

List No. 3

Ancoats And Clayton Ward	Application Number	Date of Appln	Committee Date
	083678/FO/2007/C3	25th Jun 2007	13th Sep 2007

Proposal Erection of two 6 storey blocks with ground (plus mezzanine) floor commercial uses (including retail, use class A1 and offices use class B1) with 159 residential units above (Use Class C3) together with ancillary parking, servicing, public space and landscaping

Location Land Bounded By Great Ancoats Street, Port Street, Tariff Street And The Rochdale Canal, Piccadilly Basin, Manchester

Applicant Town Centre Securities PLC Town Centre House, The Merrion Centre, Leeds, LS 2 8LY

Agent Martin Stockley Associates 1st Floor Gensurlo House, 46a Rosebery Avenue, London, EL1R 4RP

Description

The application relates to a site measuring 0.73 hectares located at the junction of Great Ancoats Street and Port Street. The site is bounded by Great Ancoats Street to the northwest, Port Street to the north, the Rochdale Canal to the southeast and Tariff Street to the south. The site is currently used as surface parking. Brownsfield Mill, a grade II* listed building is located adjacent to the site to the south. Further to the south, across the canal, is the recently opened ILVA furniture store. Jackson's Warehouse, a grade II* listed building converted into residential flats is located further to the south on the opposite side of Tariff Street. The Rochdale Canal has 3 grade II listed locks close to the site. From Great Ancoats Street the site drops in level by approximately 2.6m to canal level towards the Tariff Street end of the site.

The site is within the Piccadilly Regeneration Area which has significantly transformed this part of the City Centre over the past few years. The Piccadilly Basin area is one where extensive environmental improvements have taken place and where new investment, particularly related to housing, is currently occurring.

Permission was granted in 1998 for a mixed-use development around Piccadilly Basin (ref. 054382/FO/CITY3/98). The proposals for this site included a single story retail building running parallel to Great Ancoats Street with associated surface car parking filling the rest of the site.

The proposed Retail Village development is split into three main elements comprising two distinct buildings; Block 1 and Block 2 and a newly created public open space.

Both blocks are a maximum of 6 stories high and both have retail use at ground floor level (use class A1) with residential units above (use class C3).

Block 1 is located at back of pavement along Great Ancoats Street and Port Street. The retail element within the block is split into two with a large retail unit fronting Great Ancoats Street which includes a mezzanine level. This unit would benefit from large glazed retail frontages facing onto Great Ancoats Street. The second group of units would be located at the lower canal level. The total retail floor space within the block would be 3104 sq m. A total of 87 residential units

List No. 3

are proposed within Block 1 comprising 28 x 1 bed, 54 x 2 bed and 5 x 3 bedroom units. The residential element of block 1 is accessed off Port Street. The proposed materials include planar glazing, red cast concrete rainscreen cladding with a mixture of smooth and rough finishes and 200mm deep concrete fins to the street elevations, with the internal elevations to the open space comprising painted timber paneling and full height glazing.

Block 2 fronts onto Tariff Street, Rochdale Canal and a new street created between Blocks 1 and 2 and Brownsfield Mill. Again, retail use is proposed for the ground floors (640sq m) with 387 sq m of office use. 72 residential units above comprising 24 x 1 bed, 46 x 2 bed and 2 x 3 bedroom units. The residential component is accessed from the marina level off Tariff Street. Block 2 accommodates the level change from Tariff St to the canal level public area by the retail component being split into two levels. The materials for block 2 include full height glazing to the retail units and white case concrete cladding, with full height glazing and anodised aluminium folding frames to the residential element which would allow occupants of the flats to open internal balconies to the outside.

The roofs to both blocks are proposed to be a mixture of green sedum type roofs and brown roofs to help reduce radiated heat, improve insulation to the building, reduce surface water run off and boost habitats for wildlife. Some of the roof gardens would be communal, with the larger 3 bed units having access to their own designated private spaces.

The two blocks are arranged so that two new public spaces would be created. A new public square bounded by Block 1 and Brownsfield Mill would create an entrance area to the site for pedestrians from Ancoats Urban Village, New Islington and beyond into East Manchester. The proposals involve the removal of a x metre high wall which is located within the curtilage of the listed Brownsfield Mill and for which a separate listed building application has been submitted. The removal of the wall and the creation of the new public space which would also bring the listed Brownsfield Mill building into use as access would be created to its façade. A second public space would be created at the lower ground floor level off the canal towpath. This level is approximately 2.5m lower than Great Ancoats Street.

Retail car parking is provided on site within the basement of Block 1 for 65 cars and is accessed from Port Street. A total of 108 secure bicycles spaces are also provided. Servicing for the retail units would be off port Street for Block 1 and Tariff Street for Block 2. Each block would have dedicated refuse and recycling facilities.

The development would achieve a BREEAM rating of at least 'very good'

Consultations

British Waterways – do not object to the proposals and provide detail comments on construction and impact on the canals

Greater Manchester Police – support the application, which has been submitted with a Crime Impact Assessment.

List No. 3

Head of Environmental Health – no objections subject to conditions relating to hours of operation, delivery and servicing times and recommendations of acoustic report to be fully implemented.

Head of Engineering Services – have raised specific issues related to servicing, gradient of ramps and visibility splays which are being addressed by the applicant.

English Heritage – do not wish to comment and advise the application should be determined in accordance with national and local policy.

Greater Manchester Archaeological Unit – request a condition be attached requiring archaeological investigation to be carried prior to commencement of development

GMPTE – no objections, the site is located in a highly accessible location and recommends that a condition be attached requiring a Travel Plan be produced by the developer.

Ancoats Urban Village Company – no objections received

New East Manchester – no objections received

Publicity - The application has been advertised as a major development, as affecting the setting of listed buildings and as one of public interest. Occupiers of buildings surrounding the site were consulted on the proposal. No responses have been received.

Issues

Regional Spatial Strategy - The scheme is consistent with RSS policies DP1, which gives priority to the development of sites in urban areas, DP3, which promotes good design, and SP1, which promotes development in the Regional Poles.

Unitary Development Plan - The proposed uses for the site are consistent with UDP policies that promote regeneration within the City Centre and within Piccadilly Basin in particular, 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 E3.5, 'Secure Environment', E3.6 'Environmental Improvements', R1.1 'Regeneration', RC3 'Mixed uses', RC4 'Environment', RC5 'Waterways' RC11 'City Centre Housing', and RC20 Area 11 'Small Area Proposals'. Since the retail element is over 2,500sqm (3,744sqm), UDP policy S2.2 concerning large out of centre retailing is applicable. This states that in considering such proposals, the Council will consider aspects such as the impact on the vitality and viability of the City Centre and accessibility to members of the public. The current proposal is acceptable when assessed against these criteria. The scheme is considered to be wholly in accordance with the aims and objectives of the UDP and is not considered to be a departure.

The Scheme's contribution to regeneration -. The key principles of the Piccadilly Regeneration Strategy have now been incorporated into the Manchester City Centre Strategic Plan 2002-2005. It is felt that the proposal,

List No. 3

together with the development proposed on the wider Piccadilly Basin area and Ancoats Area, would restore activity and life to an under-utilised area, contribute positively to regeneration and complement the work that has already taken place. The ground floor commercial units would contribute to activity along Great Ancoats Street as well as introducing new employment floorspace. The development as a whole would help maintain the mix of uses found within the area. The development of this site is a key factor in linking the development taking place at the City Centre fringe, including Ancoats Urban Village, New Islington, and New East Manchester to the City Centre.

Design and impact on surrounding area and residents/pedestrians – The building would be clad in a variety of materials, as described above. The ‘split building’ form of the development would create an appropriate design solution on this prominent site. Block 1 reinforces Great Ancoats Street, and Port Street and to picks up the orientation of Red Hill Street located on the opposite side of Great Ancoats Street. The large glazed retail frontages face onto Great Ancoats Street promoting activity and allowing views into and out of the units. The double height space also reinforces the line of the roof of the ILVA store linking the two sides of the Rochdale Canal.

A significant benefit for pedestrians would be the improvements at street level to the routes surrounding the site. The scheme includes hard and soft landscaping both internally and around the site. The landscaping within the application site and surrounding the building would help to soften the local impact of the proposed buildings and form an important and integral part of the development proposal. It is intended to achieve a BREEAM rating of ‘very good’ and to create an attractive, well-lit environment to encourage the use of the public spaces and facilitate access across the site. The new public square bounded by Block 1 and Brownsfield Mill would create an entrance area to the site for pedestrians from Ancoats Urban Village, New Islington and beyond into East Manchester. This new public spaces would also help to bring the listed Brownsfield Mill into use as access is created to its façade.

In terms of residential amenity, the closest residents to the proposed buildings are located within Jackson’s Warehouse. Located on the opposite side of Tariff Street, some 20m away, there would be no particular impact in terms of loss of amenity.

The impact of the building on nearby listed buildings - The City Council has a statutory duty when considering proposals adjacent to listed buildings to ensure that the character, appearance or setting is not harmed. The applicant has submitted information that shows views of the proposed scheme in context with the adjacent grade II* Brownsfield Mill. From the outset, the design of the scheme considered the setting the listed mill building. As such the proposed development has its roof ridge line set below Brownsfield Mill and the proposed materials complement the brick built mill. The proposals involve the demolition of part of a listed wall and a separate listed building consent application is being considered in relation to this. The removal of the wall would open up the courtyard of the Mill and ensure that any future use is incorporated into this development. Given the distance between the proposed buildings and Jackson’s Warehouse, there would be no significant detrimental impact on its setting. It is considered the proposals would not be detrimental to the character, appearance or setting of the adjacent listed buildings and lock structures.

List No. 3

Parking / Traffic - The site is highly accessible by a variety of public transport modes. It is considered that the proposed scheme would not be significantly detrimental to highways in the area. The applicants have submitted a parking strategy for the whole of the Piccadilly Basin area. This states that the adjacent Tariff Street multi storey car park and the Dale Street car park (both also owned by the applicant) have sufficient capacity to cater for future residents parking needs. All residents would be offered a leased parking space in one of the car parks within Piccadilly Basin.

Access - Full access is provided to all parts of the development. The public realm has been designed without any ramps. The only level change within the two sites occurs when moving from Binn's Place into the new street located at lower level.

Crime and Disorder - It is considered that the redevelopment of the site would be beneficial to the area in terms of the increase in activity. The applicants have been involved in pre-application discussions with Greater Manchester Police and have submitted a Crime Impact Assessment. It should also be noted that a condition relating to 'Secured By Design' would be attached to any consent granted.

Sustainability - The applicant has indicated a commitment to undertake an environmental assessment of the site using the Building Research Establishment's Eco-Homes Assessment (BREEAM) tool and aspires to achieve a "very good " rating. An Environmental Strategy document has been submitted with the application and it seeks to ensure measures are put place to protect wildlife and wildlife habitats. The provision of the green and brown roofs would promote biodiversity on the site.

Signage Strategy – The applicant has submitted a signage strategy for the building as part of the application. Although separate applications for advertisement consent will be required, the signage strategy would ensure that there is a design-led context for all advertisements on this building.

TV Reception – the applicants have provided information from engineers which states that the proposed development would not impact on TV reception in the area, over and above existing taller structures close to the site.

Environmental Impact Screening Opinion – due to the site area and 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.

Conclusion - The proposed development is acceptable in terms of use and in the broad principles of its design. It comprises a high quality scheme that would introduce new activity and employment floorspace into the area on an important gateway route, and should promote the continued regeneration of the Piccadilly Basin area. It would also create substantial improvements to the public space in and around the site. In this context, it is recommended that Committee approve the application.

List No. 3

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 APPROVE

on the basis that the proposal accords with the development plan, in particular policies E3.5, , E3.6 , R1.1 , RC3 , RC4, RC5, RC11, RC20 Area 11, S2.2 & DC19. of the City Council's Unitary Development Plan and there are no material considerations of sufficient weight to indicate otherwise

Subject to the following conditions:-

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) The premises shall be acoustically insulated in full accordance with the measures set out in the ADT Acoustic report ref 1291/ENIA dated 30 April 2007 before any of the uses first commence.

Reason - To safeguard the amenities of future occupiers of the premises and because of the proximity to of the development to heavy traffic loads on adjacent highways in accordance with UDP policy H2.2.

3) No deliveries, servicing or collections, including waste and recycling collections, shall take place outside the following hours: 7.30 a.m. - 8.00 p.m. Monday to Saturdays, and 10.00 a.m. - 6.00 p.m. Sundays and Bank Holidays.

Reason - To protect the amenity of occupants of buildings surrounding the development, pursuant to adopted Manchester Unitary Development Plan policy H2.2.

4) The refuse store 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.

List No. 3

Reason - In the interests of amenity and public health in accordance with UDP policy H2.2.

5) The ground floor commercial units hereby approved shall not be occupied unless and until the permitted hours of opening have been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area, pursuant of Manchester Unitary Development Plan policy H2.2.

6) 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 DC19.1 _ H2.2 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved shall not commence unless and until full details which address all outstanding highway design issues, as raised by the City Council's Head of Engineering Services (Traffic), have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt public funds will not be available for highway works required to be carried in discharge of this condition.

Reason - In the interests of public and highway safety and to ensure that the development can be accessed and serviced satisfactorily, pursuant to adopted Manchester Unitary Development Plan policy T3.1.

8) Details of a Green Travel Plan Strategy, implementation and monitoring of effectiveness shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Green Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Green Travel Plan Strategy shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance, pursuant to adopted Manchester Unitary Development Plan policy T2.4.

9) The car parking indicated on the approved plans, including the fully accessible spaces, shall be demarcated and made available for use prior to the

List No. 3

building hereby approved being occupied. The car parking shall then be available and accessible at all times whilst the development hereby approved is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied pursuant to policy H2.2 and DC9.1.

10) The details of an emergency telephone contact number for a person responsible for the site shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate, which confirms a rating of 'very good' or 'excellent', shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

13) Before the development hereby approved is commenced, a repaving strategy for the public footpaths, pavements and redundant vehicular crossings around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to Manchester Unitary Development Plan policy H2.2.

14) A landscaping and long-term maintenance scheme for all external areas of the site, incorporating all hard landscaping proposals, roof terrace areas, brown

List No. 3

roofs and green roofs, shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out, pursuant to Manchester Unitary Development Plan policies H2.1, H2.7, E2.6 and E3.5.

15) The windows at ground level fronting onto Great Ancoats Street and the new public open spaces shall be retained as clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way unless agreed in writing by the City Council as local planning authority.

Reason - The clear glazed windows are an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting streetscene consistent with the use of such areas by members of the public, and pursuant to policy DC14.1 of the Manchester Unitary Development Plan.

17) No development shall commence until the following have been submitted to and approved in writing by the City Council as local planning authority:

- (a) A desk based archaeological assessment of the site;
- (b) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
- (c) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (b) and (c) above shall be implemented in accordance with the timetables contained therein and no development shall take place on site until written confirmation of completion of the said schemes has been received by the City Council, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

18) The consent hereby granted does not grant or imply a grant of consent for the demolition of the listed mill wall which would require separate listed building consent. No work should be carried to the wall until the appropriate consent has been granted.

Reason - For the avoidance of doubt and because the works involve alterations to a listed structure for which separate consent is required.

19) The development hereby approved shall be carried out in accordance with the ISA drawings numbered 7189 P007, 008, 009, 010, 011, 012, 013, 014,

List No. 3

7099 P001, 002, 003, 004, 005_01 (site location plan received 28.08.07), 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038 & LANDSCAPING PROJECTS drawing numbered LP312. 001 003 and Ian Simpson's Architects Design & Access Statement dated May 2007, the Refuse Management Strategy dated June 2007, ADT Acoustic report ref 1291/ENIA dated 30 April 2007, the BDP Environmental Strategy Overview dated June 2007, BREEAM Eco homes Pre Assessments dated May 2007, the MSA Site Investigation Summary dated 15.06.07, Piccadilly Basin & Tariff street Landscape Proposals, GMP Crime Impact Statement, the MSA Car Parking and Traffic Statement ref 105/19 & 20/vp, 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: 083678/FO/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
Contaminated Land Section
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
English Heritage (NW Region)
GMPTE
British Waterways Board
Greater Manchester Police
New East Manchester
Ancoats Urban Village Company
Van Kollen, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Skillset, Unit 229, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Marco, Marco House, Tariff Street, Manchester, M1 2FF
360 Ltd, Unit 103, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 221, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 231, Ducie House, 37 Ducie Street, Manchester, M1 2JW
American Leisure UK, Unit 233, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Arca, Unit 302, Ducie House, 37 Ducie Street, Manchester, M1 2JW
3 G Mobiles, Unit 306, Ducie House, 37 Ducie Street, Manchester, M1 2JW
66 Newton Street, Manchester, M1 1EE
Key People, Unit 116, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 121, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 123, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 127, Ducie House, 37 Ducie Street, Manchester, M1 2JW

List No. 3

Arabesque Apparel Ltd, 68-70, Newton Street, Manchester, M1 1EE
Unit 212, Ducie House, 37 Ducie Street, Manchester, M1 2JW
T L C Equipment Europe Ltd, Unit 215, Ducie House, 37 Ducie Street,
Manchester, M1 2JW
Concept 3 Ltd, Unit 217, Ducie House, 37 Ducie Street, Manchester, M1 2JW
70a, Newton Street, Manchester, M1 1EE
Computing Help Ltd, Duplex 3, Ducie House, 37 Ducie Street, Manchester, M1
2JW
The Jolly Angler, 47 Ducie Street, Manchester, M1 2JW
Pelicanneck Records, Unit 101, Ducie House, 37 Ducie Street, Manchester, M1
2JW
Manchester Business Machines Ltd, 47 Houldsworth Street, Manchester, M1
2ES
Veldon Trimmings & Textiles Ltd, 38 Laystall Street, Manchester, M1 2JZ
E Walker Electricians Ltd, 79 Port Street, Manchester, M1 2EG
Sixty Uk Ltd, 70 Port Street, Manchester, M1 2EG
Goldstar Fashions, 10 Pigeon Street, Manchester, M1 2JX
Pickups (electrical) Ltd, 51-53, Ducie Street, Manchester, M1 2JQ
Redpepper Recruitment Ltd, Unit 115, Ducie House, 37 Ducie Street,
Manchester, M1 2JW
Wignall & Brownlow, Unit 110, Ducie House, 37 Ducie Street, Manchester, M1
2JW
Unit 303, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 210, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Manchester Jazz Festival, Unit 226, Ducie House, 37 Ducie Street, Manchester,
M1 2JW
Recruitment Software Solutions Ltd, Unit 304, Ducie House, 37 Ducie Street,
Manchester, M1 2JW
Creative Lynx, 57-59, Houldsworth Street, Manchester, M1 2ES
Jeffay Furniture Ltd, 63 Houldsworth Street, Manchester, M1 2ES
63a, Houldsworth Street, Manchester, M1 2ES
Linda`s Pantry, 23 Ducie Street, Manchester, M1 2JL
34 Laystall Street, Manchester, M1 2JZ
Organisation Development Services Ltd, Unit 223, Ducie House, 37 Ducie
Street, Manchester, M1 2JW
Baked Goods Distribution, Unit 201, Ducie House, 37 Ducie Street, Manchester,
M1 2JW
90 Pickford Street, Manchester, M4 5BT
91 Pickford Street, Manchester, M4 5BT
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68 Pickford Street, Manchester, M4 5BT
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List No. 3

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30 Pickford Street, Manchester, M4 5BS
31 Pickford Street, Manchester, M4 5BS
32 Pickford Street, Manchester, M4 5BS
33 Pickford Street, Manchester, M4 5BS
26 Pickford Street, Manchester, M4 5BS
Connect Clothing Co Ltd, 16 Blossom Street, Manchester, M4 5AW
Marbro Promotions Ltd, 2 Jersey Street, Manchester, M4 6JB
Lord Nelson, 88 Newton Street, Manchester, M1 1EE
89-91, Great Ancoats Street, Manchester, M4 5AG
78 Great Ancoats Street, Manchester, M4 5BG
Blood & Fire, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Tonic Creative Communications, Unit 119, Ducie House, 37 Ducie Street,
Manchester, M1 2JW
The Bankrupt Shop, 86-88, Great Ancoats Street, Manchester, M4 5BG
1 Pickford Street, Manchester, M4 5BS
2 Pickford Street, Manchester, M4 5BS
3 Pickford Street, Manchester, M4 5BS
4 Pickford Street, Manchester, M4 5BS
5 Pickford Street, Manchester, M4 5BS
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7 Pickford Street, Manchester, M4 5BS
Brownsfield Mill, Binns Place, Manchester, M4 5BP
34 Pickford Street, Manchester, M4 5BS

List No. 3

35 Pickford Street, Manchester, M4 5BS
36 Pickford Street, Manchester, M4 5BS
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43 Pickford Street, Manchester, M4 5BS
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45 Pickford Street, Manchester, M4 5BS
46 Pickford Street, Manchester, M4 5BS
47 Pickford Street, Manchester, M4 5BS
48 Pickford Street, Manchester, M4 5BS
49 Pickford Street, Manchester, M4 5BS
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51 Pickford Street, Manchester, M4 5BS
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62 Pickford Street, Manchester, M4 5BS
63 Pickford Street, Manchester, M4 5BS
64 Pickford Street, Manchester, M4 5BS
65 Pickford Street, Manchester, M4 5BS
2 Peak Street, Manchester, M1 2AB
6 Peak Street, Manchester, M1 2AB
Youth Contact Team, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Apartment 59, 5 Brewer Street, Manchester, M1 2ER
Manchester United Supporters Trust, Unit 129, Ducie House, 37 Ducie Street,
Manchester, M1 2JW
Apartment 1 to 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
68-68a, Port Street, Manchester, M1 2EG
Think Tank, Unit 131, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 219, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Apartment 61, 5 Brewer Street, Manchester, M1 2ER
Apartment 71, 5 Brewer Street, Manchester, M1 2ER
Apartment 82, 5 Brewer Street, Manchester, M1 2ER
Apartment 94, 5 Brewer Street, Manchester, M1 2ER
Apartment 105, 5 Brewer Street, Manchester, M1 2ER
Apartment 113, 5 Brewer Street, Manchester, M1 2ER
Apartment 112, 5 Brewer Street, Manchester, M1 2ER
Apartment 111, 5 Brewer Street, Manchester, M1 2ER
Apartment 110, 5 Brewer Street, Manchester, M1 2ER
Apartment 62, 5 Brewer Street, Manchester, M1 2ER
Apartment 63, 5 Brewer Street, Manchester, M1 2ER
Apartment 64, 5 Brewer Street, Manchester, M1 2ER
Apartment 65, 5 Brewer Street, Manchester, M1 2ER

List No. 3

Apartment 66, 5 Brewer Street, Manchester, M1 2ER
Apartment 67, 5 Brewer Street, Manchester, M1 2ER
Apartment 68, 5 Brewer Street, Manchester, M1 2ER
Apartment 69, 5 Brewer Street, Manchester, M1 2ER
Apartment 70, 5 Brewer Street, Manchester, M1 2ER
Apartment 72, 5 Brewer Street, Manchester, M1 2ER
Apartment 73, 5 Brewer Street, Manchester, M1 2ER
Apartment 74, 5 Brewer Street, Manchester, M1 2ER
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Apartment 92, 5 Brewer Street, Manchester, M1 2ER
Apartment 95, 5 Brewer Street, Manchester, M1 2ER
Apartment 96, 5 Brewer Street, Manchester, M1 2ER
Apartment 97, 5 Brewer Street, Manchester, M1 2ER
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Apartment 100, 5 Brewer Street, Manchester, M1 2ER
Apartment 101, 5 Brewer Street, Manchester, M1 2ER
Apartment 102, 5 Brewer Street, Manchester, M1 2ER
Apartment 103, 5 Brewer Street, Manchester, M1 2ER
Apartment 104, 5 Brewer Street, Manchester, M1 2ER
Apartment 106, 5 Brewer Street, Manchester, M1 2ER
Apartment 107, 5 Brewer Street, Manchester, M1 2ER
Apartment 108, 5 Brewer Street, Manchester, M1 2ER
Apartment 109, 5 Brewer Street, Manchester, M1 2ER
Apartment 114, 5 Brewer Street, Manchester, M1 2ER
Apartment 115, 5 Brewer Street, Manchester, M1 2ER
Apartment 116, 5 Brewer Street, Manchester, M1 2ER
Apartment 117, 5 Brewer Street, Manchester, M1 2ER
Apartment 118, 5 Brewer Street, Manchester, M1 2ER
Apartment 60, 5 Brewer Street, Manchester, M1 2ER
Countryside, Unit 125, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Apartment 1 to 50, 72-76, Newton Street, Manchester, M1 1EU
Apartment 1 to 42, Jacksons Warehouse, 22 Tariff Street, Manchester, M1 2FJ
Apartment 51 to 108, 72-76, Newton Street, Manchester, M1 1EW
B T G Recruitment, Unit 306, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 308, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Creative Vein Ltd, Unit 235, Ducie House, 37 Ducie Street, Manchester, M1 2JW

List No. 3

4 Peak Street, Manchester, M1 2AB
8 Peak Street, Manchester, M1 2AB
24 Tariff Street, Manchester, M1 2FJ
35 Ducie Street, Manchester, M1 2JL
109 Great Ancoats Street, Manchester, M4 5AG
111 Great Ancoats Street, Manchester, M4 5AG
113 Great Ancoats Street, Manchester, M4 5AG
115 Great Ancoats Street, Manchester, M4 5AG
117 Great Ancoats Street, Manchester, M4 5AG
119 Great Ancoats Street, Manchester, M4 5AG
121 Great Ancoats Street, Manchester, M4 5AG
123 Great Ancoats Street, Manchester, M4 5AG
76 Newton Street, Manchester, M1 1EE
Segusino Ltd, Unit 225, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Tayburn Ltd, Unit 113, Ducie House, Ducie Street, Manchester, M1 2JW
Yoot, Unit 227, Ducie House, 37 Ducie Street, Manchester, M1 2JW
Unit 225, Ducie House, 37 Ducie Street, Manchester, M1 2JW
2 Blossom Street, Manchester, M4 5AW
I L V A Furniture Ltd, 100 Great Ancoats Street, Manchester, M4 6DE
1-3, Lomax Street, Manchester, M1 2LP
J K Dale, 77-79, Ducie Street, Manchester, M1 2JQ
I T Designs, 81 Ducie Street, Manchester, M1 2JQ
A & M Labels, 65-67, Ducie Street, Manchester, M1 2JQ
61-63, Ducie Street, Manchester, M1 2JQ
Toys R Us, Central Retail Park Great Ancoats Street, Manchester, M4 6DJ
Currys Ltd, Central Retail Park Great Ancoats Street, Manchester, M4 6DJ
124 Great Ancoats Street, Manchester, M4 6DE
J J B Sports Plc, Central Retail Park Great Ancoats Street, Manchester, M4 6DJ
White House, 122 Great Ancoats Street, Manchester, M4 6DE
Honey Mart, 132-134, Great Ancoats Street, Manchester, M4 6DE
126 Great Ancoats Street, Manchester, M4 6DE

Representations were received from the following third parties:

N/A

Relevant Contact Officer: : Jay Patel
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Email : j.patel@manchester.gov.uk