Manchester, M4 1HW  
Flat 309, 83 High Street, Manchester, M4 1BE  
Flat 411, 83 High Street, Manchester, M4 1BE  
Flat 407, 83 High Street, Manchester, M4 1BE  
Apartment 5.4, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 307, 34 Copperas Street, Manchester, M4 1BJ  
Flat 2, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 203, 17 Thomas Street, Manchester, M4 1EU  
Flat 507, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 204, Garden House, 114 High Street, Manchester, M4 1HQ  
2 Brightwell Walk, Manchester, M4 1LZ  
Apartment 1.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 5.3, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 402, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 205, 34 Copperas Street, Manchester, M4 1BJ

Flat 110, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 302, 17 Thomas Street, Manchester, M4 1EU  
Flat 212, 17 Thomas Street, Manchester, M4 1EU  
Flat 202, 17 Thomas Street, Manchester, M4 1EU  
Flat 104, 17 Thomas Street, Manchester, M4 1EU  
Flat 102, 17 Thomas Street, Manchester, M4 1EU  
Flat 603, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 308, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 306, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 106, Garden House, 114 High Street, Manchester, M4 1HQ  
FLAT 122, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 201, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 204, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 508, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 509, Icon 25, 101 High Street, Manchester, M4 1HG  
Flat 506, Icon 25, 101 High Street, Manchester, M4 1HG  
Flat 13, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 8, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 3, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 212, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
Flat 210, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH  
Flat 112, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
Shisha, 5 Oak Street, Manchester, M4 5JD  
Flat 122, 87 High Street, Manchester, M4 1BF  
Apartment 1.1, The Design House, 108 High Street, Manchester, M4 1HT  
35 - 37 Thomas Street, Manchester, M4 1NA  
Ground Floor, 49 - 51 Edge Street, Manchester, M4 1HW  
Flat 312, 83 High Street, Manchester, M4 1BE  
Flat 116, 83 High Street, Manchester, M4 1BE  
Flat 214, 83 High Street, Manchester, M4 1BE  
Flat 604, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 101, 17 Thomas Street, Manchester, M4 1EU  
Flat 12, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 7, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 5, Bollin House, 26 Edge Street, Manchester, M4 1HN  
44 Edge Street, Manchester, M4 1HN  
Flat 2, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 11, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 6, Bollin House, 26 Edge Street, Manchester, M4 1HN  
Flat 222, 87 High Street, Manchester, M4 1BF  
Flat 416, 87 High Street, Manchester, M4 1BF  
Flat 118, 87 High Street, Manchester, M4 1BF  
Flat 315, 87 High Street, Manchester, M4 1BF  
Flat 318, 87 High Street, Manchester, M4 1BF  
Flat 219, 83 High Street, Manchester, M4 1BE  
Flat 310, 83 High Street, Manchester, M4 1BE  
Flat 311, 83 High Street, Manchester, M4 1BE  
Flat 221, 83 High Street, Manchester, M4 1BE  
Flat 406, 83 High Street, Manchester, M4 1BE  
15 Oak Street, Manchester, M4 5JD  
Apartment 2.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.5, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ

Flat 208, 17 Thomas Street, Manchester, M4 1EU  
Flat 106, 17 Thomas Street, Manchester, M4 1EU  
Flat 206, 17 Thomas Street, Manchester, M4 1EU  
Apartment 3.11, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.12, The Design House, 108 High Street, Manchester, M4 1HT  
Second Floor, 42 Edge Street, Manchester, M4 1HN  
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ  
Flat 403, 17 Thomas Street, Manchester, M4 1EU  
Flat 104, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 102, Garden House, 114 High Street, Manchester, M4 1HQ  
110 High Street, Manchester, M4 1HQ  
Part Ground Floor, 28 Edge Street, Manchester, M4 1HN  
Apartment G4, The Design House, 26 Village Way, Manchester, M4 1BG  
Flat 1, Bollin House, 26 Edge Street, Manchester, M4 1HN  
22 Edge Street, Manchester, M4 1HN  
Photographic Studio, 5 Oak Street, Manchester, M4 5JD  
Flat 2, 9 Oak Street, Manchester, M4 5JD  
Flat 3, 9 Oak Street, Manchester, M4 5JD  
Flat 5, 13 Oak Street, Manchester, M4 5JD  
Flat 2, 13 Oak Street, Manchester, M4 5JD  
Flat 4, 13 Oak Street, Manchester, M4 5JD  
Flat 1, 13 Oak Street, Manchester, M4 5JD  
39 - 41 Thomas Street, Manchester, M4 1NA  
Apartment 6.6, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.5, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.12, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 3.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 3.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 3.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 4.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
103 High Street, Manchester, M4 1HQ  
The Garden House, 3 William Fairburn Way, Manchester, M4 1BH  
31 Thomas Street, Manchester, M4 1NA  
Apartment G3, The Design House, 24 Village Way, Manchester, M4 1BG  
48 Brightwell Walk, Manchester, M4 1LZ  
FLAT 102, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 104, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 106, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 124, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 123, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 203, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 206, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 224, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 306, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 205, Icon 25, 101 High Street, Manchester, M4 1HG

FLAT 304, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 323, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 322, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 502, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 505, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 422, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 423, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 424, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 504, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 501, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 503, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 402, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 507, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 605, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 606, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 602, Icon 25, 101 High Street, Manchester, M4 1HG  
FLAT 603, Icon 25, 101 High Street, Manchester, M4 1HG  
116 High Street, Manchester, M4 1HQ  
Unit 7, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
21 Copperas Street, Manchester, M4 1HS  
46 - 48 Copperas Street, Manchester, M4 1HS  
50 - 56 Copperas Street, Manchester, M4 1HS  
Unit 3, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 8, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Units 12 And 13, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 23, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 4, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 25, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 24, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Units 18-19, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Flat At, The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE  
Unit 21, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Unit 22, Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Manchester Craft And Design Centre, 17 Oak Street, Manchester, M4 5JD  
Apartment G2, The Design House, 22 Village Way, Manchester, M4 1BG  
Apartment G1, The Design House, 20 Village Way, Manchester, M4 1BG  
Flat 2, 106 High Street, Manchester, M4 1HQ  
Flat 3, 106 High Street, Manchester, M4 1HQ  
Flat 1, 106 High Street, Manchester, M4 1HQ  
Creativity Culture And Education, 5 Oak Street, Manchester, M4 5JD  
Flat 501, 87 High Street, Manchester, M4 1BF  
Flat 223, 87 High Street, Manchester, M4 1BF  
Flat 415, 87 High Street, Manchester, M4 1BF  
Flat 121, 87 High Street, Manchester, M4 1BF  
Flat 502, 87 High Street, Manchester, M4 1BF  
Flat 115, 83 High Street, Manchester, M4 1BE  
Flat 110, 83 High Street, Manchester, M4 1BE  
Flat 113, 83 High Street, Manchester, M4 1BE  
Flat 218, 83 High Street, Manchester, M4 1BE  
Flat 308, 83 High Street, Manchester, M4 1BE  
Flat 503, 83 High Street, Manchester, M4 1BE  
Flat 409, 83 High Street, Manchester, M4 1BE  
45 Edge Street, Manchester, M4 1HW  
45B Edge Street, Manchester, M4 1HW

39A Edge Street, Manchester, M4 1HW  
36 - 40 Edge Street, Manchester, M4 1HN  
Apartment 2.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 4.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 4.2, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.4, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.5, The Design House, 108 High Street, Manchester, M4 1HT  
Flat 101, Garden House, 114 High Street, Manchester, M4 1HQ  
41 Martlesham Walk, Manchester, M4 1LY  
Apartment 4.1, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.4, The Design House, 108 High Street, Manchester, M4 1HT  
Flat 105, 17 Thomas Street, Manchester, M4 1EU  
Flat 506, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 501, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 404, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 303, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 301, Garden House, 114 High Street, Manchester, M4 1HQ  
39 Martlesham Walk, Manchester, M4 1LY  
11 Martlesham Walk, Manchester, M4 1LY  
Apartment 4.8, The Design House, 108 High Street, Manchester, M4 1HT  
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ  
Flat 307, Garden House, 114 High Street, Manchester, M4 1HQ  
Flat 302, Garden House, 114 High Street, Manchester, M4 1HQ  
7 Martlesham Walk, Manchester, M4 1LY

## **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  
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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