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City Centre Ward	Application Number 080632/FO/2006/C3	Date of Appln 6th Oct 2006	Committee Date 23rd Nov 2006
Proposal	Erection of 11 storey building to form building 5 of the Piccadilly Place development, comprising ground floor commercial uses including use class A1 (shop), A2 (financial and professional services), A3 (restaurant/cafe), D1 (non-residential institutions) and D2 (assembly and leisure) with 167 residential units (use class C3) above		
Location	No 5 Piccadilly Place At Junction Of Aytoun Street And Whitworth Street , City		
Applicant	Argent Estates Limited 5 Albany Courtyard, Piccadilly, London, W1J 0HF		
Agent	Glenn Howells Architects 321 Bradford Street, Birmingham, B5 6ET		

Description

The application relates to a plot within the Piccadilly Place development at the junction of Aytoun Street and Whitworth Street. The Piccadilly Place area is bounded by Auburn Street, Aytoun Street, Whitworth Street and London Road, and is dissected by the Metrolink tracks. The Piccadilly Place area measures 1.7 ha (4.2 acres), although the building to which this application relates would cover 0.16 ha. Phases 1 and 2 of Piccadilly Place to the north side of the Metrolink tracks (a new hotel and offices for GMPTE) and the basement car park are under construction. Phase 3, located to the south of the Metrolink tracks, is also under construction and comprises a new office building (part 8 storeys, part 14 storeys) with commercial space at ground level.

To the south of Piccadilly Place are a number of properties fronting Whitworth Street, including a public house, a hotel, a night-club and newly-developed serviced apartments. These properties face the Grade II* listed London Road Fire Station and the Whitworth Street Conservation Area. The north-east corner faces the Grade II listed Joshua Hoyle Building that has been redeveloped and refurbished as the Malmaison Hotel. The north-west corner of the site faces the former Employment Exchange (that recently received permission for a new mixed-use development to include a 44 storey residential building and an 11 storey office building) and the Grade II* listed Crown Court. Manchester Metropolitan University occupy various buildings to the west of the site, along Aytoun Street. The Grade II listed Piccadilly Train Station lies to the south-east of the site.

Approved application 067273/OO/CITY3/03 gave outline planning permission for a comprehensive, phased, mixed use development on the whole Piccadilly Place site comprising offices, hotel facilities, residential apartments, shopping, food and drink uses and car parking, together with new open spaces, a pedestrian bridge to Manchester Piccadilly Station, car hire facilities and related works. 5 new buildings were proposed and the building at the southern end of the site was proposed to be a residential development of eleven storeys with retail space on the ground floor. The regeneration of the Piccadilly Area has been a major priority of the City Council for some time and a number of major

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schemes have been completed or are on-going including Piccadilly Gardens, Piccadilly Station, Piccadilly Basin, and the Malmaison and Rosetti Hotels. The development at Piccadilly Place is a further addition to this initiative.

In this context, planning permission is sought for the erection of an 11 storey mixed use development comprising ground floor commercial uses (Class A1, A2, A3, D1 and D2) and residential above. The building would comprise 167 residential units providing 26 studio apartments, 107 x one-bedroom units, 28 x two-bedroom units and 6 x three-bedroom units.

The development would be specifically targeted at first time buyers and owner occupiers. To this end, the proposal would be subject to a binding agreement under which the developer would agree restrictions on sales to ensure that a high proportion of units are sold to owner occupiers. This agreement would include principles such as at least 100 apartments to be offered for sale to owner-occupiers; incentives to attract first time buyers such as packaged mortgages; low initial deposits and stamp duty rebates and a minimum 50% of these apartments would be offered as Shared Equity products. These principles would also be subject to the developer entering into a Section 106 agreement, should the City Council be minded to grant planning approval.

The subject building would have an 'U' shaped footprint, with a curved elevation to the Whitworth Street / Aytoun Street junction. The proposed elevations consist of a regular grid of vertical pre-cast concrete piers extending the full height of the building, with nominal set backs at levels 9 & 10. The concrete would be coloured grey at the ground floor and the two uppermost levels, and white to the eight intermediate levels. At ground floor, the structural openings would be infilled with full height shopfront glazing. The infill at upper levels between each pier would consist of glazed full height inward opening doors, Juliet balustrading and anodised aluminium insulated panels.

The building would be fully accessible into and throughout. The ground floor would be split between the Whitworth Street and Aytoun Street pavement levels (which vary) and the higher piazza level to the rear of the building. Entrances to the ground floor commercial units are from Whitworth Street and Aytoun Street.

The main residential entrance would be via the newly formed piazza to the rear and it is intended that it's position will encourage pedestrian flow through the new piazza which is central to the whole Piccadilly Place development.

Car parking for the subject building would be in the basement car park that is to be used by the whole Piccadilly Place development. Each of the 167 units would have an allocated parking space (1:1). Nine disabled spaces are included. Residents would have direct and secure access from the car park to the building. Additionally, 167 secure cycle parking spaces are also proposed.

Refuse storage would be provided in two locations. A ventilated room accessed from the piazza entrance lobby would accommodate eight bins, half of which would be dedicated to recycling. Further provision would be located in a second ventilated room accessed directly from the piazza.

The development is expected to achieve a BREEAM rating of at least 'very good'.

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It should be noted that the City Council has a land owning interest in this site. Members are reminded that in determining this application they are discharging their duties as Local Planning Authority and must disregard the City Council's land ownership interest.

Consultations

Publicity - The application has been advertised as a major development and as one affecting the setting of listed buildings. Occupiers of buildings surrounding the site were consulted on the proposal. No representations have been received as a result of this publicity.

Head of Engineering Services - No adverse comments received

English Heritage - No objections

Head of Environmental Health - no objections subject to conditions

GMPTTE - The use of this site for high-density residential development is supported as it maximises the benefits of the site's excellent public transport accessibility.

Greater Manchester Police - No objections

Director of Operational Services - No objections

Network Rail - No representations received

Issues

Unitary Development Plan- The UDP identifies the City Centre as a major regeneration priority and Piccadilly is a main initiative within the City Centre and Piccadilly Place will aid regeneration greatly. The proposal is consistent with guidance contained the Unitary Development Plan relating to development in the area, particularly policies RC1.1 'Regeneration', RC3 'Mixed Uses', RC4 'Environment', RC7 'Gateway Sites', RC17 'Private car parking' and RC20 (Small Area Proposals - Area 16)

The Scheme's contribution to regeneration - The Piccadilly Place site was identified in the 1997 Piccadilly Regeneration Strategy as a key regeneration site within the wider development framework for the Piccadilly Area. The proposal, together with the development proposed on the wider Piccadilly Place site, would restore activity and life to an under-utilised area, contribute positively to the regeneration of Piccadilly and complement the work that has already taken place there. The ground floor commercial units would contribute to activity along both Whitworth Street and Aytoun Street and the development as a whole would help maintain the mix of uses found within the Piccadilly area.

The scale and form of the development. - The proposed building is of a contemporary design and it is considered that the height, overall size and form of the scheme is appropriate. It is considered that the building would sit well within its context and contribute to the sense of variety in building types in the area. The building would follow the line of Whitworth Street and Aytoun Street, that form the southern boundary of the Piccadilly Place development site, and

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would provide an active street frontage. The proposed building would be higher than some of its immediate neighbours and this is particularly so on Whitworth where existing buildings are 3/4 storeys. However, this needs to be considered in the context of a dense urban setting where taller buildings tend to be located. The proposal is also characteristic of the interesting relationships that can be achieved by siting taller buildings adjacent to smaller neighbours. The proposed elevations are simple in design terms and the proposed materials would complement the existing and recently approved buildings in the area.

The impact of the building on the adjacent Conservation Area and nearby listed buildings - The City Council has a statutory duty when considering proposals in a conservation area to ensure that the character or appearance of the area is preserved or enhanced. This argument is equally relevant when considering proposals immediately adjacent to a Conservation Area. The Piccadilly Place development will inevitably have an impact on views from within and views of the Whitworth Street Conservation Area as many of the buildings are of a large scale. Although the building that is the subject of this application would be of a contemporary design, it is considered that it would sit well within its context and not adversely affect the setting of the adjacent Whitworth Street Conservation Area. In terms of nearby listed buildings, most notably the Grade II* listed London Road Fire Station that sits to the south of the site and the Grade II listed Piccadilly Train Station that sits to the south-east of the site, it is considered that the proposed building, although being taller, would not appear over-dominant when viewed from various locations around the site. The relationship between these buildings is typical of the rest of the city centre where a varying streetscape is present. In addition, the contemporary nature of the proposed building is considered an important factor in allowing it to sit comfortably visually in relation to nearby historic buildings.

Residential mix - The Local Planning Authority seeks to ensure that new residential development provides a mix of accommodation to ensure that a sustainable residential community is created. Accordingly, the Council generally restricts the number of studio and one-bedroom units within individual schemes to a maximum of 33%. However, the application proposes to look at different models for disposing of the accommodation to ensure that they are attractive to first time buyers and owner occupiers. They intend to introduce a range of measures such as targeting first time buyers, shared equity and covenants to restrict occupation to owner occupiers (and their immediate family) and these are welcomed. Given the proposed regime for their sale, the proposed housing mix is considered acceptable on this particular occasion, as it would be fully consistent with the above objective in that it would ensure owner occupation and therefore achieve the Council's objective of helping to create a sustainable community. The requirement to follow this regime would be subject to a Section 106 agreement between the Authority and the applicant.

Vehicle Access and Servicing - This is considered to be acceptable.

Access - Full access is provided to all parts of the development.

Crime and Disorder - It is considered that the redevelopment of the Piccadilly Place site would be beneficial to the area in terms of the increase in activity. Greater Manchester Police have not raised any objections to the proposed scheme but it should be noted that a condition relating to 'Secure By Design' will

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be attached to any consent granted. The building will also have a comprehensive building lighting scheme.

Metrolink - The development would not adversely affect the operation of Metrolink, and no objections to the principle of the development have been raised in this regard by the GMPTE.

Environmental Impact Screening Opinion - as it is part of a larger redevelopment, the proposed scheme needs to be considered under section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. A screening opinion has therefore been carried out. The opinion concluded that the proposal would not have any significant environmental effects and that an EIA is not required in this case.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE

SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 AGREEMENT RESTRICTING THE SALE OF THE RESIDENTIAL UNITS and on the basis that the proposal accords with the development plan, in particular policies RC1.1, RC3, RC4, RC7, RC8, RC9, RC17 and RC20 (Area 16) of the City Council's Unitary Development Plan and there are no material considerations of sufficient weight to indicate otherwise

Conditions and/or Reasons

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.

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2) Before any hereby approved ground floor commercial use commences, the unit 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.

Reason

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

3) Any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background in each octave band at the nearest noise sensitive location. Details of the proposed scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation.

4) The commercial units shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as Local Planning Authority:-

07.00 to 23.00 Monday to Sunday

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the adopted UDP.

5) Before development commences a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within the development hereby approved shall be submitted to, and approved in writing by, the City Council as Local Planning Authority.

Reason - In the interests of the amenities of the occupiers nearby properties.

6) The refuse stores as shown on the approved drawings shall be made available before the development is occupied and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health.

7) Deliveries and collections (including waste) and other service vehicle movements for the commercial units shall not take place outside of the following hours:

07.30 to 20.00 Monday to Friday

09.00 to 18.00 on Saturdays

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and no similar activity on Sundays and Bank Holidays.

Reason - To ensure the protections of the amenities of the occupiers of nearby buildings.

8) The applicant shall, with regard to television reception in the area containing the application site, provide the City Council as local planning authority with studies that:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (Ofcom), or by a body approved by Ofcom and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

c) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

9) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud.

10) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the materials to be used on all external

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elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located.

11) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of amenity, crime reduction and the personal safety of those using the proposed development.

12) Details of the materials, which shall be natural stone or another high quality material, to be used in any necessary reinstatement works for the footpaths and for the areas between the pavement and the line of the building shall be submitted to and approved in writing by the Local Planning Authority. Any works approved shall be implemented in full before any part of the development is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with use of these areas as pedestrian routes.

13) The development hereby approved shall incorporate measures to minimise the environmental impact and energy use of the building and shall seek to achieve Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of 'very good'. Written confirmation of this rating is to be submitted to and approved in writing by the City Council as local planning authority before the development is occupied, unless otherwise agreed in writing by the local planning authority.

Reason - In the interests of minimising the impact on the environment of the building, pursuant to adopted Manchester Unitary Development Plan policy E1.6, Regional Spatial Strategy policy ER13 and Planning Policy Statement 1 (PPS1).

14) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those

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measures are to be provided to the City Council, as the Local Planning Authority.

Reason - In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

15) Notwithstanding the information and details shown on the approved drawings, full details, including scaled drawn information, of the design strategy for the shopfronts and signage for the commercial units must be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme must then be implemented in accordance with the approved details.

Reason - In the interests of visual amenity

16) The consent hereby granted is for a development that has full access into and throughout the site and into and throughout all areas of the building for all persons, including those whose mobility is impaired.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester and the Disability Discrimination Act 1995. However, in approving the relevant drawings, the City Council as the local planning authority does not hereby give any warranty that the provisions of the Disability Discrimination Act 1995 have been complied with.

17) The development hereby approved shall be carried out in accordance with the drawings numbered

PL000

PL100

PL001

PL101, 102, 103, 104, 105, 106 107, 108,

PL200, 201, 202, 203, 204, 205, 206, 207

PL300, 301, 302, 303, 304, 305, 310, 311, 312, 313

Hoare Lea Noise Report dated April 2006

Glen Howells Architects Design & Access Statement dated August 2006

Taylor Brothers Reception Study

unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 080632/FO/2006/C3 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of

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Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

Flat 10 14 Whitworth Street Central Manchester M1 3BS
Flat 11 14 Whitworth Street Central Manchester M1 3BS
Flat 12 14 Whitworth Street Central Manchester M1 3BS
Flat 14 14 Whitworth Street Central Manchester M1 3BS
Flat 15 14 Whitworth Street Central Manchester M1 3BS
Flat 16 14 Whitworth Street Central Manchester M1 3BS
Flat 17 14 Whitworth Street Central Manchester M1 3BS
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Flat 19 14 Whitworth Street Central Manchester M1 3BS
Flat 20 14 Whitworth Street Central Manchester M1 3BS
Flat 21 14 Whitworth Street Central Manchester M1 3BS
Flat 22 14 Whitworth Street Central Manchester M1 3BS
Flat 23 14 Whitworth Street Central Manchester M1 3BS
Flat 24 14 Whitworth Street Central Manchester M1 3BS
Flat 25 14 Whitworth Street Central Manchester M1 3BS
Flat 26 14 Whitworth Street Central Manchester M1 3BS
Britannia Hotel 50 London Road Central Manchester M1 2PH
Hollywood International Hotel 34 London Road Central Manchester M1 2PF
Alligator Art & Design Studios Cedar House 2 Fairfield Street Central Manchester M1 3GF
Monroes Bar Hotel 38 London Road Central Manchester M1 2PF
Manchester Metropolitan University Faculty Of Management & Business Aytoun Street Central Manchester M1 3GH
Universal Christian Gnostic Movement Uk Cedar House 2 Fairfield Street Central Manchester M1 3GF
Chains 4 Whitworth Street Central Manchester M1 3QW
10 Whitworth Street Central Manchester M1 3QW
18 Granby Row Central Manchester M1 3GE
The Warehouse Flat 3c 4 Fairfield Street Central Manchester M1 3GF
Zenith Cedar House 2 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2g 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4c 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1a 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2a 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 3a 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4a 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1b 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2b 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 3b 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4b 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1c 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2c 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1d 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2d 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 3d 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4d 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1g 4 Fairfield Street Central Manchester M1 3GF

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The Warehouse Flat 3g 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4g 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1e 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2e 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 3e 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4e 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 1f 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 2f 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 3f 4 Fairfield Street Central Manchester M1 3GF
The Warehouse Flat 4f 4 Fairfield Street Central Manchester M1 3GF
Judge Gill Associates Ltd 3 Cobourg Street Central Manchester M1 3GY
Follies Night Club 6 Whitworth Street Central Manchester M1 3QW
Echos Day Nursery Echo Street Central Manchester M1 7DP
Umist Hall Of Residence Lambert Hall Granby Row Central Manchester
Opal House 11a Flat 1 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 2 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 3 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 4 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 5 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 6 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 7 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 8 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 9 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 10 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 11 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 12 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 13 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 14 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 15 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 16 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 17 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 18 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 19 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 20 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 21 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 22 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 23 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 24 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 25 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 26 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 27 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 28 Whitworth Street Central Manchester M1 3GW
Opal House 11a Flat 29 Whitworth Street Central Manchester M1 3GW
Star & Garter 20 Fairfield Street Central Manchester M1 3GF
The Hancock Taylor Partnership Cedar House 2 Fairfield Street Central
Manchester M1 3GF
Stonebridge House Flat 1 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 2 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 3 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 4 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 5 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 6 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 11 5 Cobourg Street Central Manchester M1 3GB
Stonebridge House Flat 12 5 Cobourg Street Central Manchester M1 3GB

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Type Specs Creative Services Cedar House 2 Fairfield Street Central
Manchester M1 3GF
Anderson Clarke Publications Ltd Cedar House 2 Fairfield Street Central
Manchester M1 3GF

Representations were received from the following third parties:

Relevant Contact Officer:	: Jay Patel
Telephone No.	: 0161 234 4553
Email	: j.patel@manchester.gov.uk