

Application Number	Date of Appln	Committee Date	Ward
087316/FO/2008/C2	15th Sep 2008	18th Dec 2008	Ancoats And Clayton Ward

Proposal Change of use of basement to a bar (A4 use) and erection of 4 x airconditioning units to Stevenson Place elevation.

Location 11A Stevenson Square, Manchester, M1 1DB,

Applicant Mr Joe Fearnhead, The Landmark, 21 Back Turner Street, Manchester, M4 1FR,

Agent Paul Butler Associates 31 Blackfriars Road, Salford, M3 7AQ,

Description

The application relates to a vacant basement space within a property known as 11A Stevenson Square. The building is located within the Stevenson Square Conservation Area and lies at the junction of Stevenson Square and Little Lever Street. The building comprises 4 storeys plus a basement. The ground floor is currently in retail use whilst the upper floors of the building are vacant.

Consent is sought for a change of use of the basement unit to a Class A4 (Drinking Establishment) Use along with associated elevational alterations comprising the erection of four extraction units on the rear elevation at Stevenson Place.

The building lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential and hotel uses. However the main concentration of bars within this wider area is within an area roughly bounded by Church Street, High Street, Oldham Street and Swan Street. There are currently comparatively few bars located around the Stevenson Square area. The nearest residential property to the application site is Bradley Court at 23-25 Hilton Street but there is also residential accommodation at the Sorting House at 77 - 89 Newton Street.

Deliveries will take place from Stevenson Place and refuse will be stored and collected from a dedicated internal bin store within the basement.

The opening hours applied for are 12.00-00.00 Sunday to Thursday and Bank Holidays and 12.00 to 02:00 Friday and Saturday.

The applicants will have comprehensive operating schedule and dispersal procedure in operation which will seek to control anti-social behavior by people using and leaving the premises particularly at closing time which is detailed within documents submitted in support of the application.

Consultations

Publicity - The application was advertised as a public interest development and occupiers of adjacent and nearby properties were notified about the scheme. 6 letters of objection have been received as well as 13 person petition (including

the names of 4 of the individual objectors). The basis of the objections is summarised below:

- On the basis that there would be noise outbreak from the bar use;
- On the grounds of the prevention of noise pollution from people gathering outside the premises;
- On the grounds of the prevention of public nuisance;
- That the proposal would create litter from alcohol bottles and drug needles;
- That the proposal would result in an increase in crime related activity such as robbery, theft and violence;
- That the proposal would change the atmosphere of the area / neighbourhood;

Head of Environmental Health - Has no objection in principle to the use subject to the premises and proposed extract equipment having an adequate level of acoustic insulation and the scheme being implemented in accordance with the information about acoustic insulation. Conditions relating to these requirements will be attached to any consent granted.

In addition the Head of Environmental Health recommends the following hours of opening:

12.00 - 23.30 Monday to Thursday; and
12.00 - 00.30 Friday and Saturday

and that no deliveries should take place outside of the following hours:

07.30 to 20.00 Monday to Saturday and 10.00 to 18.00 Sundays and Bank Holidays.

They are satisfied with the proposed arrangements for the segregation and storage of waste.

Greater Manchester Police (Architectural Liaison Officers) - Have no objections subject to the recommendations within the Crime Impact Statement being implemented.

Greater Manchester Police (Bootle Street) - Have made a general comment that an increase in licensed premises within an area will lead to an increase in alcohol consumption, which in turn leads to an increase in crime and disorder, rowdiness and public nuisance. However they have confirmed that this is not specific to Stevenson Square as the area currently has low levels of crime and disorder.

City Centre Regeneration Team - Have stated that the role and function of Stevenson Square is slowly beginning to change as the garment -trade continues to re-locate to other areas and that there has been a long-standing objective to radically re-structure the role, function and environment of the Square in response to the structural changes that are naturally taking place in the area. They state that there is a need to create a product here that is properly integrated into the remainder of the Northern Quarter and the City

Centre and that this must involve new uses and activity in addition to a much improved environment.

Licensing Unit - Have confirmed that there has been no application for a licence for the premises.

Issues

The Unitary Development Plan for Manchester - For the reasons outlined below, the proposed A4 (Drinking Establishment Use) is considered to be consistent with UDP Policies R1.1 'Regeneration', H2.2 'Housing', E2.7 and E3.5 'Environmental Improvement and Protection', DC10.1, DC10.2 and DC10.4 'Food and Drink Uses', DC18 (Conservation Areas), DC26.5 'Development and Noise', DC9 'New Commercial and Industrial Development - Access for Disabled People' and Policy RC20 Area 10.

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. For the reasons outlined below the proposal would be consistent with RSS policies DP2 Promote Sustainable Communities and DP4 Make the Best Use of Existing Resources and Infrastructure.

Principle of the Proposed Use - The unit that is the subject of this application is located within a part of the City where this type of use would normally be acceptable in principle. The proposal will redevelop vacant floorspace with a viable use which it is felt will have a positive impact on the regeneration of the wider area and contribute to increasing activity in the Stevenson Square area during the day and at night. Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place in other parts of the Northern Quarter and the continuing investment and environmental improvements which are continuing there. As the role and function of Stevenson Square slowly begins to change there is a need to bring new uses into the area in order to prevent the area's decline and the aspiration for the area is to ensure that the conditions are created that will encourage cafes, bars and restaurants to flourish in the area. In this context the re-use of this part of the building as a bar would enhance the perception of this area as a regeneration zone and it is hoped will lead to further occupation of this largely vacant building as well as occupation of other vacant spaces within the adjacent area. This in turn would be beneficial to the long term interests of this listed building as well as the wider Stevenson Square area.

The proposed use would not have an adverse impact on the character of the Stevenson Square Conservation Area.

In view of the above the proposal would be consistent with policies for, appropriate uses in this part of the city centre, mixed uses, food and drink uses and regeneration.

Residential Amenity / Hours of Operation - Whilst the principle of the proposed use is considered to be acceptable the impact that it may have on nearby residents needs to be considered. There is an aspiration to create a diverse mix

of uses within the Northern Quarter however a mixed-use environment inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential accommodation and indeed this is the case with this application. In such circumstances it is necessary to ensure that measures are introduced to mitigate the worst effects and the impact of noise and disturbance that can result. The applicant has demonstrated that the premises can be adequately acoustically insulated such that there will be no break out of noise from the premises and the carrying out of appropriate works to ensure this appropriate level of insulation is implemented will be a condition of any consent granted.

Whilst the information submitted in support of the application demonstrates that the proposed use would not generate any issues in terms of noise out break from the unit, there is then a need to consider what other impacts the proposal might have. However this needs to be assessed in the context of the City Centre as a mixed use area which is generally noisier, busier and has more activity through out the daytime and evening than more suburban residential areas due to traffic noise and the comings and goings of people living in and using the City.

The proposal could result in an increase in comings and goings during the evening and there could be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is felt reasonable, given the proximity of residential accommodation to limit the potential for people congregating near to that accommodation at an unreasonable hour by limiting the hours of operation of the premises. However in doing so, the City Centre location where late night opening is considered to be more acceptable than in some more largely residential areas of the City needs to be considered along with the aspirations for the area to develop as more of a mixed use night time destination.

It should also be noted that the applicants have provided details of how they will seek to control noise and anti social behaviour from people leaving the premises which includes the use of door staff to control people entering and leaving the premises and to discourage them from assembling outside the premises, the placing of notices asking people to leave quietly and in an orderly manner out of consideration for neighbours and allowing customers waiting for taxis to do so inside the premises. The operation of the submitted operating schedule and dispersal procedure will be a condition of any consent granted.

An application for the same use near to this site was approved by Committee in November (Unit 16 Sevendale House application ref no 087463). The approved hours of operation on that scheme were 12.00-00.30 Sunday to Monday and Bank Holidays and 12.00 to 02:30 Friday and Saturday. Given the proximity of the units, the city centre location and the mixed use nature of the area, it is considered that a consistent approach to hours of operation should be taken. It is recommended therefore that the hours of operation be limited to :

12.00 -00.30 Sunday to Thursday and Bank Holidays
12.00-02.30 Friday and Saturday

These hours of operation will be a condition of any consent granted.

The Head of Environmental Health has recommended a condition limiting the hours during which the building can be serviced. This will ensure that any disturbance from such activity is confined to acceptable hours of the day.

In view of the above the proposal will be consistent with policy on residential amenity and development and noise.

Disabled Access - A number of options have been considered to provide full disabled access to this basement as follows:

(a) Stair lift - would require the existing stairs to be made large enough to accommodate both the lift and a staircase which may have structural implications for the building and would take up so much space that it would have an adverse impact on the viability of the unit.

(b) Provision of an internal lift - the necessary works would require the use of floorspace from the retail unit above. This would not be possible due to the unsustainable loss of floorspace that would be incurred by that tenant.

The scheme will incorporate a number of measures to ensure that the premises is accessible to ambulant disabled people including the use of surfaces and finishes which are durable, even and slip resistant, the provision of handrails to both sides of the internal staircase, contrast in colour and luminance between walls and ceilings and walls and floors, and the application of vision panels to doors and steps. These will be a condition of any consent granted.

In view of the above it is considered that given the spatial and physical limitations of the basement unit that it is not possible at this time for full disabled access to be provided. However a letter has been forwarded to the applicants agent which advises them of the landlords obligations under the Disability Discrimination Act (1995) to provided access to all members of the public and which points out that when tenancies expire or there are break clauses in tenancies this is an issue that they will need to look at dealing with and that they need to be aware that this is likely to be an issue if and when any when future applications are submitted on the building.

Crime and Disorder - A condition requiring that the scheme achieves secure by design accreditation will be attached to any consent granted and GMP have indicated that provided that the recommendations in the Crime Impact Statement submitted with the application are implemented that this is achievable. Provided that this is achieved the development would be consistent with policy on crime and disorder.

It is felt that an increase in the use of vacant properties particularly during the evening and later would increase the level of activity in the area and as a consequence the level of natural surveillance. The change in the nature of the area that the proposal would bring is seen as a positive change and is consistent with the Council's regeneration objectives for this part of the City.

External Alterations - The proposed extraction units would be located to the rear of the property and would not be on a main throughfare, in view of this it is felt that the proposed external alterations would not have an adverse impact on the

character of the conservation area or the street scene. The proposal is therefore consistent with policy on conservation areas.

Objector's Concerns - Most of the material issues raised by objectors have been considered above. The comments regarding the concerns about people congregating outside of the premises have been noted and the hours of operation will be limited in order to reduce that potential. Issues relating to litter and antisocial behaviour are issues that could not be attributed to the operation of this particular unit and whilst not welcomed are not unusual within a city centre location and are beyond the control of planning legislation. However the applicants have provided details of their operational policies which seek to control such issues as far as people leaving their premises are concerned and adherence to these will be a condition of any consent granted.

Conclusion

In regeneration terms the introduction of this type of use within the Stevenson Square area is seen an important catalyst for encouraging the occupation of the increasing number of vacant properties within the area and to encouraging more active uses into the area as well as successfully integrating the area into the wider Northern Quarter and City Centre.

In assessing the merits of this application, careful consideration has been given to the impact of a bar use upon the amenity of residents in the area. It is considered that subject to adequate measures being in place to limit the outbreak of noise from the unit and the limitation on the hours of operation, that in land use planning terms the proposed use is considered to be acceptable in this location and is unlikely to result in a significant loss of amenity.

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 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 proposals subject to compliance with the conditions below, generally accord with the policies contained within the Development Plan specifically the Unitary Development Plan Policies Policies Policy

R1.1(Regeneration), Policy H2.2 (Housing), E2.7 and E3.5 (Environmental Improvement and Protection), DC10.1, DC10.2 and DC10.4 (Food and Drink Uses), DC18 (Conservation Areas), DC26.5 (Development and Noise) and RC20 (Area 29) (Small Area Proposals) in that the use would contribute to the regeneration of the Northern Quarter, would be in a City Centre location, would be compatible with the mix of uses in the area, would increase activity in the area during the day and night, would not subject to conditions relating to the acoustic insulation of the premises and the hours of operation cause disamenity to nearby residents, would be fully accessible and the external alterations would not have an adverse impact on the character of the conservation area or the appearance of the building within the street scene.

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 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:

(a) Drawings numbered 08/562, Doc No 101, 103 and 104,

(b) Recommendations contained in the Crime Impact Statement stamped as received in 15-09-2008;

(c) Recommendations of AB Acoustics Report dated 28-05-08 as augmented and amended by AB acoustics letters dated 28-10-08 and 12-11-08;

(d) 11 Stevenson Square Operating Schedule and Dispersal Procedure received by the City Council on 06-11-08; and

(e) Section 6.7 of Paul Butler Associates Planning Statement stamped as received on 29-07-2008.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2; of the Manchester Unitary Development Plan.

3) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

4) Before first occupation of the development 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.

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

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

00.12 -00.30 Sunday to Thursday and Bank Holidays
00.12 -02.30 Friday and Saturday

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.

6) No loading or unloading shall be carried out on the site outside the hours of

07.30 to 20.00 Monday to Saturday and 10.00 to 18.00 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.

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: 087316/FO/2008/C2 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:

Engineering Services
Environmental Health
Environment & Operations (Refuse & Sustainability)
Greater Manchester Police
Flat 86, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 9, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 48, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 68, The Sorting House, 83 Newton Street, Manchester, M1 1ER
House Of Stirling Ltd, 40 Lever Street, Manchester, M1 1BB

Flat 69, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 7, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 11, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 104, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 90, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 63, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Ticketmaster, 40 Lever Street, Manchester, M1 1BB
Flat 22, The Sorting House, 83 Newton Street, Manchester, M1 1EP
J D Williams, Griffin House, 40 Lever Street, Manchester, M99 1ZU
Flat 32, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Ikon, 81 Newton Street, Manchester, M1 1EX
Flat 46, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 96, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Flat 37, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 61, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Synchro Systems Ltd, 40 Lever Street, Manchester, M1 1BB
Flat 14, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Flat 45, The Sorting House, 83 Newton Street, Manchester, M1 1EP
Synchro Systems, 40 Lever Street, Manchester, M1 1AJ
Flat 99, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Bank Of India, 79 Newton Street, Manchester, M1 1EX
Flat 87, The Sorting House, 83 Newton Street, Manchester, M1 1ER
Eshan Malik Solicitors, 40 Little Lever Street, Manchester, M1 1HR
The Sorting House, 83 Newton Street, Manchester, M1 1ER
24 Houldsworth Street, Manchester, M1 1EN
85 Newton Street, Manchester, M1 1EX
J D Williams & Co Ltd, Customer Service Department, Manchester, M99 2BS
87 Newton Street, Manchester, M1 1EX
Ambrose Wilson, 40 Lever Street, Manchester, M1 1BB
77 Newton Street, Manchester, M1 1EX
Plaza Collection, 27 Hilton Street, Manchester, M1 1EL
23-25, Hilton Street, Manchester, M1 1EL
Plaza Fashions, 55 Newton Street, Manchester, M1 1ET
Talia li, 23 Hilton Street, Manchester, M1 1EL
Apartment 10, 23-25, Hilton Street, Manchester, M1 1EL
Studio Clothing, 25 Hilton Street, Manchester, M1 1EL
Apartment 2, 23-25, Hilton Street, Manchester, M1 1EL
Poetic Justice, 57 Newton Street, Manchester, M1 1ET
Ital Jeans Uk Ltd, 22 Little Lever Street, Manchester, M1 1HR
Greater Manchester Police Museum & Archives, 57a, Newton Street,
Manchester, M1 1ET
Moving Fashion Ltd, 11 Stevenson Square, Manchester, M1 1DB
11a, Stevenson Square, Manchester, M1 1DB
Post Office, Newton Street Post Office, 63 Newton Street, Manchester, M1
1NS
12 Faraday Street, Manchester, M1 1BE
A-z School Of English, 14-16, Faraday Street, Manchester, M1 1BE
After Shock, 20 Hilton Street, Manchester, M1 1FR
49 Newton Street, Manchester, M1 1FT
Healthsure Group Ltd, 43-45, Lever Street, Manchester, M60 7HP
Flat 85, The Sorting House, 83 Newton Street, Manchester, M1 1ER
J D Williams & Co Ltd, Customer Insight Manager, Manchester, M99 2BT
J D Williams & Co Ltd, Ambrose Wilson, Manchester, M99 2BE

Flat 74, The Sorting House, 83 Newton Street, Manchester, M1 1ER
J D Williams & Co Ltd, Griffin House, 40 Lever Street, Manchester, M60 6ES
New Cult Associates Ltd, 1 Stevenson Square, Manchester, M1 1DN
Urban Canyons Ltd, 1-3, Stevenson Square, Manchester, M1 1DN
Focus Price Ltd, 1-3, Stevenson Square, Manchester, M1 1DN
Northside School Of Sports, 1-3, Stevenson Square, Manchester, M1 1DN
Fresh Model Agency, 1-3, Stevenson Square, Manchester, M1 1DN
Moving As A Massive, 1-3, Stevenson Square, Manchester, M1 1DN
H Blyth & Co Ltd, 1-3, Stevenson Square, Manchester, M1 1DN
Hafeez Kiosk, 3a, Stevenson Square, Manchester, M1 1DN
Pronuptia Bridal & Menswear, Unit 12, Sevendale House, Lever Street,
Manchester, M1 1WD
Unit 11, Sevendale House, Lever Street, Manchester, M1 1WD
Solway Exhibition Centre, Sevendale House, 7 Dale Street, Manchester, M1
1JA
Fred Aldous Ltd, 37 Lever Street, Manchester, M1 1LW
Business Training Ltd, Sevendale House, 7 Dale Street, Manchester, M1 1JB
Aspecto Clothing Co, Sevendale House, 7 Dale Street, Manchester, M1 1JA
Duty Free Clothing, Habib House, 9 Stevenson Square, Manchester, M1 1DB
Grand Central Records Ltd, 9 Stevenson Square, Manchester, M1 1DB
Casual Choice, Habib House, 9 Stevenson Square, Manchester, M1 1DB
Habib Bank A G Zurich, Habib House, 9 Stevenson Square, Manchester, M1
1DB
Gray & Co, Habib House, 9 Stevenson Square, Manchester, M1 1DB
Manila Fashions, Habib House, 9 Stevenson Square, Manchester, M1 1DB
Riverside Housing Association, 32 Lever Street, Manchester, M1 1DE
Mozaic Pannels Ltd, 32 Lever Street, Manchester, M1 1DE
5a, Stevenson Square, Manchester, M1 1DN
Glorious Creative, 5 Stevenson Square, Manchester, M1 1DN
Savage Designs, 22 Lever Street, Manchester, M1 1EA
S B Collection, 22 Lever Street, Manchester, M1 1EA
Interstyle, 22 Lever Street, Manchester, M1 1EA
Turn On Television Ltd, 22 Lever Street, Manchester, M1 1EA
Oui Group, 22 Lever Street, Manchester, M1 1EA
E G Dot G Ltd, 22 Lever Street, Manchester, M1 1EA
Lot 29 Ltd, 22 Lever Street, Manchester, M1 1EA
Ax-s Global Ltd, 22 Lever Street, Manchester, M1 1EA
United Textiles, 22 Lever Street, Manchester, M1 1EA
25 Dale Street, Manchester, M1 1EY
27a, Dale Street, Manchester, M1 1EY
Stevenson Estate Co, 24 Lever Street, Manchester, M1 1DZ
J & M Morell Ltd, 24 Lever Street, Manchester, M1 1DZ
Sidewalk Ltd, 24 Lever Street, Manchester, M1 1DZ
Henleys, 24 Lever Street, Manchester, M1 1DZ
Manchester Poetry Festival Ltd, 24 Lever Street, Manchester, M1 1DZ
M C R Music, 24 Lever Street, Manchester, M1 1DZ
Henleys Clothing Ltd, 24-26, Lever Street, Manchester, M1 1DW
Nazir Ahmed & Co, 24 Lever Street, Manchester, M1 1DZ
8 Stevenson Square, Manchester, M1 1FB
Paris Wholesale, 26a, Lever Street, Manchester, M1 1DW
Urbed, 10 Little Lever Street, Manchester, M1 1HR
Taylor Patrick Mcvean Landscape, Little Lever Street, Manchester, M1 1HR
Scooter, 10 Little Lever Street, Manchester, M1 1HR

Philips Contemporary Art, 10a, Little Lever Street, Manchester, M1 1HR
Reid Architects Ltd, 10 Little Lever Street, Manchester, M1 1HR
Oconnell East Architect Ltd, 12 Little Lever Street, Manchester, M1 1HR
Blue Banana Agency, 14 Little Lever Street, Manchester, M1 1HR
Mines Advisory Group, 47 Newton Street, Manchester, M1 1FT
Daniel Harris & Co, 47 Newton Street, Manchester, M1 1FT
Stardotstar Ltd, 47 Newton Street, Manchester, M1 1FT
Portcullis V A T Consultancy Ltd, 47 Newton Street, Manchester, M1 1FT
Studio 47, 47 Newton Street, Manchester, M1 1FT
Nigel Spier Fashions, 47 Newton Street, Manchester, M1 1FT
10a, Stevenson Square, Manchester, M1 1FB
S Phillips International, Rutland House, 18 Hilton Street, Manchester, M1 1FR
Mono, 10 Stevenson Square, Manchester, M1 1FB
41a, Newton Street, Manchester, M1 1FT
Sergio Tacchini Uk Ltd, 31 Dale Street, Manchester, M1 1EY
Albert House, 29 Dale Street, Manchester, M1 1EY
Unique Woman Ltd, 41 Newton Street, Manchester, M1 1FT
Kilogramme, 47 Newton Street, Manchester, M1 1FT
Capital Clothing Ltd, 45 Newton Street, Manchester, M1 1FT
45a, Newton Street, Manchester, M1 1FT

Representations were received from the following third parties:

Matthew Mckinney And Nichola Solan, Apartment 13, 23-25, Hilton Street,
Manchester, M1 1EL
Christina Brown, Apartment 14, 23-25, Hilton Street, Manchester, M1 1EL
Apartment 8, 23-25, Hilton Street, Manchester, M1 1EL
Matt Wesley, Apartment 2, 23-25, Hilton Street, Manchester, M1 1EL
Wai-Hong Chan, Flat 8, The Bradley, 23-25 Hilton Street, Manchester, M1 1EL

Relevant Contact Officer : Angela Leckie
Telephone number : 0161 234 4651
Email : a.leckie@manchester.gov.uk