

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143830/FO/2025
Date registered valid: 9 September 2025
Proposal: Creation of food hall at ground floor (Sui Generis).
Address: Ducie Street Warehouse, 51 Ducie Street, Manchester, M1 2TP
Ward(s): Piccadilly Ward

Applicant: Manchester Street Food Ltd
Agent (if any): Melissa Lee Turley
Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 06/11/2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 10 September 2025 Expired: 1 October 2025

Neighbour notifications

Printed: 10 September 2025 Expired: 1 October 2025

Site notice

Posted: 10 September 2025 Expired: 1 October 2025

Press advert

Published: 16 September 2025 Expired: 7 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed seven storey, with two storey roof top extension, former railway warehouse located on the southern side of Ducie Street at the junction where Dale Street meets said street. The application property is completed in red brick and stone quoining detail. The western facing side elevation features a contemporary glass lift extension, and the property is currently in use as an aparthotel (Class C1) with ancillary ground floor bar and cinema. The site features a vehicle access and surface car park along its eastern half, as well as an external bin store and external seating area to the rear. To the front of the application site a single externally illuminated fascia sign features above the property's entrance along Ducie Street. Internally, the property features a modern fitout, consisting of modern mezzanine construction and extensive M&E.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre. Ducie Street meets Piccadilly to the south-west, an arterial A road that then provides access to Piccadilly Train Station and Piccadilly Gardens. Built development to the south-west of the application site along Piccadilly is characterised by a high number of commercial properties of varying ages and uses. Ducie Street in comparison is a relatively low trafficked road and is home to multiple hotels (Class C1), of which the application site is one of, as well as several commercial Class E retail units and residential apartment blocks (Class C3). Surface car parks neighbour the application site to the

south and west. To the east of the application site lies the Ashton Canal. Neighbouring advertisements consist of a variety of internally illuminated fascia signage and several high level signs.

Description of development

The application seeks consent for the creation of a food hall (Sui Generis) at ground floor.

The proposed works would comprise of the creation of the aforementioned food hall that would have capacity for 448no covers internally, with an additional 76no external covers to the rear of the site situated on an existing terrace.

The food hall would feature 10no self-contained kitchen units, 2no bars, 2no stages for live music/entertainment, toilet block, and back of house storage areas, including delivery pick up area. The proposed kitchen units would utilise existing extraction equipment within the premises, and waste would be stored within an existing external store in the south-east corner of the site.

Hours of opening would be 07:00 to 01:00 Sunday to Thursday, and Bank holidays, and 07:00 to 02:00 Friday and Saturday. External areas would then be open from 12:00 to 22:00 Monday to Sunday, including Bank Holidays.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

143832/AO/2025 - Installation of 1no non-illuminated individual letter sign – Application pending consideration.

143831/LO/2025 - Listed Building Consent for internal works at ground floor to facilitate creation of a food hall and installation of 1no non-illuminated individual letter sign – Application pending consideration.

138775/JO/2023 - Variation of condition 2 (Specified Plans) pursuant to application 115366/FO/2017 to allow for internal reconfiguration to increase room number – Approved January 2024.

138757/LO/2023 - Listed Building Consent for reconfiguration of internal layout to facilitate additional rooms including installation of partitions, doors, bathroom and kitchenette facilities – Approved January 2024.

118889/LO/2018 - LISTED BUILDING CONSENT for internal alterations to include removal of existing, non-original mezzanine floor at southern end of London Warehouse together with associated walls, doors and structure – Approved March 2018.

121330/JO/2018 - Variation of condition 6 attached to previously approved planning application 119592/FO/2018 to vary opening hours for ground floor/mezzanine level commercial use – Approved November 2018.

119592/FO/2018 - Use of ground and mezzanine levels for flexible uses (Class A1 shop, A2 financial and professional services, A3 cafe/restaurant, B1 offices and D2 Assembly & Leisure - gym and cinema space), replacement of exterior doors and glazing, introduction of new roof level

flue and refurbishment of existing louvres, extension of existing waste store to house additional plant and reuse bins and associated works – Approved June 2018.

115366/FO/2017 - Reconfiguration of existing serviced apartments within apart-hotel to form additional 59 no. serviced apartments (to make 166 no. in total), introduction of new co-working office space (Use Class A2 or Use Class B1), barber shop (Use Class A1) and gym (Use Class D2) at ground level, together with associated external alterations and works and minor alterations to car parking area – Approved April 2017.

092842/LO/2010/C2 - LISTED BUILDING CONSENT Internal and external alterations including insertion of new mezzanine level, reinstatement of 2 x existing bricked up windows, erection of external fire escape and erection of free standing heat recovery unit – Approved July 2010.

054086/LO/CITY3/98 - LISTED BUILDING CONSENT Partial demolition and internal and external alterations in association with refurbishment for a mix of uses – Approved August 1998.

054085/FO/CITY3/98 - Conversion of former warehouse into 110 No. residential apartments including retail/restaurant bar and/or creche with associated partial demolition and internal and external works – Approved August 1998.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the development by letter. No representations were received.

Canal & Rivers Trust – No objection.

Environmental Health – No objection subject to conditions relating to odour extraction, waste management, sound insulation, use of external areas, external plant, hours of opening and hours of deliveries/servicing.

Greater Manchester Pedestrians Society – No objection received.

Greater Manchester Police – No objection subject to the development being carried out in accordance with secured by design standards.

Highways – No objection subject to conditions relating to the submission of a construction management plan and expanded cycle storage provision on site.

Network Rail – No objection.

Transport for Greater Manchester (TFGM)/Metrolink – No objection.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC10 – Food and Drink Uses
- Policy DC14 – Shopfronts and Related Signs
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy for Waste

Issues

Principle of the Development

The development would see the creation of a food hall within Manchester City Centre, whilst retaining the aparthotel use situated above. The ground floor of the application site, as existing, is in use as an ancillary bar and restaurant to the aparthotel above. The siting of a food hall use within the ground floor would see the continuation of a commercial use that would have a food and drink offering. The proposed food hall use however would have the benefit of providing a venue for multiple Manchester based food businesses, helping to contribute to the City Centre’s leisure and evening economy. Furthermore, the proposed use would provide a viable ground floor use for the building contributing to the continued regeneration of the Piccadilly Basin to the north of the application site, as well as the wider City Centre. On this basis, the proposal and accords in principle with Places for Everyone Plan Policy JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, EC3, CC1, CC2, CC4, C10 and DM1 subject to the matters discussed below.

Residential Amenity

As previously stated within this report, the application site features an aparthotel use within its upper floors, and residential development is present along Ducie Street to the east of the application site. The site's existing use as an ancillary bar and restaurant has led to it already featuring extensive extraction M&E equipment, as well as acoustic insulation.

The submission has been accompanied by an acoustic assessment, as well as an odour extraction note that detail how existing acoustic insulation and extract equipment will be supplemented to accommodate the proposals.

Environmental Health do not dispute the findings of the aforementioned reports and have stated that they do not object to the proposals subject to conditions that would require verification reports to be submitted that would confirm that the measures put forward within the submitted acoustic and odour extraction statements have been implemented.

Environmental Health have also requested conditions controlling the proposed hours of opening for both internal and external areas in line with that proposed, and limits on the hours of servicing. Subject to such conditions, it is considered the development would not have an adverse impact on neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Policies DC10 and DC26, and the National Planning Policy Framework.

Criminal, Anti-Social Behaviour and Public Disorder

The submission has been accompanied by a Crime Impact Statement that sets out measures and procedures that should form part of the development in order to allow it to be compliant with secured by design standards. Greater Manchester Police do not object to the development subject to it proceeding in accordance with the aforementioned statement. As such, subject to a planning condition that would require the development to be implemented in accordance with the submitted crime impact statement, it is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Visual Amenity and Heritage

The proposal would utilise an existing external terrace and external waste store. No external alterations are proposed as part of the development and as such it is considered it would have a neutral impact on the appearance of the local street scene and significance of the listed building. The proposal is therefore in accordance with Core Strategy Policies CC9, EN1 and DM1, Saved Unitary Development Plan Policy DC19, the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990.

Highway Safety

The development would not see the loss nor provision of any car parking spaces, and the application site lies within a highly sustainable location within walking distance of Piccadilly Railway Station, Piccadilly Metrolink Station and bus stops along Piccadilly. Cycle storage measures are proposed along the property's western side elevation for couriers to park bicycles whilst they await deliveries. Delivery drivers/couriers would enter the site off of Ducie Street at the site's eastern access and then proceed to navigate round the back of the listed building to its western facing side elevation to pick up deliveries. The proposal has been accompanied by a management statement that details that deliveries will be made in a timely manner to prevent extended waiting times. Notwithstanding this, planning condition will require final details of this arrangement to be submitted to the Local Planning Authority before the development first comes into use.

Highways do not object to the development subject to conditions requiring the submission of a construction management plan and increased cycle provision on site for future customers of the proposed food hall. When considering that the proposed development only concerns a change of use, the requirement to submit a construction management plan, especially when taking into account the application site benefits from a surface car park on its eastern half which would provide ample room for construction vehicles and deliveries, it would be disproportionate to impose such a condition and as such it will not be attached in the event of an approval. Furthermore, given the site's sustainable location, it is considered unreasonable to require the developer to provide expanded cycle on site, especially when considering the proposed use as a food hall. In light of this, in the event of an approval, such a condition will not be attached. Subject to a condition that would require the development to manage couriers on site in accordance with the submitted information, the proposals are acceptable with regard to their impact on highway safety, all in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

Accessibility

The application site has level access and is accessible to all persons. The proposals would not see this altered. Notwithstanding this, in the event of an approval, a planning condition would be attached to ensure level access is provided throughout the development. Subject to such a condition the development is acceptable in this regard and accords with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

Waste Management

An external waste store is already currently located on site within its south-eastern corner. The proposed development would simply the existing store which has capacity for the proposed number of bins, 18no in total. Environmental Health do not object to this arrangement. Subject to a planning condition that will require the development to store and present its waste for collection in accordance with the proposed measures, the development is acceptable in this regard and accords with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning condition, it has been found that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC2, CC4, CC5, CC9, CC10, C10, T1, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC14, DC19 and DC26, the National Planning Policy Framework, the National Planning Policy for Waste and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions 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:

- o MSF_002 Rev C: MSF GA Demolition (Received 27/08/2025)
- o MSF_003 Rev B: MSF Site Plan (Received 27/08/2025)
- o MSF_006 Rev A: MSF Location Plan (Received 27/08/2025)
- o MSF_100 Rev K: MSF Proposed GA Layout (Received 27/08/2025)

- o MSF_101: MSF Proposed vs Existing Columns Layout (Received 27/08/2025)
- o MSF_106: MSF Collection Area Layout (Received 08/09/2025)
- o MSF_107: MSF Waste Store Layout (Received 08/09/2025)
- o MSF_005 Rev D: MSF Access Plan (Received 08/09/2025)
- o MSF_110 Rev A: MSF Proposed First Floor (Received 27/08/2025)
- o MSF_202 Rev D: MSF Proposed Section AA
- o MSF_203 Rev C: MSF Proposed Section BB
- o MSF_204 Rev E: MSF Proposed Section CC
- o MSF_205 Rev D: MSF Proposed Section DD
- o MSF_320: MSF Kitchen 1 - Elevation
- o MSF_321: MSF Kitchen 2 - Elevation
- o MSF_322: MSF Kitchen 3 - Elevation
- o MSF_323: MSF Kitchen 4 - Elevation
- o MSF_324: MSF Kitchen 5 - Elevation
- o MSF_325 Rev A: MSF Kitchen 6 - Elevation
- o MSF_326.1 Rev A: MSF Kitchen 7 - Elevation
- o MSF_326.2 Rev A: MSF Kitchen 7 - Plan View
- o MSF_327.1 Rev A: MSF Kitchen 8 - Elevation A
- o MSF_327.2 Rev A: MSF Kitchen 8 - Elevation B
- o MSF_328.1 Rev A: MSF Kitchen 9 - Elevation
- o MSF_328.2 Rev A: MSF Kitchen 9 - Plan View
- o MSF_329.1 Rev A: MSF Kitchen 10 - Elevation A
- o MSF_329.2 Rev A: MSF Kitchen 10 - Front Elevation B
- o MSF_329.3 Rev A: MSF Kitchen 10 - Plan View
- o MSF_103 Rev B: MSF Plan with Wall Art (Received 21/10/2025)
- o Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report Reference 32488/NIA1; Dated 17/07/2025; Received 27/08/2025)
- o MSF Operational Management Plan (Received 27/08/2025)
- o Artist Brief: Manchester Street — Ducie Street Warehouse (Received 21/10/2025)
- o 25011 (57) PL 100 Rev P2: Mechanical Services Ground Floor New Kitchen Ventilation Layout as Proposed (Received 27/08/2025)
- o 250505 Revision BR6: Ground Floor Reflective Ceiling: For Planning
- o Covering Letter (Prepared by Turley; Dated and Received 27/08/2025)
- o Heritage Statement (Prepared by Turley; Dated August 2025; Received 27/08/2025)
- o Manchester Street Food (MSF) - Outline MEP Narrative for Planning Application (Prepared by The Keenan Consultancy; Received 27/08/2025)
- o Manchester Street Food Business Model and Branding Statement
- o Kitchen Branding Statement (Received 29/10/2025)
- o Pollution Control Strategy for the Kitchen Ventilation System (Prepared by Halton Foodservice; Received 09/09/2025)
- o Waste Management Strategy Proforma (Received 08/09/2025)
- o Crime Impact Statement (Prepared by Greater Manchester Police Design for Security; Report Reference 2007/0183/CIS/02; Dated 29/08/2025; Received 02/09/2025)

All stamped as received by the City Council as Local Planning Authority on 28/10/2025, unless specified otherwise.

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

3) a) Fumes, vapours and odours shall be extracted and discharged from the food hall hereby approved in accordance with the submitted Pollution Control Strategy for the Kitchen Ventilation System (Prepared by Halton Foodservice; Received 09/09/2025) and Outline MEP Narrative Letter (Prepared by the Keenan Consultancy; Dated 08/07/2025; 27/08/2025).

b) Prior to first use of the food hall hereby approved, confirmation that the approved scheme has been implemented shall be submitted to and approved in writing by the Local Planning Authority.

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

4) a) The food hall hereby approved shall be acoustically insulated in accordance with the submitted Environmental Noise Survey and Noise Impact Assessment Report (Prepared by Hann Tucker Associates; Report Reference 32488/NIA1; Dated 17/07/2025; Received 09/09/2025).

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 use of the food hall 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 nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

5) The food hall hereby approved shall store and present its waste and recycling for collection in accordance with the following documentation for the lifetime of the development.

- o MSF_107: MSF Waste Store Layout
- o Waste Management Strategy

Both stamped as received by the Local Planning Authority on 08/09/2025.

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

6) The food hall hereby approved shall only be open for use inside of the following hours for the lifetime of the development:

- o 07:00 to 01:00 Sunday to Thursday, and Bank holidays
- o 07:00 to 02:00 Friday and Saturday

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

7) The external terrace hereby approved shall only be open for use inside of the following hours for the lifetime of the development:

- o 12:00 to 22:00 Monday to Sunday, including Bank Holidays

No amplified music and sound shall be prohibited on the terrace at all times.

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

8) No amplified sound or music shall be produced or played in any part of the site outside the building at all times, including the external terrace.

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

9) Deliveries, servicing and collections, including waste collections, for the food hall hereby approved, shall not take place outside the following hours for the lifetime of the development:

- o 07:30 to 20:00 Monday to Saturday.
- o 10:00 to 18:00 Sunday/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

10) The development hereby approved shall be implemented in accordance with the measures and practices put forward within the submitted Crime Impact Statement (Prepared by Greater Manchester Police Design for Security; Report Reference 2007/0183/CIS/02; Dated 29/08/2025; Received 02/09/2025).

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

11) The food hall hereby approved, shall be operated in accordance with the submitted MSF Operational Management Plan (Prepared by Manchester Street Food Ltd; Received 27/08/2025) for the lifetime of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

12) a) The food hall hereby approved, shall carry out food delivery orders and manage couriers in accordance with the following documents for the lifetime of the development:

- o MSF Operational Management Plan (Prepared by Manchester Street Food Ltd; Received 27/08/2025)
- o MSF_005 Rev D: MSF ACCESS PLAN
- o MSF_106: MSF COLLECTION AREA LAYOUT

For the avoidance of doubt, couriers are only permitted to collect deliveries on site by non-motorised methods of transport.

b) Prior to the operation of the food hall hereby approved, final details on what measures will be in place to prevent couriers from loitering on site shall be submitted to and approved in writing by the Local Planning authority. The development shall then adhere to the approved details for its lifetime.

Reason - To ensure that satisfactory infrastructure is appropriately provided to allow sufficient parking for food couriers by reference to the provisions of policies CC10, T1, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

13) No external plant or means of fume extraction is hereby permitted by this planning permission. Should the need for external plant be required to make the development operational, separate applications for planning permission and listed building consent will be required to be submitted.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interest of visual amenity, pursuant to policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy.

14) The development hereby approved shall include for full disabled access to be provided to all areas of the application site.

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

Informatives

1) The applicant is advised that any requirements for 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Canal & River Trust
Transport For Greater Manchester
Greater Manchester Pedestrians Society
Network Rail

Apartment 18, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 22, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
McColls, 22 Ducie Street, Manchester, M1 2DP
Flat 7, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 18, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 22, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 13, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 14, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Apartment 16, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 20, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 11, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 20, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 15, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 21, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Flat 2, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 21, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 4, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 3, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
9 Ducie Street, Manchester, M1 2JB
Flat 24, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 14, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 15, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 8, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 7, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 12, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 11, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 8, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 10, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 19, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 12, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 16, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Golftorium, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 4, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 5, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Service Apartment 25, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Ladbrokes, 2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 6, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 17, Navigation House, 20 Ducie Street, Manchester, M1 2DP

Apartment 2, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 9, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 13, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 19, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 10, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 17, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 24, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
11 Ducie Street, Manchester, M1 2JB
Flat 25, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 3, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 1, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Apartment 1, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 6, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Apartment 23, Bridge House, 26 Ducie Street, Manchester, M1 2DQ
Staycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Adjacent 2, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
Flat 9, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 23, Navigation House, 20 Ducie Street, Manchester, M1 2DP
Flat 5, Navigation House, 20 Ducie Street, Manchester, M1 2DP
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH
The Reach At Piccadilly, 7 Ducie Street, Manchester, M1 2JB
Native Aparthotel, Ducie Street, Manchester, M1 2TP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
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