

| Application Number | Date of Appln | Committee Date | Ward |
|--------------------|------------------|----------------|-----------------------------|
| 086418/JO/2008/C1 | 27th May 2008 | 12th Feb 2009 | Ancoats And Clayton Ward |

Proposal Removal of Condition No.6 (Personal Consent) from Application Ref: 081110/FU/2006/C1

Location 103 High Street, Manchester, M4 1HQ

Applicant Mr Richard Goodall , C/o Agent

Agent Turley Associates, The Chancery, 58 Spring Gardens,
Manchester, M2 1EW

Description

103 High Street is a substantial and prominent, recently constructed building and is bounded by Shudehill, New George Street, High Street and the Old Fish Market site. Unit 6 is situated at ground floor level, at the junction of High Street and New George Street, within the Northern Quarter and Smithfield Conservation Area of the City Centre.

Consent is sought for the removal of condition 6 (Personal Consent) from permission reference: 081110/FU/2006/C1 for the use of Unit 6 of 103 High Street for retail purposes (Use Class A1). This application was approved on 27 December 2006. The condition states:

'The permission granted shall be personal to Richard Goodall and on Richard Goodall ceasing to occupy the premises the use for which the permission is hereby granted shall be discontinued.'

Planning History

070297/FO/2003/C1 granted permission for a residential and commercial development comprising 118 units over ground floor commercial (Use Class A1 shop, Use Class A3 Food and Drink, and Use Class D1 Galleries) with associated landscape works and basement parking for 56no. cars.

077360/FO/2005 granted permission for elevational alterations at ground floor colonnade to realign the shopfront to face the face of the building on the High Street elevation to facilitate an increase in the size of the ground floor commercial unit for use as an art gallery (D1) at unit 6.

081110/FU/2006/C1 granted permission for use of Unit 6 (ground floor) for retail purposes (Use Class A1).

Members should note that this application is the subject of an appeal against non determination and it is now no longer possible for the Council to determine this application. However, a resolution by the Committee will form the basis of the Council's case on appeal.

Consultations

Head of Environmental Health - Raised no objections

Greater Manchester Police - Raised no objections

City Centre Regeneration Team - has provided comments on the diverse and unique character of the Northern Quarter and the importance of protecting the elements of the area which make it distinctive.

Publicity - Neighbours were notified, and 1no. objection was received. The following issues have been raised:

- The personal condition satisfies all six tests of conditions as set out in Circular 11/95 (ie that they should be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects).
- The condition is appropriate and necessary to secure the mixed use development originally envisaged on this site
- The application seeks to introduce another open A1 retail consent outside of the primary retail area of Manchester City Centre. There are a number of more centrally located retail units which are currently vacant and which provide more appropriate retail accommodation
- The premises have no suitable servicing area
- The application is contrary to Development Plan policy, including UDP policies S2.4 and RC20.
- The application to remove this condition without justification whatsoever would appear to be a speculative attempt to maximise the commercial value of the unit by the applicant.

Issues

Unitary Development Plan

Policy RC3 states that compatible mixed uses will be encouraged throughout the city centre and confirms that mixed use schemes will be preferred to single use schemes.

Policy RC20 Area 4 encourages the introduction of further housing in the area north of Thomas Street and highlights the importance of making the environment more conducive to housing.

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas.

Policy S2.4 states that new shopping facilities should not significantly affect the amenities of nearby residential areas.

Other Relevant Guidance

In addition to the above, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007 is also of relevance to this application. Part One of the guide (SPD) encourages the provision of a variety and mix of uses which it recognises can be achieved

in a number of ways, including in different parts of a development scheme, in adjacent buildings along a street or in buildings that accommodate a number of uses. Part Two (Guidance) identifies the Northern Quarter as one of the city centre's distinct areas, with a unique character and appearance and emphasises that future developments will be required to respect the particular character or flavour of such areas. This part of the guidance also emphasises the importance of securing a mixture of uses throughout the city centre in order to ensure that activity and variety are maintained.

The main issue for consideration is whether the condition meets the tests of conditions and whether it should therefore be retained or removed. In forming a view on this matter, the tests of conditions and other guidance contained within Circular 11/95 are of relevance. The guidance states that conditions should only be imposed if they satisfy six tests, namely that they should be: necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

The applicant's agents have stated that they consider the condition to be both unnecessary and unreasonable and should therefore be removed. These two issues are discussed below.

Need

The applicant's agents claim that the condition is unnecessary for a number of reasons. These include that the site lies within an area immediately adjacent to the central shopping area and is therefore compliant with UDP Policy RC10. They further state that it is also within an area where mixed use development is encouraged, provided that commercial elements are in scale and character with existing commercial activities. Given the floorspace of the unit in question (266 sqm) they assert that it is of an appropriate scale. Finally, they state that the use of the site for retail purposes was considered to be acceptable in 2004 when application ref: 070297/FO/2003 was approved, and that as there has been no change in local policy since that time, there is no reason to assume that retail use is now unacceptable.

In assessing the need for the condition, it is essential to consider the character of the area generally, and the history of this site in particular. The Northern Quarter has traditionally provided a variety of cost-effective and affordable space which has attracted independent, creative and start-up businesses to the area, making it genuinely unique in the City Centre. In more recent times, a number of buildings have been converted to residential and hotel uses, which have created a truly mixed use environment. In addition to independent restaurants, bars and retailers, the area is home to a number of cultural and arts based activities and organisations. It is significant that the North West Arts Board will be relocating to the Northern Quarter in 2010. It is essential to ensure that the key ingredients which make the area special and distinctive are protected if the area is to achieve its full potential.

In order to build upon the change that had and was taking place around Shudehill as part of the regeneration and rebuilding process in the City Centre Renewal Area following the bomb damage, the City Council chose to bring forward the land upon which the application property is located for development.

The City Council sought a developer through a competitive process, with a view to developing a 'model' mixed use urban regeneration scheme which would build on the attributes of the Northern Quarter. A key part of the selection process was the developer's commitment to ensuring that particular attention was paid to the needs of independent and cultural operators. The use of this unit as a gallery therefore makes an essential contribution to ensuring the area remains truly diverse and vibrant, and fits with the other cultural and arts based activities and organisations which are located within the Northern Quarter. Removing the condition would have the effect of granting an open A1 (retail) consent. As the applicant has noted, there are other unrestricted A1 retail units in the vicinity, which makes it even more important that this unit remains in its current use in order to ensure the mixed use, vibrant and creative nature of the area.

In light of the above, the condition is considered necessary in order to ensure a genuine mixture of uses in the area, in accordance with UDP Policy RC3.

Reasonable

The applicant's agent asserts that, as they believe the condition to be unnecessary, it is also inherently unreasonable, as the use of the unit is restricted in a way that others in the vicinity are not.

The issue relating to the number of other retail units in the area has already been discussed above. However, it is not considered unreasonable to restrict this unit in the current manner in view of the need to encourage a mixture of uses in the Northern Quarter. The condition is not felt to be unduly onerous or restrictive. It reflects the applicant's wishes to operate a commercial gallery, which he is still able to do under the current permission. The condition still allows the applicant to operate the property as he wishes and does not make it impossible for him to run his business. It is therefore considered that the condition is reasonable and should therefore be retained.

Other tests

It is also considered that the condition meets the other tests of conditions. In relation to the condition's relevance to planning, it is accepted in Government guidance that there may be strong compassionate or other personal grounds which justify the grant of a personal consent for the use of land or a building which would not normally be allowed. This is the case here, where an open A1 consent was not considered acceptable, but given that the applicant already occupied the unit and in order to assist him to continue operating, a personal consent was considered appropriate. It is also considered that the condition is sufficiently relevant to the development permitted, and is justified by the nature of the development and its effect on the surroundings. The condition is enforceable and is complete and clearly states which is required, making it sufficiently precise.

Conclusion

It is therefore concluded that the current condition meets all the relevant tests and is in accordance with relevant planning policy. The use of the unit as a commercial art gallery, as opposed to an open A1 retail unit, is an essential

component in the creation of a successful vibrant, diverse and unique area within the City Centre. Creative and arts-based activities are a key component of the Northern Quarter and will make an important contribution to its ongoing success. The removal of the condition would have the potential to dilute the mixture of uses in the area, contrary to UDP Policy RC3. It is therefore recommended that Members are minded to refuse the application.

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)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the refusal of the application is proportionate to the wider benefits of refusal 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 REFUSE

On the basis that the proposal is not in accordance with Policy RC3 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The proposal would, by virtue of the addition of an open A1 retail use in the area, have an unacceptable detrimental impact on the mixed use, diverse and distinctive nature of the Northern Quarter, contrary to Policy RC3 of the Unitary Development Plan.

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: 086418/JO/2008/C1 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 held by the Planning Division.

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

Environmental Health

Greater Manchester Police

100-102, High Street, Central, Manchester, M4 1HP

106 High Street, Central, Manchester, M4 1HQ

108 High Street, Central, Manchester, M4 1HQ

11 Thomas Street, Central, Manchester, M4 1EU

110 High Street, Central, Manchester, M4 1HQ

110 High Street, Manchester, M4 1HQ

112 High Street, Central, Manchester, M4 1HQ

112 High Street, Manchester, M4 1HQ

114 High Street, Manchester

114 High Street, Central, Manchester, M4 1HQ

116 High Street, Central, Manchester, M4 1HQ

13 Thomas Street, Central, Manchester, M4 1EU

15 Thomas Street, Central, Manchester, M4 1EU

19 Thomas Street, Central, Manchester, M4 1EU

3 Thomas Street, Central, Manchester, M4 1EU

3 William Fairburn Way, Manchester, M4 1BH, , Apartment 213, Block 6

310 the Design House

42 Shudehill, Central, Manchester, M4 4AA

7 Thomas Street, Central, Manchester, M4 1EU

79 High Street, Central, Manchester, M4 1BD

81 High Street, Central, Manchester, M4 1BD

85 High Street, Central, Manchester, M4 1BD

9 Thomas Street, Central, Manchester, M4 1EU

Apartment 001, Block 6, 3 William Fairburn Way, Manchester, M4 1BH

Apartment 002, 3 William Fairburn Way, Manchester, M4 1BH, Apartment 002, Block 6

Apartment 003, 3 William Fairburn Way, Manchester, M4 1BH

Apartment 004, Block 6, 3 William Fairburn Way, Manchester, M4 1BH

Apartment 1.1, Block 5, 108 High Street, Manchester, M4 1HQ

Apartment 1.10, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.11, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.12, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.2, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.3, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.4, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.5, Block 5, 108 High Street, Manchester, M4 1HQ, ,

Apartment 1.6, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.7, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.8, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH

Apartment 1.9, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH

Apartment 101, 17 Thomas Street, Central, Manchester, M4 1EU

Apartment 101, Block 6, 114 High Street, Manchester, M4 1HQ

Apartment 102, 17 Thomas Street, Central, Manchester, M4 1EU

Apartment 102, Block 6, 114 High Street, Manchester, M4 1HQ

Apartment 103, 17 Thomas Street, Central, Manchester, M4 1EU

Apartment 103, Block 6, 114 High Street, Manchester, M4 1HQ

Apartment 104, 17 Thomas Street, Central, Manchester, M4 1EU

Apartment 104, Block 6, 114 High Street, Manchester, M4 1HQ

Apartment 105, 114 High Street, Manchester, M4 1HQ
Apartment 105, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 106, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 106, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 107, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 107, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 108, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 108, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 109, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 109, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 110, 83 High Street, Central, Manchester, M4 1BE
Apartment 110, Block 6, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 111, 83 High Street, Central, Manchester, M4 1BE
Apartment 111, Block 6, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 112, 83 High Street, Central, Manchester, M4 1BE
Apartment 112, Block 6, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 113, 83 High Street, Central, Manchester, M4 1BE
Apartment 113, Block 6, 3 William Fairburn Way, Manchester, M4 1BH
Apartment 114, 83 High Street, Central, Manchester, M4 1BE
Apartment 115, 83 High Street, Central, Manchester, M4 1BE
Apartment 116, 83 High Street, Central, Manchester, M4 1BE
Apartment 117, 83 High Street, Central, Manchester, M4 1BE
Apartment 118, 87 High Street, Central, Manchester, M4 1BF
Apartment 119, 87 High Street, Central, Manchester, M4 1BF
Apartment 120, 87 High Street, Central, Manchester, M4 1BF
Apartment 121, 87 High Street, Central, Manchester, M4 1BF
Apartment 122, 87 High Street, Central, Manchester, M4 1BF
Apartment 2.1, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.10, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.11, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.12, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.2, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.3, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.4, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.5, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 2.6, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.7, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.8, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 2.9, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 201, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 201, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 202, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 202, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 203, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 203, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 204, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 204, Block 6, 114 High Street, Manchester, M4 1HQ
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Apartment 207, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 207, Block 6, 114 High Street, Manchester, M4 1HQ

Apartment 208, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 208, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 209, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 209, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 210, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 210, 3 William Fairburn Way, Manchester, M4 1BH, , Manchester,
M4 1BH
Apartment 211, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 211, 3 William Fairburn Way, Manchester, M4 1BH, Apartment 211,
Block 6
Apartment 212, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 212, Block 6, 3 William Fairburn Way, Manchester, M4 1BH,
Apartment 213, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 214, 83 High Street, Central, Manchester, M4 1BE
Apartment 215, 83 High Street, Central, Manchester, M4 1BE
Apartment 216, 83 High Street, Central, Manchester, M4 1BE
Apartment 217, 83 High Street, Central, Manchester, M4 1BE
Apartment 218, 83 High Street, Central, Manchester, M4 1BE
Apartment 219, 83 High Street, Central, Manchester, M4 1BE
Apartment 220, 83 High Street, Central, Manchester, M4 1BE
Apartment 221, 83 High Street, Central, Manchester, M4 1BE
Apartment 222, 87 High Street, Central, Manchester, M4 1BF
Apartment 223, 87 High Street, Central, Manchester, M4 1BF
Apartment 224, 87 High Street, Central, Manchester, M4 1BF
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Apartment 226, 87 High Street, Central, Manchester, M4 1BF
Apartment 3.1, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.10, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.11, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.12, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.2, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.3, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.4, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.5, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 3.6, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.7, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.8, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH
Apartment 3.9, Block 5 , 1 William Fairburn Way, Manchester, M4 1BH
Apartment 301, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 301, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 302, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 302, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 303, 17 Thomas Street, Central, Manchester, M4 1EU
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Apartment 304, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 304, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 305, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 305, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 306, 83 High Street, Central, Manchester, M4 1BE
Apartment 306, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 307, 83 High Street, Central, Manchester, M4 1BE
Apartment 307, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 308, 83 High Street, Central, Manchester, M4 1BE

Apartment 308, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 309, 83 High Street, Central, Manchester, M4 1BE
Apartment 309, Block 6, 114 High Street, Manchester, M4 1HQ
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Apartment 313, 83 High Street, Central, Manchester, M4 1BE
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Apartment 4.1, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.2, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.3, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.4, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.5, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.6, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.7, Block 5, 1 William Fairburn Way, Manchester, M4 1BH
Apartment 4.8, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 4.9, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 401, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 402, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 402, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 403, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 403, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 404, 114 High Street, Manchester, M4 1HQ
Apartment 404, 17 Thomas Street, Central, Manchester, M4 1EU
Apartment 405, 83 High Street, Central, Manchester, M4 1BE
Apartment 405, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 406, 83 High Street, Central, Manchester, M4 1BE
Apartment 406, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 407, 83 High Street, Central, Manchester, M4 1BE
Apartment 407, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 408, 83 High Street, Central, Manchester, M4 1BE
Apartment 408, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 101, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 409, 83 High Street, Central, Manchester, M4 1BE
Apartment 410, 83 High Street, Central, Manchester, M4 1BE
Apartment 411, 83 High Street, Central, Manchester, M4 1BE
Apartment 412, 83 High Street, Central, Manchester, M4 1BE
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Apartment 414, 87 High Street, Central, Manchester, M4 1BF
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Apartment 416, 87 High Street, Central, Manchester, M4 1BF
Apartment 5.1, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.2, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.3, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.4, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.5, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.6, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 5.7, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 501, 87 High Street, Central, Manchester, M4 1BF

Apartment 501, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 502, 87 High Street, Central, Manchester, M4 1BF
Apartment 502, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 503, 83 High Street, Central, Manchester, M4 1BE
Apartment 504, 83 High Street, Central, Manchester, M4 1BE
Apartment 504, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 505, 83 High Street, Central, Manchester, M4 1BE
Apartment 505, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 506, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 507, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 508, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 6.2, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 6.3, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 6.4, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 6.5, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 6.6, Block 5, 108 High Street, Manchester, M4 1HQ
Apartment 601, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 602, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 603, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment 604, Block 6, 114 High Street, Manchester, M4 1HQ
Apartment G1, Block 5, 20 Village Way, Central, Manchester, M4 1BG
Apartment G2, Block 5, 22 Village Way, Central, Manchester, M4 1BG
Apartment G3, Block 5, 24 Village Way, Central, Manchester, M4 1BG
Apartment G4, Block 5, 26 Village Way, Central, Manchester, M4 1BG
Apartment G5, Block 5, 28 Village Way, Central, Manchester, M4 1BG
Cathedral Jewellers, 1 Salmon Street, Central, Manchester, M4 1EE
E Vanner, 60 Shudehill, Central, Manchester, M4 4AA
G W Lofthouse Jewellers, 44 Shudehill, Central, Manchester, M4 4AA
Great American Leisure, 56 Shudehill, Central, Manchester, M4 4AA
Hare & Hounds, 46 Shudehill, Central, Manchester, M4 4AA
Level 0, 2 (GYM), 64 Shudehill, Central, Manchester, M4 4AA
Level 0, Apartment No 0.01, 99 High Street, Central, Manchester, M4 1HQ
Level 0, Apartment No 0.02, 99 High Street, Central, Manchester, M4 1HQ
Level 0, Apartment No 0.03, 95 High Street, Central, Manchester, M4 1HQ
Level 0, Apartment No 0.04, 93 High Street, Central, Manchester, M4 1HQ
Level 0, Apartment No 0.05, 91 High Street, Central, Manchester, M4 1HQ
Level 0, Apartment No 0.06, 89 High Street, Central, Manchester, M4 1HQ
Level 0, Manager, 6 New George Street, Central, Manchester, M4 4AE
Level 0, Unit 1, 62 Shudehill, Central, Manchester, M4 4AA
Level 0, Unit 3, 66 Shudehill, Central, Manchester, M4 4AA
Level 0, Unit 4, 2 New George Street, Central, Manchester, M4 4AE
Level 0, Unit 5, 4 New George Street, Central, Manchester, M4 4AE
Level 0, Unit 6, 103 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.01, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.02, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.03, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.04, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.05, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.06, 101 High Street, Central, Manchester, M4 1HQ
Level 1, Apartment No 1.07, 64 Shudehill, Central, Manchester, M4 4AA
Level 1, Apartment No 1.08, 64 Shudehill, Central, Manchester, M4 4AA
Level 1, Apartment No 1.09, 64 Shudehill, Central, Manchester, M4 4AA
Level 1, Apartment No 1.10, 64 Shudehill, Central, Manchester, M4 4AA

Market Restaurant, 104 High Street, Central, Manchester, M4 1HQ
NeiApartment 401, Block 6, 114 High Street, Manchester, M4 1HQ
NeiApartment 503, Block 6, 114 High Street, Manchester, M4 1HQ
Pathfinder Bookshop, 60 Shudehill, Central, Manchester, M4 4AA
Royal Davis, 60 Shudehill, Central, Manchester, M4 4AA
Unit 1, Block 5, 110 High Street, Central, Manchester, M4 1HQ
Unit 2 , Block 5, 19 Copperas Street, Central, Manchester, M4 1HS
Unit 3 , Block 6, 112 High Street, Central, Manchester, M4 1HQ
Unit 4a , Block 6, 116 High Street, Central, Manchester, M4 1HQ
Unit 4b , Block 6, 118 High Street, Central, Manchester, M4 1HQ

Representations were received from the following third parties:

Relevant Contact Officer : Rebecca Hadfield
Telephone number : 0161 234 4071
Email : r.hadfield@manchester.gov.uk