

List No.5

City Centre Ward	Application Number	Date of Appln	Committee Date
	082223/FU/2007/C3	25th Jun 2007	13th Sep 2007
Proposal	Change of use from leisure use (Class D2) to nightclub use (sui generis) and external alterations including new shopfronts and external seating		
Location	Part Of Great Northern Warehouse, Corner Of Peter Street, Deansgate		
Applicant	Luminar Leisure Ltd Luminar House, Deltic Avenue, Milton Keynes, Buckinghamshire, MK13 8LU		
Agent	Alliance Environment And Planning Ltd Halifax House, 14/15 Frederick Road, Edgbaston, Birmingham, B15 1JD		

Description

The application relates to the Great Northern Warehouse on Watson Street, which is a Grade II* listed building. Planning permission (048574/FO/CITY3/95) was approved on 10 October 1996 for the comprehensive development of a site that had the Warehouse at its centre and gave permission for the "Development for conference, office, retail, public car parking, open space and leisure uses, with associated environmental and access works to surrounding areas and streets, and ancillary car parking". The application, which is the subject of this report, is to create a nightclub use with associated internal and limited external alterations in those parts of the Warehouse at ground and first floors on the Deansgate side of the building. This would involve the creation of mezzanine levels within both floors and result in a floor area of some 4285 sq mtrs. In addition an external area of some 218sq mtrs. within open space at the front of the building, facing Peter Street, would be used for seating and tables associated with daytime and early evening use of the premises.

The broader Peter Street area has been a lively night-time destination for many years. Whilst it is entirely appropriate that a regional centre should provide such functions, the concentration of night-time activity in this area has been such that problems and nuisance has occurred from unsociable activities.

Whilst there have been significant overall improvements in this area in terms of its function, appearance and environment, the listed warehouse has been largely vacant for the past decade (apart from the car parking function). It is important to improve activity levels here to maintain momentum in a part of the City Centre that is important in terms of conferencing and leisure functions.

The proposed use would operate between 10.00am and 3.30am Sunday to Wednesday, and 10.00am to 4.30am Thursday to Saturday. The external seating area would be used in association with food and beverage sales during the daytime and early evening until 7.00pm. At 7.00pm all external tables and chairs would be removed leaving the area open, and the fully enclosed internal areas would be used as a nightclub venue. Access to the public venue would only be possible off the internal Warehouse Mall although a 'vip' access off Deansgate Mews would also be provided.

List No.5

The proposed operating hours include a 'half hour drinking up time' and music would cease at this time. An agreed 'dispersal procedure' would manage people leaving the venue and this would be based on discussions that have been held with the City as Licensing and Planning Authorities and Greater Manchester Police. The strategy would be periodically reviewed and a draft document concerning such a 'procedure' is submitted with the application. It includes a 'neighbours charter', which would explain the management of the facility and gives contacts to allow neighbours to draw attention to concerns. Should a need arise a committee formed by the applicant, representatives of the 'neighbours', and others could be set up to manage relations. Other measures to be used in supporting the dispersal procedures at the end of each trading day would include reducing bar staff, reinforcing drinking-up time, reduction of sound levels, public announcements within the venue, moving customers from private suites to the more public internal areas, enhancing staffing and management of the cloakroom facilities, door supervision and patrols of external areas by the management, monitoring of CCTV facilities, marshalling of taxi ranks on Deansgate and provision of a dedicated internal waiting area, with soft drinks and coffee, linked to a private hire company endorsed by the venue management and through which transport could be hired.

External building work required includes: a new glazed frontage overlooking the public space adjacent Peter Street, part of which could be opened during the day and be fully closed during the nightclub operation; a new glazed entrance off Deansgate Mews; and, enclosures for plant near the car park ramp on the Deansgate side of the Warehouse. Internally the fit-out would have a limited impact on the historic volume, character and detail but would include: the insertion of mezzanine areas; two new staircases and lifts; the installation of acoustic ceilings; and, cladding a number of metal support columns to stop noise transfer to other parts of the building.

All areas of the premises are fully accessible and include toilets for disabled people on ground and first floor, facilities for ambulant disabled people in all male and female toilets, and lowered bar serveries.

An application for listed building consent for the physical works has been submitted under reference 082298/LO/2007/C3 and is on this agenda.

A license was granted on 20 March 2007 by the Licensing Authority for the use.

Consultations

Head of Environmental Health - Recommends conditions be imposed regarding fume extraction from the premises, a limitation on the hours of operation, confirmation of attenuation levels achieved from the acoustic treatments proposed and required, segregated waste collection from the premises, and limitations on the times when deliveries, servicing and collections take place.

Greater Manchester Police - No objections raised by the Architectural Liaison Unit or by the Central Division of GMP at Bootle Street.

English Heritage - Does not wish to comment in this instance and the application should be determined in accordance with national and local guidance.

List No.5

Head of Engineering Services - No adverse comments have been received.

Head of Operational Services - No adverse comments have been received.

Publicity - The application has been advertised in the wider public interest and as affecting a listed building. The occupiers of surrounding properties have been notified. Three letters of objection have been received from nearby residents. The concerns raised are as follows:

- There are existing issues of noise, vibration, and movement of people late at night associated with Bar 38 on Peter Street and with the casino within the Great Northern warehouse. The proposal will result in the same problems on a larger scale.
- Concern that an assessment of noise from the proposed development has not been included with the application;
- increased perception of violence and drop in safety associated with a residential area despite police presence;
- increase in anti social behaviour;
- Increase in litter;
- There are enough night clubs in the City Centre already;
- a decrease in housing values and prosperity of the area.

Issues

Unitary Development Plan - The proposal is consistent with UDP policies that promote regeneration and employment within the City Centre, building on the regeneration that has already taken place within this area and the continuing investment and environmental improvements taking place there. The scheme is considered to be consistent with UDP policies H2.2, I1.4, RC3, RC6, RC18, RC 20 Area 23, DC9, DC10, DC19 and DC26.

The scheme's contribution to regeneration. - The issue to be considered is whether the location within the building of the use now identified would be consistent with the previously approved use of the building in 1996, the activity of the broader regeneration area within which the Great Northern Warehouse is located, and the City Council's policy on the location of a 'destination style' activity. The use, especially as it contains a variation between daytime and night-time activity, is considered to be consistent with the range of activities approved in 1996 and its scale would not be a dominant feature of the broad range of leisure and visitor facilities now found here.

The amount of floor-space proposed is something that needs to be considered but does not of itself cause an issue since, as stated above, the use is unlikely to be over-dominant in the context of the range of activities in the broader area.

Impact of the proposal on the Listed Building. - The proposal in essence is a fit out of the vacant large floor-plates that are a characteristic of the building. Whilst such work, which includes acoustic ceilings, mezzanine floors, and partitioning within some of the areas will mean some subdivision and screening of the volume this would not be so great as to detract from the building's character. Original volumes and views to the brick arched construction, along with original metal support columns are retained in full view in other areas of the current application site. Externally the new entrance and window arrangements are consistent with the appearance and robust detailing of the building. In light

List No.5

of the above and the comment from English Heritage the scheme is considered acceptable in this respect.

Impact on Amenity. - The size and nature of the proposal does mean that there is a potential for noise generation both within and outside the premises. The application includes a noise assessment of the proposal that recommends a level of acoustic attenuation likely to minimise any break-out of noise. The application also includes a management regime of containing activity within the premises and managing dispersal of customers away from the premises. That management regime has the ability to link directly with occupiers of nearby premises, including residential units. The Head of Environmental Health has also recommended conditions be imposed and in combination with the above measures it is considered that the proposal would not adversely affect amenity in the area.

Access - The proposal would be fully accessible.

Crime and Disorder - The proposal would bring further activity to an area of the City Centre which already has a positive mix of accommodation. It is an area in the City Centre of broad user based regeneration where activity of the nature proposed has been located for many years. However its impact, in combination with other activity in the area, must be considered since there has been considerable concern in recent years about some of the problems this has caused. It is therefore important to note that the operator has been in discussion with the Police and other regulatory bodies over some considerable time in order to provide evidence and assurances of how the venue would operate and be managed. The operator has similar nightclubs in Milton Keynes and Leeds and a visit has been undertaken to the Leeds venue where evidence of the management and dispersal strategy was obtained. As a result of this, the response of the Police Authority is supportive of the proposal. There is no real indication that the scale of use proposed would lead to unacceptable conditions.

Servicing - Servicing access and refuse disposal areas have already been provided under the original conversion scheme for the Warehouse and the current proposal would not impact significantly on this.

Conclusion - This would be a destination style venue that would open until 4.30 in the morning. Whilst it is entirely appropriate that such a destination should be located in the regional centre, consideration does need to be given to whether this is an acceptable location.

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

List No.5

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

The application is recommended to be minded to be approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policies: H2.2, I1.4, RC3, RC6, RC18, RC20 Area23, DC9, DC 10, DC19 and DC26, and guidance contained in PPG15, 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.

2) Before development commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Sunday to Wednesday: 9.00 am to 3.30 am;
Thursday to Saturday: 9.00 am to 4.30 am.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

4) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme 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.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

List No.5

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

5) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health, sustainability and residential amenity, in accordance with Policy H2.2 of the City of Manchester Unitary Development Plan.

6) No loading or unloading shall be carried out on the site outside the hours of 0730 to 2000, Monday to Saturday; and 1000 to 1800, Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

7) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external 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, as specified in policy E3 and I3.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the drawings submitted, details of the appearance of any externally mounted plant or equipment, including materials, finishes and any sound attenuation measures associated with said plant and equipment, shall be submitted to and approved in writing by the City Council as local planning authority before development commences.

Reason - To ensure a satisfactory development, and to ensure that the design of new structures and alterations to existing structures are in keeping with the appearance of the listed Great Northern warehouse, pursuant to Policy DC19 of the Unitary Development Plan for the City of Manchester.

9) The Dispersal Procedure set out in paragraphs 4.37 to 4.49 and Appendix 3 (including the Bignell Shacklady Ewing drawing referred to as Appendix B - Dispersal Routes and Marshalling Plan) of the Statement in Support of Planning Application prepared by Alliance Environment and Planning Ltd dated February 2007 shall operate at all times unless otherwise agreed in writing by the City Council as local planning authority and shall be reviewed and modified over time. Any modifications shall be agreed in writing with the City Council as local planning authority.

List No.5

Reason - In the interests of residential amenity and public safety, in accordance with Policy H2.2 of the City of Manchester Unitary Development Plan.

10) The consent hereby approved shall not allow for the use of amplified sound or any music within the external areas.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to Manchester Unitary Development Plan policy H2.2.

11) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

Drawing numbers 654 - 500 B; 501 B; 502 E; 503 C; 504 B; 505 A; 506 A; 507 F; 508 C; 509 D; 510 C; 511 A; 512 A; 513 D; 514 B; 515 A; 516 A; 517 C; 518 D; 541; 542; 550;

The Brandline cafe barriers brochure received by the local planning authority on 13 June 2007; and

The Dispersal Procedure set out in paragraphs 4.37 to 4.49 and Appendix 3 (including the Bignell Shacklady Ewing drawing referred to as Appendix B - Dispersal Routes and Marshalling Plan) of the Statement in Support of Planning Application prepared by Alliance Environment and Planning Ltd dated February 2007.

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: 082223/FU/2007/C3 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of 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/notified on the application:

Engineering Services
Environmental Health
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
English Heritage (NW Region)
Greater Manchester Police
Licensing Unit
Brannigans, 27 Peter Street, Manchester, M2 5QR
Life Cafe, 23 Peter Street, Manchester, M2 5QR
Blade Interactive Studios Ltd, 253 Deansgate, Manchester, M3 4EN
Valentines, 217 Deansgate, Manchester, M3 3NW
Chapman Law, 253 Deansgate, Manchester, M3 4EN
Virgin Active, Unit 1, 253 Deansgate, Manchester, M3 4ED

List No.5

Julie Twist Properties, 249 Deansgate, Manchester, M3 4EN
261 Deansgate, Manchester, M3 4EW
King Sturge, 257 Deansgate, Manchester, M3 4EN
247 Deansgate, Manchester, M3 4EN
Shepherd Gilmour Properties Ltd, 241 Deansgate, Manchester, M3 4EN
Esure, 25 Quay Street, Manchester, M3 4AL
259 Deansgate, Manchester, M3 4EN
263 Deansgate, Manchester, M3 4EW
The Mortgage Point, 283 Deansgate, Manchester, M3 4EW
Manchester Radiator Co, Arch 19, Watson Street, Manchester, M3 4LP
279 Deansgate, Manchester, M3 4EW
277 Deansgate, Manchester, M3 4EW
269-273, Deansgate, Manchester, M3 4EW
Sergeant Peppers, 213 Deansgate, Manchester, M3 3NW
Armed Forces Careers Office, Petersfield House 29-31, Peter Street,
Manchester, M2 5QJ
Christian Science Church, 42 Peter Street, Manchester, M2 5GP
Duffy Motors Ltd, Arch 16-17, Watson Street, Manchester, M3 4LP
Ken Dean, Arch 15, Watson Street, Manchester, M3 4LP
1 Peter Street, Manchester, M2 5QR
Abraham Beasley Price Morgan, Central Buildings, 11 Peter Street,
Manchester, M2 5QR
Bar 38, Peter Street, Manchester, M2 5GP
Peter Regan Hairdressers, 255 Deansgate, Manchester, M3 4EN
National Car Parks Ltd, Watson Street, Manchester, M3 4EG
Persia Restaurant, Unit 10-12, 1 Great Northern Square, Manchester, M3 4EJ
Virgin Active, 225 Deansgate, Manchester, M3 4EN
History Espresso, 227 Deansgate, Manchester, M3 4EN
231-233, Deansgate, Manchester, M3 4EN
A M C, 235 Deansgate, Manchester, M3 4EN
Monarch Bedrooms, 237 Deansgate, Manchester, M3 4EN
Luxwell Ltd, 239 Deansgate, Manchester, M3 4EN
Printing.com, 243 Deansgate, Manchester, M3 4EN
422 Manchester Ltd, Central Buildings, 11 Peter Street, Manchester, M2 5QR
Enterprise Finance Europe (uk) Ltd, Central Buildings, 11 Peter Street,
Manchester, M2 5QR
Keramica, 293 Deansgate, Manchester, M3 4EW
289-291, Deansgate, Manchester, M3 4EW
AMC, Unit 2, 253 Deansgate, Manchester, M3 4ED
Unit 3, 253 Deansgate, Manchester, M3 4ED
Chapman Law, Unit 4, 253 Deansgate, Manchester, M3 4ED
Units 5 – 12 (incl), 253 Deansgate, Manchester, M3 4ED
Mail Boxes Etc, Great Northern Warehouse, 275 Deansgate, M3 4EL
Square Bar, Central Buildings, 11 Peter Street, Manchester, M2 5QR
Block C 19-2, 19-3, 18-1, 18-3, 17-1, 17-2, 17-3, 16-1, 16-2, 16-3, 16-4, 15-1,
15-2, 15-4, 14-1, 14-2, 14-3, 1 Watson Street, Manchester, M3 4EF
McClelland Publishing Ltd, 253 Deansgate, Manchester, M3 4EN
HOW Commercial Planning Advisors, Colchester House 38-40, Peter Street,
Manchester, M2 5GP
Morrison Merlin Ltd, 235 Deansgate, Manchester, M3 4EN
229 Deansgate, Manchester, M3 4EN
Blade Interactive Studio Ltd, 253 Deansgate, Manchester, M3 4JB
Units 1 – 9 (incl), 1 Great Northern Square, Manchester, M3 4EJ
Units 13 - 18 (incl), 1 Great Northern Square, Manchester, M3 4EJ

List No.5

Units 24 – 29 (incl), 1 Great Northern Square, Manchester, M3 4EJ

Curtis & Bains, 245 Deansgate, Manchester, M3 4EN

E C I, Colchester House 38-40, Peter Street, Manchester, M2 5GP

Damac Properties, 44 Peter Street, Manchester, M2 5GP

Risk Management Research Institute Ltd, 44 Peter Street, Manchester, M2 5GP

Flat A 9-1, 1 Watson Street, Manchester, M3 4EE

Flat A 7-5, 1 Watson Street, Manchester, M3 4EE

Flat A 5-2, 1 Watson Street, Manchester, M3 4EE

Flat A 4-5, 1 Watson Street, Manchester, M3 4EE

Flat A 3-8, 1 Watson Street, Manchester, M3 4EE

Flat A 1-3, 1 Watson Street, Manchester, M3 4EE

Flat A 8-2, 1 Watson Street, Manchester, M3 4EE

Flat A P-7, 1 Watson Street, Manchester, M3 4EE

Flat A P-8, 1 Watson Street, Manchester, M3 4EE

Flat A 9-2, 1 Watson Street, Manchester, M3 4EE

Flat A 9-3, 1 Watson Street, Manchester, M3 4EE

Flat A 9-4, 1 Watson Street, Manchester, M3 4EE

Flat A 9-5, 1 Watson Street, Manchester, M3 4EE

Flat A 8-1, 1 Watson Street, Manchester, M3 4EE

Flat A 8-5, 1 Watson Street, Manchester, M3 4EE

Flat A 7-1, 1 Watson Street, Manchester, M3 4EE

Flat A 7-2, 1 Watson Street, Manchester, M3 4EE

Flat A 7-3, 1 Watson Street, Manchester, M3 4EE

Flat A 7-4, 1 Watson Street, Manchester, M3 4EE

Flat A 7-6, 1 Watson Street, Manchester, M3 4EE

Flat A 7-7, 1 Watson Street, Manchester, M3 4EE

Flat A 6-1, 1 Watson Street, Manchester, M3 4EE

Flat A 6-2, 1 Watson Street, Manchester, M3 4EE

Flat A 6-3, 1 Watson Street, Manchester, M3 4EE

Flat A 6-4, 1 Watson Street, Manchester, M3 4EE

Flat A 6-5, 1 Watson Street, Manchester, M3 4EE

Flat A 6-6, 1 Watson Street, Manchester, M3 4EE

Flat A 6-7, 1 Watson Street, Manchester, M3 4EE

Flat A 5-1, 1 Watson Street, Manchester, M3 4EE

Flat A 5-3, 1 Watson Street, Manchester, M3 4EE

Flat A 5-4, 1 Watson Street, Manchester, M3 4EE

Flat A 5-5, 1 Watson Street, Manchester, M3 4EE

Flat A 5-6, 1 Watson Street, Manchester, M3 4EE

Flat A 5-7, 1 Watson Street, Manchester, M3 4EE

Flat A 5-8, 1 Watson Street, Manchester, M3 4EE

Flat A 4-1, 1 Watson Street, Manchester, M3 4EE

Flat A 4-2, 1 Watson Street, Manchester, M3 4EE

Flat A 4-3, 1 Watson Street, Manchester, M3 4EE

Flat A 4-4, 1 Watson Street, Manchester, M3 4EE

Flat A 4-6, 1 Watson Street, Manchester, M3 4EE

Flat A 4-7, 1 Watson Street, Manchester, M3 4EE

Flat A 4-8, 1 Watson Street, Manchester, M3 4EE

Flat A 3-1, 1 Watson Street, Manchester, M3 4EE

Flat A 3-2, 1 Watson Street, Manchester, M3 4EE

Flat A 3-3, 1 Watson Street, Manchester, M3 4EE

Flat A 3-4, 1 Watson Street, Manchester, M3 4EE

Flat A 3-5, 1 Watson Street, Manchester, M3 4EE

Flat A 3-6, 1 Watson Street, Manchester, M3 4EE

List No.5

Flat A 3-7, 1 Watson Street, Manchester, M3 4EE
Flat A 2-1, 1 Watson Street, Manchester, M3 4EE
Flat A 2-2, 1 Watson Street, Manchester, M3 4EE
Flat A 2-3, 1 Watson Street, Manchester, M3 4EE
Flat A 2-4, 1 Watson Street, Manchester, M3 4EE
Flat A 2-5, 1 Watson Street, Manchester, M3 4EE
Flat A 2-6, 1 Watson Street, Manchester, M3 4EE
Flat A 2-7, 1 Watson Street, Manchester, M3 4EE
Flat A 2-8, 1 Watson Street, Manchester, M3 4EE
Flat A 1-1, 1 Watson Street, Manchester, M3 4EE
Flat A 1-2, 1 Watson Street, Manchester, M3 4EE
Flat A 1-4, 1 Watson Street, Manchester, M3 4EE
Flat A 1-5, 1 Watson Street, Manchester, M3 4EE
Flat A 1-6, 1 Watson Street, Manchester, M3 4EE
Flat A 1-7, 1 Watson Street, Manchester, M3 4EE
Flat A 1-8, 1 Watson Street, Manchester, M3 4EE
Flat A P-1, 1 Watson Street, Manchester, M3 4EE
Flat A P-2, 1 Watson Street, Manchester, M3 4EE
Flat A P-3, 1 Watson Street, Manchester, M3 4EE
Flat A 8-4, 1 Watson Street, Manchester, M3 4EE
Flat A 8-3, 1 Watson Street, Manchester, M3 4EE
Flat A P-4, 1 Watson Street, Manchester, M3 4EE
Flat A P-5, 1 Watson Street, Manchester, M3 4EE
Flat A P-6, 1 Watson Street, Manchester, M3 4EE
Block C 21-1, 1 Watson Street, Manchester, M3 4EF
Block C 18-2, 1 Watson Street, Manchester, M3 4EF
Block C 15-3, 1 Watson Street, Manchester, M3 4EF
Block C 12-2, 1 Watson Street, Manchester, M3 4EF
Block C 9-1, 1 Watson Street, Manchester, M3 4EF
Block C 7-4, 1 Watson Street, Manchester, M3 4EF
Block C 4-3, 1 Watson Street, Manchester, M3 4EF
Block C 1-2, 1 Watson Street, Manchester, M3 4EF
Block C 1-4, 1 Watson Street, Manchester, M3 4EF
Block C 21-2 – Block C 21-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 20-1 – Block C 20-3 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 19-1, 1 Watson Street, Manchester, M3 4EF
Block C 14-4, 1 Watson Street, Manchester, M3 4EF
Block C 13-1 – Block C 13-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 12-1, 1 Watson Street, Manchester, M3 4EF
Block C 12-3, 1 Watson Street, Manchester, M3 4EF
Block C 12-4, 1 Watson Street, Manchester, M3 4EF
Block C 11-1 – Block C 11-4, 1 Watson Street, Manchester, M3 4EF
Block C 10-1 – Block C 10-4, 1 Watson Street, Manchester, M3 4EF
Block C 9-2 – Block C 9-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 8-1 – Block C 8-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 7-1 – Block C 7-3 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 6-1 – Block C 6-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 5-1 – Block C 5-4 (incl), 1 Watson Street, Manchester, M3 4EF
Block C 4-1, 1 Watson Street, Manchester, M3 4EF
Block C 4-2, 1 Watson Street, Manchester, M3 4EF
Block C 4-4, 1 Watson Street, Manchester, M3 4EF
Block C 3-1, 1 Watson Street, Manchester, M3 4EF
Block C 3-2, 1 Watson Street, Manchester, M3 4EF
Block C 3-3, 1 Watson Street, Manchester, M3 4EF

List No.5

Block C 3-4, 1 Watson Street, Manchester, M3 4EF
Block C 2-1, 1 Watson Street, Manchester, M3 4EF
Block C 2-2, 1 Watson Street, Manchester, M3 4EF
Block C 2-3, 1 Watson Street, Manchester, M3 4EF
Block C 2-4, 1 Watson Street, Manchester, M3 4EF
Block C 1-1, 1 Watson Street, Manchester, M3 4EF
Block C 1-3, 1 Watson Street, Manchester, M3 4EF
Flat B 13-1 – Flat B 13-5 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 12-1 – Flat B 12-5 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 11-1 – Flat B 11-8 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 10-1 – Flat B 10-7 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 9-1 – Flat B 9-8 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 8-1 – Flat B 8-8 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 7-1 – Flat B 7-8 (incl), 1 Watson Street, Manchester, M3 4EH
Flat B 2-2, 1 Watson Street, Manchester, M3 4EP
Flat B 1-6, 1 Watson Street, Manchester, M3 4EP
Flat B P-2, Flat B P-7, Flat B P-8, 1 Watson Street, Manchester, M3 4EP
Flat B 2-6, 1 Watson Street, Manchester, M3 4EP
Flat B 6-1 – Flat B 6-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B 5-1 – Flat B 5-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B 4-1 – Flat B 4-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B 3-1 – Flat B 3-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B 2-1 – Flat B 2-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B 1-1 – Flat B 1-8 (incl), 1 Watson Street, Manchester, M3 4EP
Flat B P-1 – Flat B P-6 (incl), 1 Watson Street, Manchester, M3 4EP
1a, Watson Street, Manchester, M3 4EE
1b, Watson Street, Manchester, M3 4EP
Automation Providers, Great Northern Warehouse, 275 Deansgate, Manchester, M3 4EW
Lewis Hymanson & Small, Central Buildings, 11 Peter Street, Manchester, M2 5QR
Taylors Solicitors, 44 Peter Street, Manchester, M2 5GP
Hitchenor & Wakeford, 44 Peter Street, Manchester, M2 5GP
Salt Commercial, 44 Peter Street, Manchester, M2 5GP
Derbyshire Bldg Soc, 44 Peter Street, Manchester, M2 5GP
P F J Recruitment, South Central, 211 Deansgate, Manchester, M3 3NW
Bower & Harris, Central Buildings, 11 Peter Street, Manchester, M2 5QR

Representations were received from the following third parties:

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