

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143689/FO/2025

Date registered valid: 22 September 2025

Proposal: Use of the property for Class E (Commercial, Businesses and Services) or drinking establishments with expanded food provision (Sui Generis) with external and internal refurbishment works

Address: Arch 77, Whitworth Street West, Manchester, M1 5WQ

Ward(s): Deansgate Ward

Applicant: The Arch Company

Agent (if any): Mr Abraham Laker Rapleys LLP

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **3 December 2025**

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 9 October 2025

Standard consultations:

Printed: 25 September 2025 Expired: 16 October 2025

Neighbour notifications

Printed: 25 September 2025 Expired: 16 October 2025

Site notice

Posted: 9 October 2025 Expired: 30 October 2025

Press advert

Published: 30 September 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site

Listed building: Grade II

Conservation area:

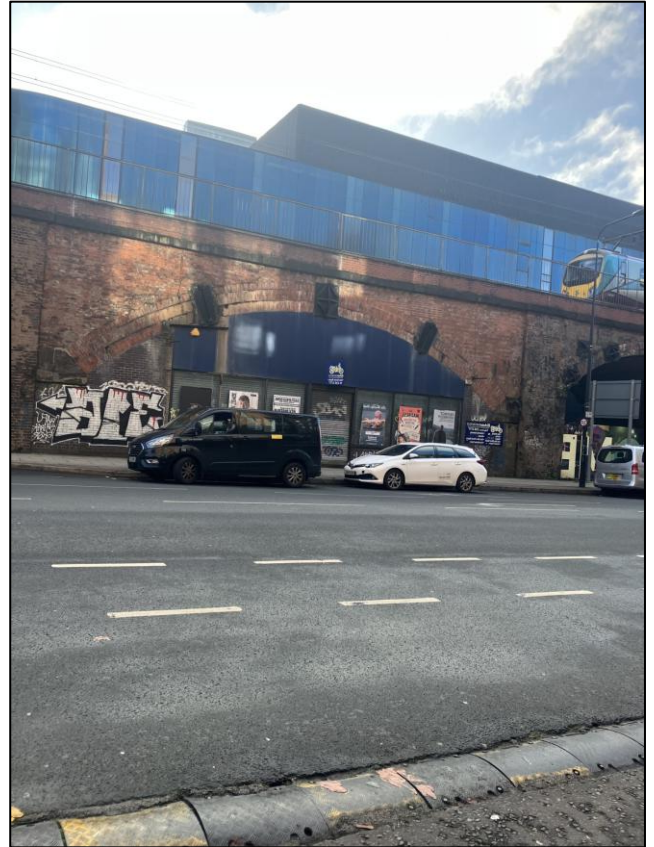
Tree Preservation Order:

Arch 77 forms part of the South Junction and Altrincham Railway Viaduct which was constructed between 1846 and 1849. The arch makes up one part of a total of 1 ³/₄ mile of viaduct. The arch is constructed in a mixture of red and blue brick. The existing opening features grey brick, blue cladding, glazing and roller shutter. Internally the arch contains 2 floors of accommodation. The character of the street scene is greatly influenced by these arches which extend along the entirety of Whitworth Street West.

The site sits in close proximity to the Rochdale Canal Towpath and is directly parallel to the former Hacienda, which is currently a seven-storey block of flats.



Image of Whitworth Street W. and site.



Description of area

The Whitworth Street West Area is a connector between Castlefield, Deansgate and the Oxford Road corridor. The area centrepiece is First Street, an ongoing development project that includes First Street North, First Street Central, First Street South and the 'Creative Ribbon'. HOME, a multi-use creative space is the landmark building that was the impetus for the First Street Regeneration. Complementary uses are ongoing around the site including hotels, offices, restaurants and bars.



Image of First Street Development Area including Whitworth arches

Description of development

Use of the property for Class E (Commercial, Businesses and Services) or drinking establishments with expanded food provision (Sui Generis) with external and internal refurbishment works including:

- Creation of a level access entrance
- Internal partitions to allow for a bin store, cycle store, kitchen/food prep or other private area
- Installations of louvres to the rear
- Installation of glazing, Corten and aluminium framing to façade

Planning History

143690/LO/2025 | Listed building consent for internal and external works to facilitate change of use. (Approved in tandem with this application)

Relevant nearby applications:

131992/FO/2021 | Change of use of railway arches to provide flexible use purposes for the arts, education & training, events, workshops and performance; (Use Class Sui Generis) together with associated external alterations and additional external brick pods to the rear of the arches. (Approved March 2022)

Consultations & Notification Responses

Publicity

A site notice was displayed at the application site. Letters have also been sent out to local businesses and residents. No representations have been received.

Highway Services - No objections. Based on an assessment of crash and incident data Highways have no concerns about safety in the vicinity of the site. Whitworth Street entry point should be DDA compliant in inward opening. The five proposed cycle parking spaces are considered acceptable. Refuse and servicing plan is considered acceptable, with a note that bins should not be stored on the adopted highway. Requested a Construction Management Plan condition be attached if the application is approved.

Environmental Health – No objections. Supportive of the development but would will require conditions on external lighting, construction hours, operating hours, odour and fumes, noise and insulation and servicing in order to protect amenity for nearby residents.

Network Rail - No objections. Requested an informative be added as Asset Protection and agreement of works is required for the site.

Policy

Places for Everyone Joint Development Plan (Adopted 2024)

JP-P1 Sustainable Places

JP-P4 New Retail and Leisure Uses in Town Centres

JP-C1 An Integrated Network

Manchester Core Strategy (2012-2027)

DM1 Development Management

SP1 Spatial Principles

EN1 Design Principles

CC10 A Place for Everyone

CC1 Primary Economic Development Focus: City Centre and Fringe

Saved Unitary Development Plan Policies

DC10 Food and Drink Uses

DC26 Development and Noise

Other Material Considerations:

National Planning Policy Framework

Chapter 6 Building a competitive economy

Chapter 12 Achieving well-designed places

Shopfront and Signage Design Guide (2024)***First Street Strategic Development Framework (2018)******First Street Medlock Sites Development Framework Addendum (2020)*****Issues****Principle of Development**

The arches at Whitworth Street West have been specifically identified as part of the regeneration of First Street. The site would form part of the 'Creative Ribbon' around First Street. The locale is considered to be strategic as a driver of pedestrian footfall to the wider First Street development. The Strategic Regeneration Framework notes that the Whitworth Street Arches--as part of the City Centre 'fringe'-- have the capacity for creative, vibrant uses that may not be able to afford costs at more central locations.

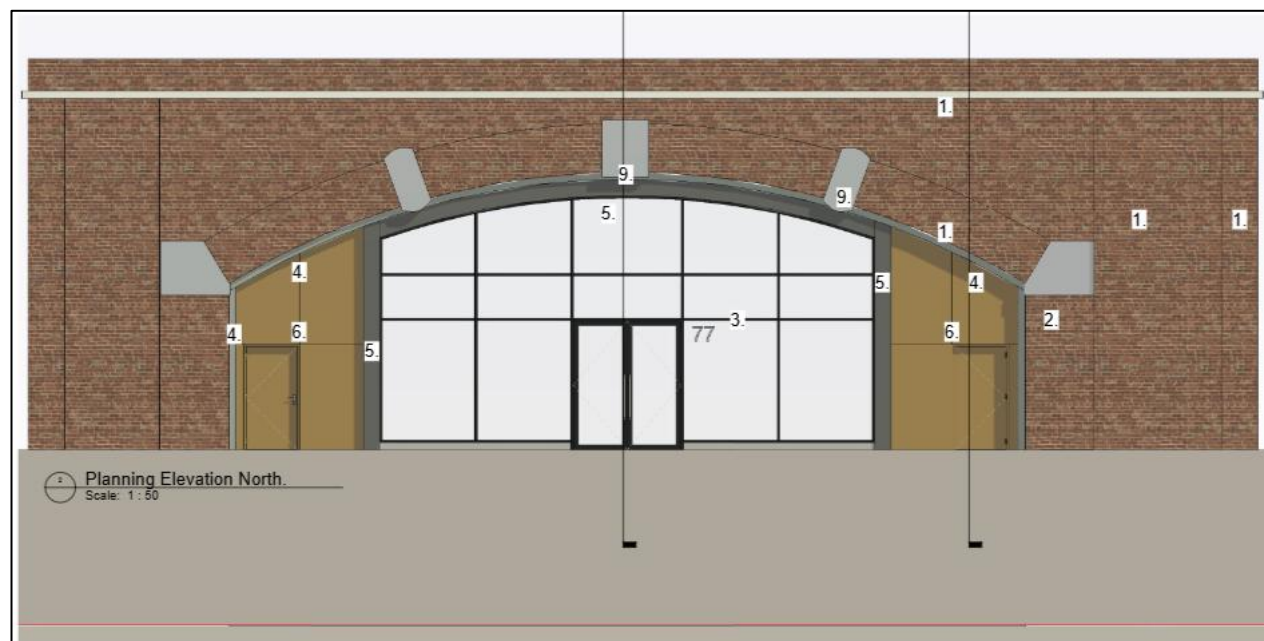
As such this proposal forms part of an integral piece, along with the HOME Creative Hub arches (completed in 2025). The proposal would open up the arch, employing a general fit out, alongside an open Class E, Sui Generis (143689/FO/2025) in order to facilitate the strategic goals of the site, enhance the complementary amenity offer and move toward a rich and exciting character for the First Street/Whitworth Street West area. The proposal is therefore acceptable in principle pursuant to policies JP-P1, JP-C1, JP-P4, EN1, SP1, and the First Street Strategic Regeneration Framework.

Visual Amenity

Policy DM1 and JP-P1 requires that new development proposal 'respect and acknowledge local character' in their appearance and details. Policy JP-P1 also states that development proposals should be designed to be 'visually stimulating' and 'durable' in the materials.

The proposed elevational alterations will see the introduction of a high-quality active frontage. Much of the frontage will be glazed allowing views into and out of the site. Corten, an anodised steel material would be applied on either side of the glazing, and proposed windows will be framed with an aluminium material. The proposed treatment is considered to be an improvement on the existing which consisted of small, glazed panes and bulky cladding along the top of the arch, obscuring the site's form.

The removal of the existing roller shutter will also improve the appearance of the façade.



Proposed external elevation at Whitworth Street West

As part of the associated Listed Building Consent application samples of all external materials will require approval prior to installation.

The Shopfront and Signage Design Guide requires that new proposals are 'high quality' and 'raise the standard of design' in the area, while taking account the existing design character. The façade glazing seen is considered to be high quality and appropriate to context.

The proposed alterations are therefore considered to be a positive contribution to the locality which activate the site, employ high-quality materials and add visual interest to the street scene. For these reasons the proposed external alterations are acceptable pursuant to policies DM1, SP1, JP-P1 and the Shopfront and Signage Design Guide.



Accessibility

Policies JP-P1 and CC9 state that accessibility to all is tantamount in development proposals and should inform design choices.

The existing is currently raised, with steps to entry and the proposed alterations to the site would create a level access entrance. Proposed doors will be inward opening and remotely operable, which would allow for disabled access to the site. A platform lift is indicated on the submitted plans to provide access between the ground and first floor.

The proposed access arrangements are considered acceptable; a condition would be attached to this decision to ensure accessibility between the first floor and ground floor.

Based on the above details, the proposal would be acceptable in accordance with policies JP-P1 and CC9.

Parking / Transport

Policy DM1 requires that vehicular access and car parking form part of development considerations. Policy JP-P1 states that new development should be well-connected to public transport and facilitate use of active modes such as cycling.

By virtue of its City Centre location, car parking spaces are not required for this application. The site is well-served by sustainable modes including busses and the nearby Deansgate-Castlefield tram station.

Five cycle spaces are included in the scheme, and a condition would be attached to confirm their instalment prior to any use commencing.

Thus, the proposed transport and parking arrangements would be in accordance with policies DM1 and JP-P1.

Hours / Amenity

Policy DM1 and DC26 state that proposed hours must be taken into consideration as an element of residential amenity.

The proposed use is open, as such, there is no intended end user. Thus, the hours would be conditioned to this approval to be submitted and approved prior to the commencement of the use. External lighting has also been conditioned for review to prevent negative impacts on residential

On this basis the proposal would be acceptable pursuant to policies DM1 and DC26.

Waste Management

Policies DM1, DC26 and EN19 require that waste management forms a key element of development management in order to encourage adherence to the waste hierarchy and minimise impacts on Manchester's existing landfills.

The proposed use is open, as such, there is no intended end user. Thus, the management of waste would be conditioned to this approval to be submitted and approved prior to the use's commencement. On this basis the proposal would be acceptable pursuant to policies DC26, DM1 and EN19.

Public Safety / Crime Impact

A condition requiring details of a management strategy to include an Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers) and details of a Dispersal Procedure will be attached to any consent granted to secure mitigation for any potential issue in relation to public safety / crime and disorder.

On this basis the proposal would be acceptable pursuant to policies SP1 and DM1

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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

Condition(s) to be attached to decision for approval

- 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 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.

- 3) a) Prior to first occupation a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health pursuant to Core Strategy policies SP1, DM1 and EN19.

- 4) Prior to the commencement of works a Construction Management Plan should be submitted. This should include:

- o Phasing and quantification / classification of vehicular activity.
- o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- o Consideration of ongoing construction works and contractor parking in the locality.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk.

- 5) a) Prior to first use of the development hereby approved a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

- 6) Prior to the first use of the arch hereby approved, a schedule of opening hours for that arch shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within these spaces unless can be demonstrated by condition 9.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- 7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Core Strategy policies DM1 and SP1.

- 8) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall 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 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 criteria.

Reason - In the interests of amenity, crime reduction and the personal safety in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

- 9) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning

authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties.

10) a) Prior to first use of the development, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the development, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

11) Prior to the use commencing the cycle parking arrangements shown on the approved plans to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - To ensure there is sufficient cycles provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 12) The arches hereby approved shall be occupied as Class E (excluding convenience retail) or drinking establishment with expanded food provision (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

- 13) Prior to the first use of the unit for any Class E (b) or drinking establishment use (Sui Generis) details of the following shall be submitted to and agreed in writing by the City Council as Local Planning Authority:

A Management Strategy for patrons . For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

The approved details shall be implemented and remain in place for as long as the unit is in use for Class E (b) or drinking establishment use (and any subsequent permitted changes of use under Class E (b)).

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

- 14) Prior to any use commencing details of a platform lift to be provided between the ground floor and basement shall be submitted and agreed in writing by the City Council as Local Planning Authority

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Network Rail

306 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
618 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
317 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
313 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
104 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
204 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
507 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
804 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
613 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
214 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
218 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
412 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
320 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
504 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
701 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
901 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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422 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
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AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester,
M1 5WG
17 - 19 Whitworth Street West, Manchester, M1 5WG
619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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902 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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603 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
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518 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
209 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
319 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
419 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Inside Manchester, 1 First Street, Manchester, M15 4RP
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

403 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
121 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
302 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester,
M1 5WG
301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
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502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
203 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
318 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
416 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
505 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
607 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
802 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
503 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
112 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
311 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
216 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
314 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
509 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
118 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
411 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
213 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
The Hacienda, 21 Albion Street, Manchester, M1 5DA
222 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
620 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
421 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
110 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
205 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB

617 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
611 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
514 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
508 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
106 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
614 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
119 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
413 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
221 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
219 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
2 Tony Wilson Place, Manchester, M15 4FN
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1
5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
513 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
418 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL