

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143687/FO/2025

Date registered valid: 27 October 2025

Proposal: Creation of flexible use including drinking establishment (Sui Generis) or open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses with external alterations to the front elevation.

Address: Arch 5, Corporation Street, Manchester, M4 4DG

Ward(s): Piccadilly Ward

Applicant: The Arch Company

Agent (if any): Mr Abraham Laker Rapleys LLP

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 22 December 2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 10 November 2025

Standard consultations:

Printed: 30 October 2025 Expired: 20 November 2025

Neighbour notifications

Printed: 31 October 2025 Expired: 21 November 2025

Site notice

Posted: 10 November 2025 Expired: 1 December 2025

Press advert

Published: 30 October 2025 Expired: 20 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to a vacant railway arch No.5 located on Corporation Street in Manchester city centre. The arch has an existing double entrance door with a roller shutter.



Figure 1 – Existing entrance

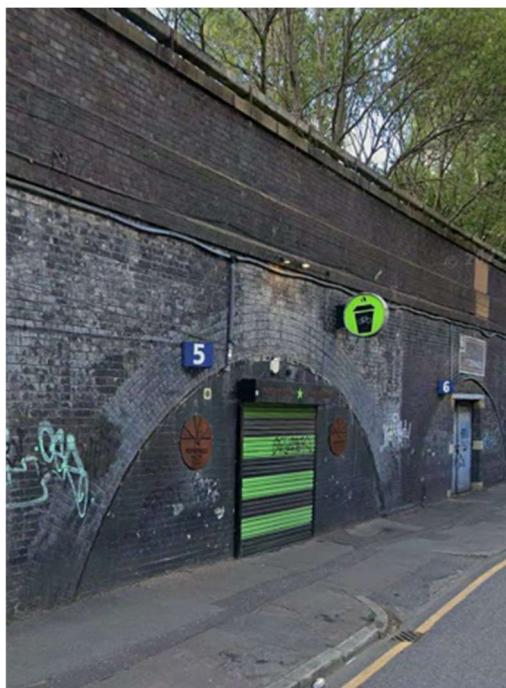


Figure 2 – No.5 archway

The area is characterised by a mix of commercial, residential and industrial uses. The principle of flexible change of use of the arches approved under planning permission 135342/FO/2022 but limited to arch Nos.1-4 and 6-11 as the arch No.5 (current proposal) was occupied at the time of that application.

The previous application for the other arches included the provision of a new substation. This substation would support arch 5.

The site is within highly accessible location with Manchester Victoria Station located a short walking distance (approximately 500m). There are also several bus stops

Description of development

Permission is sought for the use of the arch for Class E (Commercial, Businesses and Services) or drinking establishments with expanded food provision (Sui Generis) with external and internal refurbishment works.

The proposal includes the installation of a new glazed shopfront with ventilation louvres.



Figure 3 – Proposed elevation

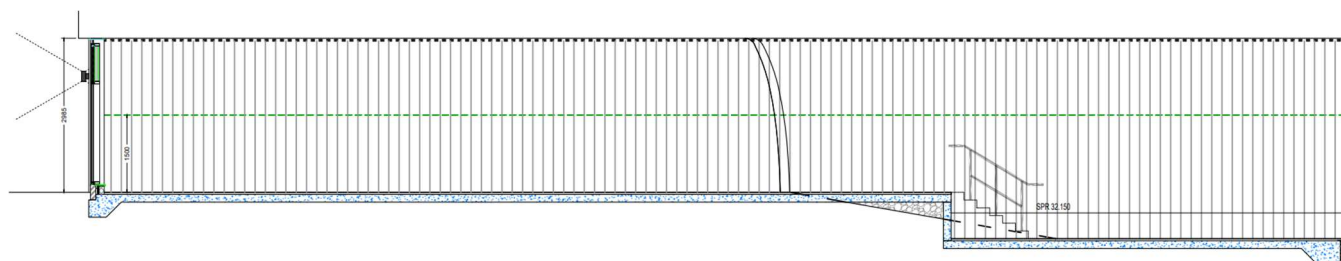


Figure 4 – Proposed section through arch

Planning History

135342/FO/2022: Change of use for drinking establishments with expanded food provision & an open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses, provision of a new substation with associated access and parking, along with external and internal refurbishment works including treatments to the front and rear facades for Arches 1-4 & 6 -11 at Corporation Street.

Decision: Approved subject to conditions - December 2023.

Consultations & Notification Responses

Publicity - A site notice was displayed at the application site. Letters have also been sent out to local businesses and residents. One neutral representation was received in response to this:

- Concerns with the provision of cycle parking for staff and visitors
- Delivery/collection plan should be provided that prevents waiting/parking on the footway, directs couriers/drivers to a signed, safe waiting spot (off the footway) and requires out-of-peak servicing for bulk deliveries
- Deliveries and footway protection where no servicing should take place on the footpath and should limit any servicing noise
- Arch Company could mandate the requirements for cycle and servicing in the lease.
- No signs should be put on the street/a-boards as they would result in clutter.
- Clear glazing condition for evening and light passive surveillance so that it improves perceived safety for people walking
- If there are any redundant posts/railings in front of the arch these should be removed as part of the works so that clear walking width is maximised. That is entirely in line with the SPD approach to reduce unnecessary street furniture.

Highway Services advise the redundant vehicular access should be reinstated to MCC's adoptable standards and subject to a S278 agreement.

Based on the size of the arch, a minimum of 4 cycle parking spaces should be provided in the event the arch is used as a restaurant or café.

Further clarification is required for the designated collection point to be shown on a drawing with dimensions and for the frequency of refuse collection associated with the arch.

Servicing would be undertaken to the single yellow line kerb adjacent to the arch as per existing arrangements. A swept path assessment shall be provided, demonstrating that 2 large cars can pass simultaneously when a refuse vehicle is parked/stopped at the yellow line.

Delivery and Servicing Plan should be submitted prior to occupation which would detail the vehicle type for deliveries and the frequency.

A detailed CMP shall be submitted for approval.

Environmental Health advise there should be a condition for a scheme of details of the extraction and discharge of fumes, vapours and odours.

The opening hours of the unit shall be submitted for approval through condition and recommend a condition restricting the hours for deliveries, servicing and collections.

Noise Impact Assessment refers to music breakout is 10dB below background and should be amended to the Council's current criteria of 5dB below background. As the use has not been determined, a prior to occupation a scheme for the acoustic insulation and measures to prevent noise outbreak should be submitted for approval. Plant has not been selected yet and once it has a scheme to mitigate any noise should be submitted for approval.

Waste management strategy is sufficient based on the predicted levels of waste required.

MCC Flood Risk Management advise the Environment Agency can provide advice as the development site is within Flood Zone 2 and within 20m of a main river.

Greater Manchester Police recommend that a scheme is designed and constructed to Secured by Design (SBD) standards, including security-certified door sets/windows/shutters and laminated glazing.

Environment Agency advise the Flood Risk Assessment is acceptable and recommend informative referring to flood resistance and resilience measures.

Greater Manchester Ecology Unit advise if the applicant encounters bats at any time during the development, work must stop and advice should be sought from a suitably qualified person about how best to proceed. All UK bats and their resting places carry a high level of legal protection.

Network Rail – No comments received

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 – City Centre
- Policy JP-P1 - Sustainable Places

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC2 – Retail
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

Shopfront and Signage Design Guide (2024)

NOMA Strategic Regeneration Framework (2020)

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Principle

The re-development of arches Nos. 1-4 and 6-11 to Corporation Street have previously been considered and approved under planning application 135342/FO/2022.

Arch No.5 was occupied at the time of the previous application. The principle of allowing a flexible class E or Sui Generis (drinking establishment) provides an opportunity for the first occupation of the arches within this part of the city centre.

The development aligns with the strategic goals of the site, enhance the complementary amenity offer and move toward a rich and exciting character for Corporation Street within the north of the city centre and NOMA regeneration. The development is consistent with policies JP-P1, JP-C1, JP-P4, of Places for Everyone and policies EN1, CC1, and SP1 of the Core Strategy.

Visual amenity

The proposed elevational alterations will see the introduction of a high-quality active frontage that would be consistent with previously approved shopfronts to arch nos.1-4 and 6-11 Corporation Street.

Much of the frontage will be glazed allowing views into and out of the site. To prevent any restriction of visibility and in the interest of creating an active frontage, there would be a clear glazing condition that restricts the screening or obscuring of the glazing.

The proposed shopfront would be framed with a black aluminium material. The proposed treatment is considered to be an improvement in comparison to the existing which consisted of small, glazed panes double doors, a bulky security shutter and cladded timber panel along the top of the arch.

The removal of the existing external roller shutter will also improve the appearance of the façade. Any new security considerations would be sited internally with less impact on the appearance of the arch.

The external alterations are acceptable and consistent with policies DM1, SP1, JP-P1 and the Shopfront and Signage Design Guide.

Accessibility

The existing arch has level access that would be retained which would allow for disabled access to the site. The proposal would be acceptable in accordance with policies JP-P1 and CC9.

Noise and Hours

The proposed use is flexible to allow for the occupation of the arch. At the moment there is no intended end user and therefore the operating hours would be conditioned to this approval to be submitted and approved prior to the commencement of the use.

Notwithstanding the submitted Noise Impact Assessment, a revised scheme will be required to be submitted that includes any acoustic insulation to prevent any noise outbreak based on the type of use that occupies the site.

Any external plant and internal servicing have not been selected. A condition will require a noise study to be submitted to assess the impact of the plant.

Waste Management and Servicing

The proposed use is flexible and 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.

In the interests of minimising any impact on the local highway network, through condition a detailed servicing and deliveries management plan shall be submitted to and approved in writing by the Local Planning Authority.

Parking

The site is located within a highly accessible location by virtue of its City Centre location. In the interests of providing sufficient on-site cycle parking based on the end use of the site, details are to be submitted through condition.

Lighting

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.

Highways Works

Offsite highways works including the reinstatement of the dropped kerb to the front of the site will be secured through an approved scheme through planning condition.

Crime

Depending on the type of end user, there would be 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

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

Condition(s) to be attached to decision for approval

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:

- Proposed Elevations: 19-259-014 SGP 05 ZZ DR A 201315 Rev P02
- Proposed Section: 19-259-014SGP 05 00 DR A 201105 Rev P02
- Design and Access Statement Arch 5, prepared by SGP
- Transport Statement: 2209-029/TS/02, prepared by tpa

All received by the Local Planning authority on the 8 August 2025

- Flood Risk Technical Note, prepared by Coraiht

Received by the Local Planning Authority on 3 December 2025

- 19-259-014-SGP-ZZ-ZZ-DR-A-141301-P01-Corporation Street Proposed Elevation,

Received by the Local Planning Authority on 19 December 2025

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 the National Planning Policy Framework.

3) The construction phase of development shall be carried out in accordance with the details of the approved Construction Management Plan, prepared by Triton Construction (Dated and received by the Local Planning Authority on 29th August 2025).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The development shall be implemented in accordance with the approved materials as shown on Drawing Ref: 19-259-014-SGP-ZZ-ZZ-DR-A-141301-P01-Corporation Street Proposed Elevation, as received by the Local Planning Authority on 19 December 2025 as part of the development.

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.

5) Notwithstanding the Noise Assessment: NA102959-2 as received by the Local Planning Authority on 8 August 2025, prior to the first use of the arch hereby approved, a scheme of acoustic insulation shall be submitted to and approved in writing by the 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 the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) a) Notwithstanding the Noise Assessment: NA102959-2 as received by the Local Planning Authority on 8 August 2025, prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, 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 occupation of the premises hereby approved, 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.

7) a) Prior to the first use of the arch hereby approved, details of a waste management strategy for the storage and disposal of refuse for the arch shall be submitted to and approved in writing by Local Planning Authority. The approved scheme shall be implemented prior to the first use of the arch and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the commercial uses pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

8) Prior to the use of the arch hereby approved, details of a scheme to extract fumes, vapours and odours from that arch shall be submitted to and approved writing by the Local Planning Authority (unless no kitchen extraction or cooking facilities are required). This shall include a robust cleaning and maintenance strategy for each element of the kitchen extract including the filters, fans, fume and odour abatement equipment, ductwork and louvres.

The approved scheme for the arch shall then be implemented prior to the first use of the arch and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the installation of external lighting to the arch, full details of a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.

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.

10) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

11) Deliveries, servicing and collections including waste collections shall not take place outside the following hours for Construction Phase buildings:

Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Prior to the first use of the arch hereby approved, a schedule of opening hours shall be submitted to and approved in writing by 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 the arch unless appropriate noise insulation can be demonstrated by condition 5.

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.

13) The arch hereby approved shall be occupied as Class E (excluding convenience retail and indoor sport, recreation or fitness) or drinking establishment (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 to policy DM1 of the Core Strategy for Manchester (2012).

14) In the event the arch is occupied as a café/restaurant Class E(b) or drinking establishment (Sui Generis), prior to the use of the arch, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

- A Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance and management of smokers).
- Dispersal policy;
- Mechanism for ensuring windows and doors remain closed save for access or egress after 9pm

The approved details shall be implemented upon first use of the premises 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 (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

15) Prior to the first use of the arch hereby approved, details of the cycle storage/provision for the arch shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available upon first use of the arch and thereafter retained and maintained in situ.

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

16) Prior to the first use of an arch, details of bird and bat boxes to be provided (including location and specification) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the arch and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

17) The development hereby approved shall be carried out in accordance with the signage strategy as shown on drawing no.19-259-014 SGP 05 ZZ DR A 201315, received by the Local Planning Authority, on the 8 August 2025.

In accordance with the principles outlined in these drawings, the commercial signage shall be individual letters on a rack above the arch or situated behind the glass and shall only have one projecting sign per arch which shall be no more than 30mm in thickness.

The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.

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

18) The development hereby approved shall include for accessible entrances from the public realm into the arch.

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

19) Prior to the first use of an arch of the development hereby approved, details of any roller shutters to the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of each of the arches and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first use of the arch hereby approved, a detailed management and servicing strategy shall be submitted to and approved in writing by the Local Planning Authority.

This shall include details of servicing arrangements including management arrangements, operating hours and a steering group to minimise impact on the surrounding area.

The approved details shall be implemented as part of the development and be in place prior to the first use of an arch of the development and thereafter retained and maintained for the as long as the development remains in that use.

Rason - To ensure appropriate management arrangements are put in place for this use in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) Prior to the occupation of the arch hereby approved, details of off-site highways work including the reinstatement of the existing dropped kerb shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be implemented in accordance with the approved details.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

22) The glazing to the shopfront fronting Corporation Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless they relate to service areas.

Reason - The clear glazed window is a design consideration and is important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
Network Rail

Flat 6, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 15, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 99, 21 Aspin Lane, Manchester, M4 4GT
Flat 91, 21 Aspin Lane, Manchester, M4 4GT
Flat 84, 21 Aspin Lane, Manchester, M4 4GT
Flat 47, 21 Aspin Lane, Manchester, M4 4GS
Flat 18, 21 Aspin Lane, Manchester, M4 4GS
Flat 195, 21 Aspin Lane, Manchester, M4 4GU
Flat 173, 21 Aspin Lane, Manchester, M4 4GU
Flat 42, 21 Aspin Lane, Manchester, M4 4GS
Flat 85, 21 Aspin Lane, Manchester, M4 4GT
Flat 183, 21 Aspin Lane, Manchester, M4 4GU
Flat 156, 21 Aspin Lane, Manchester, M4 4GT
Flat 199, 21 Aspin Lane, Manchester, M4 4GU
Flat 11, 21 Aspin Lane, Manchester, M4 4GS
Flat 20, 21 Aspin Lane, Manchester, M4 4GS
Flat 59, 21 Aspin Lane, Manchester, M4 4GS
Flat 101, 21 Aspin Lane, Manchester, M4 4GT
Flat 116, 21 Aspin Lane, Manchester, M4 4GT
Flat 163, 21 Aspin Lane, Manchester, M4 4GU
Flat 184, 21 Aspin Lane, Manchester, M4 4GU
Flat 176, 21 Aspin Lane, Manchester, M4 4GU
Flat 174, 21 Aspin Lane, Manchester, M4 4GU
Flat 32, 17 Aspin Lane, Manchester, M4 4GR
Flat 22, 17 Aspin Lane, Manchester, M4 4GR
Flat 7, 17 Aspin Lane, Manchester, M4 4GR
Flat 59, 17 Aspin Lane, Manchester, M4 4GR
Flat 69, 17 Aspin Lane, Manchester, M4 4GR
Flat 48, 17 Aspin Lane, Manchester, M4 4GR
Flat 84, 17 Aspin Lane, Manchester, M4 4GR
Flat 37, 17 Aspin Lane, Manchester, M4 4GR
Arch 4, Corporation Street, Manchester, M4 4DG
Flat 7, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 1, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 111, 21 Aspin Lane, Manchester, M4 4GT
Flat 11, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 16, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 6, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 7, 21 Aspin Lane, Manchester, M4 4GS

Flat 60, 21 Aspin Lane, Manchester, M4 4GS
Flat 75, 21 Aspin Lane, Manchester, M4 4GS
Flat 82, 21 Aspin Lane, Manchester, M4 4GT
Flat 177, 21 Aspin Lane, Manchester, M4 4GU
19 Aspin Lane, Manchester, M4 4DP
Flat 144, 21 Aspin Lane, Manchester, M4 4GT
Flat 57, 21 Aspin Lane, Manchester, M4 4GS
Flat 122, 21 Aspin Lane, Manchester, M4 4GT
Flat 30, 21 Aspin Lane, Manchester, M4 4GS
Flat 8, 21 Aspin Lane, Manchester, M4 4GS
Flat 143, 21 Aspin Lane, Manchester, M4 4GT
Flat 87, 21 Aspin Lane, Manchester, M4 4GT
Flat 24, 21 Aspin Lane, Manchester, M4 4GS
Flat 124, 21 Aspin Lane, Manchester, M4 4GT
Flat 9, 21 Aspin Lane, Manchester, M4 4GS
Flat 66, 21 Aspin Lane, Manchester, M4 4GS
Flat 56, 21 Aspin Lane, Manchester, M4 4GS
Flat 44, 21 Aspin Lane, Manchester, M4 4GS
Flat 114, 21 Aspin Lane, Manchester, M4 4GT
Flat 150, 21 Aspin Lane, Manchester, M4 4GT
Flat 148, 21 Aspin Lane, Manchester, M4 4GT
Flat 169, 21 Aspin Lane, Manchester, M4 4GU
Flat 20, 17 Aspin Lane, Manchester, M4 4GR
Flat 15, 17 Aspin Lane, Manchester, M4 4GR
Flat 35, 17 Aspin Lane, Manchester, M4 4GR
Flat 26, 17 Aspin Lane, Manchester, M4 4GR
Flat 43, 17 Aspin Lane, Manchester, M4 4GR
Flat 71, 17 Aspin Lane, Manchester, M4 4GR
Flat 49, 17 Aspin Lane, Manchester, M4 4GR
Flat 81, 17 Aspin Lane, Manchester, M4 4GR
Flat 75, 17 Aspin Lane, Manchester, M4 4GR
Flat 9, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 2, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
15 Aspin Lane, Manchester, M4 4DP
Flat 50, 17 Aspin Lane, Manchester, M4 4GR
Flat 46, 17 Aspin Lane, Manchester, M4 4GR
Arch 1, Corporation Street, Manchester, M4 4DG
Flat 10, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 12, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 18, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 20, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Arch 7, Corporation Street, Manchester, M4 4DG
Flat 179, 21 Aspin Lane, Manchester, M4 4GU
Flat 68, 21 Aspin Lane, Manchester, M4 4GS
Flat 137, 21 Aspin Lane, Manchester, M4 4GT
Flat 80, 17 Aspin Lane, Manchester, M4 4GR
Flat 52, 17 Aspin Lane, Manchester, M4 4GR
Flat 78, 17 Aspin Lane, Manchester, M4 4GR
Flat 31, 17 Aspin Lane, Manchester, M4 4GR
Flat 60, 17 Aspin Lane, Manchester, M4 4GR
Flat 38, 17 Aspin Lane, Manchester, M4 4GR
Flat 50, 21 Aspin Lane, Manchester, M4 4GS
Flat 96, 21 Aspin Lane, Manchester, M4 4GT
Flat 5, 21 Aspin Lane, Manchester, M4 4GS

Flat 14, 21 Aspin Lane, Manchester, M4 4GS
Flat 172, 21 Aspin Lane, Manchester, M4 4GU
Flat 121, 21 Aspin Lane, Manchester, M4 4GT
Flat 38, 21 Aspin Lane, Manchester, M4 4GS
Flat 167, 21 Aspin Lane, Manchester, M4 4GU
Flat 3, 21 Aspin Lane, Manchester, M4 4GS
Flat 186, 21 Aspin Lane, Manchester, M4 4GU
Flat 128, 21 Aspin Lane, Manchester, M4 4GT
Flat 40, 21 Aspin Lane, Manchester, M4 4GS
Flat 118, 21 Aspin Lane, Manchester, M4 4GT
Flat 180, 21 Aspin Lane, Manchester, M4 4GU
Flat 138, 21 Aspin Lane, Manchester, M4 4GT
Flat 132, 21 Aspin Lane, Manchester, M4 4GT
Flat 97, 21 Aspin Lane, Manchester, M4 4GT
Flat 113, 21 Aspin Lane, Manchester, M4 4GT
Flat 155, 21 Aspin Lane, Manchester, M4 4GT
Flat 191, 21 Aspin Lane, Manchester, M4 4GU
Flat 21, 21 Aspin Lane, Manchester, M4 4GS
Flat 5, 17 Aspin Lane, Manchester, M4 4GR
Flat 3, 17 Aspin Lane, Manchester, M4 4GR
Flat 10, 17 Aspin Lane, Manchester, M4 4GR
Flat 16, 17 Aspin Lane, Manchester, M4 4GR
Arch 10, Dantzic Street, Manchester, M4 4DG
Flat 82, 17 Aspin Lane, Manchester, M4 4GR
Flat 65, 17 Aspin Lane, Manchester, M4 4GR
Flat 55, 17 Aspin Lane, Manchester, M4 4GR
Flat 19, 17 Aspin Lane, Manchester, M4 4GR
Flat 8, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 4, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 139, 21 Aspin Lane, Manchester, M4 4GT
Flat Above, 10 Crown Lane, Manchester, M4 4DQ
Flat 19, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Arch 8, Corporation Street, Manchester, M4 4DG
Flat 2, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 3, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 187, 21 Aspin Lane, Manchester, M4 4GU
Flat 49, 21 Aspin Lane, Manchester, M4 4GS
Flat 22, 21 Aspin Lane, Manchester, M4 4GS
Flat 79, 17 Aspin Lane, Manchester, M4 4GR
Flat 77, 17 Aspin Lane, Manchester, M4 4GR
Flat 129, 21 Aspin Lane, Manchester, M4 4GT
Flat 162, 21 Aspin Lane, Manchester, M4 4GU
Flat 140, 21 Aspin Lane, Manchester, M4 4GT
Flat 70, 21 Aspin Lane, Manchester, M4 4GS
Flat 2, 21 Aspin Lane, Manchester, M4 4GS
Flat 83, 21 Aspin Lane, Manchester, M4 4GT
Flat 165, 21 Aspin Lane, Manchester, M4 4GU
Flat 86, 21 Aspin Lane, Manchester, M4 4GT
Flat 89, 21 Aspin Lane, Manchester, M4 4GT
Flat 120, 21 Aspin Lane, Manchester, M4 4GT
Flat 51, 21 Aspin Lane, Manchester, M4 4GS
Flat 136, 21 Aspin Lane, Manchester, M4 4GT
Flat 147, 21 Aspin Lane, Manchester, M4 4GT
Flat 37, 21 Aspin Lane, Manchester, M4 4GS

Flat 171, 21 Aspin Lane, Manchester, M4 4GU
Flat 145, 21 Aspin Lane, Manchester, M4 4GT
Flat 34, 21 Aspin Lane, Manchester, M4 4GS
Flat 4, 21 Aspin Lane, Manchester, M4 4GS
Flat 43, 21 Aspin Lane, Manchester, M4 4GS
Flat 198, 21 Aspin Lane, Manchester, M4 4GU
Flat 197, 21 Aspin Lane, Manchester, M4 4GU
Flat 64, 21 Aspin Lane, Manchester, M4 4GS
Flat 94, 21 Aspin Lane, Manchester, M4 4GT
Flat 80, 21 Aspin Lane, Manchester, M4 4GT
Flat 45, 21 Aspin Lane, Manchester, M4 4GS
Flat 71, 21 Aspin Lane, Manchester, M4 4GS
Flat 63, 21 Aspin Lane, Manchester, M4 4GS
Flat 103, 21 Aspin Lane, Manchester, M4 4GT
Flat 157, 21 Aspin Lane, Manchester, M4 4GU
Flat 153, 21 Aspin Lane, Manchester, M4 4GT
Flat 134, 21 Aspin Lane, Manchester, M4 4GT
Flat 69, 21 Aspin Lane, Manchester, M4 4GS
Flat 78, 21 Aspin Lane, Manchester, M4 4GT
Flat 109, 21 Aspin Lane, Manchester, M4 4GT
Flat 200, 21 Aspin Lane, Manchester, M4 4GU
Flat 25, 21 Aspin Lane, Manchester, M4 4GS
Flat 188, 21 Aspin Lane, Manchester, M4 4GU
Flat 107, 21 Aspin Lane, Manchester, M4 4GT
Flat 193, 21 Aspin Lane, Manchester, M4 4GU
Flat 158, 21 Aspin Lane, Manchester, M4 4GU
Flat 25, 17 Aspin Lane, Manchester, M4 4GR
Flat 11, 17 Aspin Lane, Manchester, M4 4GR
Flat 8, 17 Aspin Lane, Manchester, M4 4GR
Flat 45, 17 Aspin Lane, Manchester, M4 4GR
Flat 28, 17 Aspin Lane, Manchester, M4 4GR
Flat 57, 17 Aspin Lane, Manchester, M4 4GR
Flat 47, 17 Aspin Lane, Manchester, M4 4GR
Flat 74, 17 Aspin Lane, Manchester, M4 4GR
Flat 33, 17 Aspin Lane, Manchester, M4 4GR
Flat 68, 17 Aspin Lane, Manchester, M4 4GR
Flat 190, 21 Aspin Lane, Manchester, M4 4GU
Flat 54, 21 Aspin Lane, Manchester, M4 4GS
Flat 32, 21 Aspin Lane, Manchester, M4 4GS
Flat 192, 21 Aspin Lane, Manchester, M4 4GU
Flat 62, 21 Aspin Lane, Manchester, M4 4GS
Flat 33, 21 Aspin Lane, Manchester, M4 4GS
Flat 36, 21 Aspin Lane, Manchester, M4 4GS
Flat 15, 21 Aspin Lane, Manchester, M4 4GS
Flat 168, 21 Aspin Lane, Manchester, M4 4GU
Flat 18, 17 Aspin Lane, Manchester, M4 4GR
Flat 4, 17 Aspin Lane, Manchester, M4 4GR
Flat 17, 17 Aspin Lane, Manchester, M4 4GR
Flat 9, 17 Aspin Lane, Manchester, M4 4GR
Flat 41, 17 Aspin Lane, Manchester, M4 4GR
Flat 85, 17 Aspin Lane, Manchester, M4 4GR
Flat 83, 17 Aspin Lane, Manchester, M4 4GR
Arch 2, Corporation Street, Manchester, M4 4DG
Flat 5, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW

Flat 17, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 7, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 1, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 159, 21 Aspin Lane, Manchester, M4 4GU
Flat 13, 21 Aspin Lane, Manchester, M4 4GS
Flat 12, 21 Aspin Lane, Manchester, M4 4GS
Flat 62, 17 Aspin Lane, Manchester, M4 4GR
Flat 73, 17 Aspin Lane, Manchester, M4 4GR
Flat 54, 17 Aspin Lane, Manchester, M4 4GR
Flat 178, 21 Aspin Lane, Manchester, M4 4GU
Flat 164, 21 Aspin Lane, Manchester, M4 4GU
Flat 133, 21 Aspin Lane, Manchester, M4 4GT
Flat 126, 21 Aspin Lane, Manchester, M4 4GT
Flat 112, 21 Aspin Lane, Manchester, M4 4GT
Flat 108, 21 Aspin Lane, Manchester, M4 4GT
Flat 88, 21 Aspin Lane, Manchester, M4 4GT
Flat 119, 21 Aspin Lane, Manchester, M4 4GT
Flat 105, 21 Aspin Lane, Manchester, M4 4GT
Flat 181, 21 Aspin Lane, Manchester, M4 4GU
Flat 26, 21 Aspin Lane, Manchester, M4 4GS
Flat 79, 21 Aspin Lane, Manchester, M4 4GT
Flat 196, 21 Aspin Lane, Manchester, M4 4GU
Flat 146, 21 Aspin Lane, Manchester, M4 4GT
Flat 166, 21 Aspin Lane, Manchester, M4 4GU
Flat 102, 21 Aspin Lane, Manchester, M4 4GT
Flat 72, 21 Aspin Lane, Manchester, M4 4GS
Flat 65, 21 Aspin Lane, Manchester, M4 4GS
Flat 135, 21 Aspin Lane, Manchester, M4 4GT
Flat 106, 21 Aspin Lane, Manchester, M4 4GT
Flat 19, 21 Aspin Lane, Manchester, M4 4GS
Flat 189, 21 Aspin Lane, Manchester, M4 4GU
Flat 67, 21 Aspin Lane, Manchester, M4 4GS
Flat 39, 17 Aspin Lane, Manchester, M4 4GR
Flat 6, 17 Aspin Lane, Manchester, M4 4GR
Arch 9, Corporation Street, Manchester, M4 4DG
Flat 63, 17 Aspin Lane, Manchester, M4 4GR
Flat 67, 17 Aspin Lane, Manchester, M4 4GR
Flat 29, 17 Aspin Lane, Manchester, M4 4GR
Flat 30, 17 Aspin Lane, Manchester, M4 4GR
Flat 24, 17 Aspin Lane, Manchester, M4 4GR
Flat 53, 17 Aspin Lane, Manchester, M4 4GR
Flat 61, 17 Aspin Lane, Manchester, M4 4GR
Arch 3, Corporation Street, Manchester, M4 4DG
Flat 3, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
10 Crown Lane, Manchester, M4 4DQ
Flat 5, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 160, 21 Aspin Lane, Manchester, M4 4GU
Flat 100, 21 Aspin Lane, Manchester, M4 4GT
Flat 127, 21 Aspin Lane, Manchester, M4 4GT
Flat 90, 21 Aspin Lane, Manchester, M4 4GT
Flat 154, 21 Aspin Lane, Manchester, M4 4GT
Flat 35, 21 Aspin Lane, Manchester, M4 4GS
Flat 74, 21 Aspin Lane, Manchester, M4 4GS
Flat 152, 21 Aspin Lane, Manchester, M4 4GT

Flat 48, 21 Aspin Lane, Manchester, M4 4GS
Flat 61, 21 Aspin Lane, Manchester, M4 4GS
Flat 27, 21 Aspin Lane, Manchester, M4 4GS
Flat 72, 17 Aspin Lane, Manchester, M4 4GR
Flat 142, 21 Aspin Lane, Manchester, M4 4GT
Flat 52, 21 Aspin Lane, Manchester, M4 4GS
Flat 182, 21 Aspin Lane, Manchester, M4 4GU
Flat 58, 21 Aspin Lane, Manchester, M4 4GS
Flat 104, 21 Aspin Lane, Manchester, M4 4GT
Flat 28, 21 Aspin Lane, Manchester, M4 4GS
Flat 161, 21 Aspin Lane, Manchester, M4 4GU
Flat 6, 21 Aspin Lane, Manchester, M4 4GS
Flat 46, 21 Aspin Lane, Manchester, M4 4GS
Flat 29, 21 Aspin Lane, Manchester, M4 4GS
Flat 17, 21 Aspin Lane, Manchester, M4 4GS
Flat 194, 21 Aspin Lane, Manchester, M4 4GU
Flat 77, 21 Aspin Lane, Manchester, M4 4GT
Flat 10, 21 Aspin Lane, Manchester, M4 4GS
Flat 41, 21 Aspin Lane, Manchester, M4 4GS
Flat 175, 21 Aspin Lane, Manchester, M4 4GU
Flat 95, 21 Aspin Lane, Manchester, M4 4GT
Flat 151, 21 Aspin Lane, Manchester, M4 4GT
Flat 42, 17 Aspin Lane, Manchester, M4 4GR
Flat 12, 17 Aspin Lane, Manchester, M4 4GR
Flat 23, 17 Aspin Lane, Manchester, M4 4GR
Flat 21, 17 Aspin Lane, Manchester, M4 4GR
Flat 36, 17 Aspin Lane, Manchester, M4 4GR
Flat 1, 17 Aspin Lane, Manchester, M4 4GR
Flat 70, 17 Aspin Lane, Manchester, M4 4GR
Flat 56, 17 Aspin Lane, Manchester, M4 4GR
Flat 27, 17 Aspin Lane, Manchester, M4 4GR
Flat 34, 17 Aspin Lane, Manchester, M4 4GR
Flat 76, 17 Aspin Lane, Manchester, M4 4GR
Flat 64, 17 Aspin Lane, Manchester, M4 4GR
Flat 58, 17 Aspin Lane, Manchester, M4 4GR
Flat 55, 21 Aspin Lane, Manchester, M4 4GS
Flat 14, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Flat 13, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Basement Flat, Manchester Court Block A, 83 - 85 Dantzic Street, Manchester, M4 4DW
Arch 6, Corporation Street, Manchester, M4 4DG
Flat 4, Manchester Court Block B, 87 Dantzic Street, Manchester, M4 4DW
Flat 51, 17 Aspin Lane, Manchester, M4 4GR
Flat 13, 17 Aspin Lane, Manchester, M4 4GR
Flat 23, 21 Aspin Lane, Manchester, M4 4GS
Flat 76, 21 Aspin Lane, Manchester, M4 4GS
Flat 115, 21 Aspin Lane, Manchester, M4 4GT
Flat 123, 21 Aspin Lane, Manchester, M4 4GT
Flat 141, 21 Aspin Lane, Manchester, M4 4GT
Flat 39, 21 Aspin Lane, Manchester, M4 4GS
Flat 81, 21 Aspin Lane, Manchester, M4 4GT
Flat 110, 21 Aspin Lane, Manchester, M4 4GT
Flat 98, 21 Aspin Lane, Manchester, M4 4GT
Flat 93, 21 Aspin Lane, Manchester, M4 4GT
Flat 130, 21 Aspin Lane, Manchester, M4 4GT

Flat 170, 21 Aspin Lane, Manchester, M4 4GU
Flat 73, 21 Aspin Lane, Manchester, M4 4GS
Flat 185, 21 Aspin Lane, Manchester, M4 4GU
Flat 125, 21 Aspin Lane, Manchester, M4 4GT
Flat 149, 21 Aspin Lane, Manchester, M4 4GT
Flat 117, 21 Aspin Lane, Manchester, M4 4GT
Flat 31, 21 Aspin Lane, Manchester, M4 4GS
Flat 16, 21 Aspin Lane, Manchester, M4 4GS
Flat 1, 21 Aspin Lane, Manchester, M4 4GS
Flat 53, 21 Aspin Lane, Manchester, M4 4GS
Flat 131, 21 Aspin Lane, Manchester, M4 4GT
Flat 92, 21 Aspin Lane, Manchester, M4 4GT
Flat 14, 17 Aspin Lane, Manchester, M4 4GR
Flat 40, 17 Aspin Lane, Manchester, M4 4GR
Flat 2, 17 Aspin Lane, Manchester, M4 4GR
Flat 44, 17 Aspin Lane, Manchester, M4 4GR
Flat 86, 17 Aspin Lane, Manchester, M4 4GR
Flat 66, 17 Aspin Lane, Manchester, M4 4GR

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL