

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
087463/FO/2008/C2	22nd Sep 2008	20th Nov 2008	City Centre Ward

**Proposal** Change of use to Class A4 (Drinking Establishment) with external alterations

**Location** Unit 16, Ground Floor, Sevendale House, Stevenson Square, Manchester, M1 1FB,

**Applicant** Mr Simon Ching, Unit 16, Ground Floor, Sevendale House, Stevenson Square, Manchester, M1 1FB,

**Agent** N B Architects 7 Premier Point, 9 Barton Street, Castlefield, Manchester, M3 4NN

### **Description**

The application relates to a ground floor unit within a building known as Sevendale House, a Grade II Listed Building located within the Stevenson Square Conservation Area. The building is bounded by Stevenson Square, Spear Street, Lever Street and Dale Street and comprises 4 storeys plus a basement and attic space. Unit 16 is located at the junction of Spear Street and Stevenson Square. Sevendale House is currently about 80 per cent vacant. At ground floor there are a number of shop uses in operation and part of the basement is currently occupied by the Copacabana nightclub.

Consent is sought for a change of use of the unit to a Class A4 (Drinking Establishment) Use along with associated elevational alterations comprising the installation of new double entrance doors and a new ventilation grille. The unit is currently vacant.

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 be via an existing dedicated loading bay within the building near to the unit and refuse will be stored and collected from an existing dedicated internal bin store within the loading bay.

The opening hours applied for are 12.00-00.30 Sunday to Monday and Bank Holidays and 12.00 to 02:30 Friday and Saturday.

### **Consultations**

Head of Environmental Health - Have no objection in principle to the use subject to the premises and proposed air conditioning equipment having an adequate

level of acoustic insulation. The information submitted with the application was not sufficient to demonstrate this and further information to demonstrate that the premises would be sufficiently attenuated to prevent noise transfer to the floor above the unit and detailing how the proposed air conditioning units will be acoustically attenuated was requested. This information has now been provided and further comments on this information are awaited. It is anticipated that these issues will be resolved prior to Committee.

Subject to the above there were no objections to the hours of operation being as applied (awaiting further comment) for and recommendations about suitable hours for deliveries, servicing and collections have been made. The refuse storage and removal arrangements are considered to be acceptable.

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 commented 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.

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.

Publicity - The application was advertised as a public interest development and occupiers of adjacent and nearby properties were notified about the scheme. 1 letter of objection has been received and a 13 person petition (including the name of the individual objector). The basis of the objections is summarised below:

- 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;

### **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', DC26.5 'Development and Noise', DC9 'New Commercial and Industrial Development - Access for Disabled People', DC19 'Listed Buildings' 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 cafe, 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.

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 - 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 Head of Environmental Health has stated that the applicant has demonstrated that provided that the premises has adequate acoustic insulation there will be no break out of noise from the premises (it is anticipated that the issue of noise break out from this unit to the area above and from the proposed air conditioning units will be resolved prior to Committee). The carrying out of appropriate works to ensure this level of insulation and the operation of the premises in accordance with the supporting information submitted with the application will be a condition of any consent granted and on that basis it is considered that there will be no unacceptable detrimental impact on amenity of nearby residents. As such the proposal would be consistent with policy on residential amenity and development and noise.

Hours of Operation - As detailed above, the information submitted in support of the application demonstrates that the proposal use would not generate any issues in terms of noise out break from the unit. However, the proposal could result in an increase in comings and goings into the night and there could be some disturbance associated with it. 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, account needs to be taken of the City Centre location where late night opening is considered to be more acceptable than in some more largely residential areas of the City along with the aspirations for the area as a more mixed use night time destination. In view of this the opening hours as applied for are considered to be acceptable and these 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 disturbance of residents 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 - Level access to the unit will be provided through the main front door of the premises and as such would be consistent with policy on disabled access.

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.

External Alterations - The proposed doors would be set back from the building line and would be not be out of keeping with the architectural features of the building. The proposed vent would be contained within an existing window panel and as such it is felt that it would relate to the existing architectural features of this part of the building and not have an adverse impact on the architectural merit or historic character of the building or on its appearance within the street scene. The proposal is therefore consistent with policy on listed buildings.

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 have been limited in order to reduce that potential. Issues relating to litter and antisocial behaviour 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.

**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**

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 given the measures 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 acceptable in this location and is unlikely to result in a significant loss of amenity.

### **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) 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".

3) The approved scheme to provide disabled access shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of Policy DC9.1 the Unitary Development Plan for the City of Manchester. The level access as shown on drawing 21-004 ; shall be retained and operational for so long as the building is in use.

4) Before the use hereby approved is commenced the proposed plant room and equipment shall be 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 property.

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

5) 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 1027 01-001, 03-002 Rev A, 21-001, 21-002, 21-003;

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

(c) Servicing and Refuse Strategy contained within Supplementary Planning Document Rev A stamped as received on 15-09-2008;

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.

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

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

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

12.00 -00.30 Sunday to Thursday and Bank Holidays

12.00 -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.

8) 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: 087463/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:**

Environment & Operations (Refuse & Sustainability)

Greater Manchester Police

Environmental Health

Hilton Chambers, 15 Hilton Street, Manchester, M1 1JJ

Gray & Osbourn, PO Box 4284, Manchester, M99 1AA

Voluntary Action Manchester, 46-50, Oldham Street, Manchester, M4 1LE

Community Technical Aid Centre, 46-50, Oldham Street, Manchester, M4 1LE

Green Fish Resource Centre, 46-50, Oldham Street, Manchester, M4 1LE

City Centre Project, 52 Oldham Street, Manchester, M4 1LE

Private Shop, 54 Oldham Street, Manchester, M4 1LE

56 Oldham Street, Manchester, M4 1LE

Greater Manchester Police Museum & Archives, 57a, Newton Street,  
Manchester, M1 1ET

Hatters Hostel Ltd, 50 Newton Street, Manchester, M1 2EA

Poetic Justice, 57 Newton Street, Manchester, M1 1ET

Oconnell East Architect Ltd, 12 Little Lever Street, Manchester, M1 1HR

Blue Banana Agency, 14 Little Lever Street, Manchester, M1 1HR

49 Newton Street, Manchester, M1 1FT

After Shock, 20 Hilton Street, Manchester, M1 1FR

10a, Stevenson Square, Manchester, M1 1FB

Mono, 10 Stevenson Square, Manchester, M1 1FB

S Phillips International, Rutland House, 18 Hilton Street, Manchester, M1 1FR

Apartment 5, 23-25, Hilton Street, Manchester, M1 1EL

Apartment 13, 23-25, Hilton Street, Manchester, M1 1EL

Apartment 7, 23-25, Hilton Street, Manchester, M1 1EL

Apartment 12, 23-25, Hilton Street, Manchester, M1 1EL

Apartment 9, 23-25, Hilton Street, Manchester, M1 1EL

Apartment 2, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 15, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 11, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 8, 23-25, Hilton Street, Manchester, M1 1EL  
Talia li, 23 Hilton Street, Manchester, M1 1EL  
Plaza Fashions, 55 Newton Street, Manchester, M1 1ET  
Apartment 14, 23-25, Hilton Street, Manchester, M1 1EL  
Plaza Collection, 27 Hilton Street, Manchester, M1 1EL  
Apartment 3, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 6, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 1, 23-25, Hilton Street, Manchester, M1 1EL  
Studio Clothing, 25 Hilton Street, Manchester, M1 1EL  
Apartment 4, 23-25, Hilton Street, Manchester, M1 1EL  
Apartment 10, 23-25, Hilton Street, Manchester, M1 1EL  
Ital Jeans Uk Ltd, 22 Little Lever Street, Manchester, M1 1HR  
New Cult Associates Ltd, 1 Stevenson Square, Manchester, M1 1DN  
Moving As A Massive, 1-3, Stevenson Square, Manchester, M1 1DN  
Hafeez Kiosk, 3a, Stevenson Square, Manchester, M1 1DN  
5a, Stevenson Square, Manchester, M1 1DN  
Glorious Creative, 5 Stevenson Square, Manchester, M1 1DN  
Healthsure Group Ltd, 43-45, Lever Street, Manchester, M60 7HP  
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  
Duty Free Clothing, Habib House, 9 Stevenson Square, Manchester, M1 1DB  
Grand Central Records Ltd, 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  
11a, Stevenson Square, Manchester, M1 1DB  
Moving Fashion Ltd, 11 Stevenson Square, Manchester, M1 1DB  
14-16, Faraday Street, Manchester, M1 1BE  
12 Faraday Street, Manchester, M1 1BE  
United Textiles, 22 Lever Street, Manchester, M1 1EA  
Savage Designs, 22 Lever Street, Manchester, M1 1EA  
Interstyle, 22 Lever Street, Manchester, M1 1EA  
Turn On Television Ltd, 22 Lever Street, Manchester, M1 1EA  
Ax-s Global 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  
S B Collection, 22 Lever Street, Manchester, M1 1EA  
Nazir Ahmed & Co, 24 Lever Street, Manchester, M1 1DZ  
M C R Music, 24 Lever Street, Manchester, M1 1DZ  
Sidewalk Ltd, 24 Lever Street, Manchester, M1 1DZ  
Henleys, 24 Lever Street, Manchester, M1 1DZ  
Henleys Clothing Ltd, 24-26, Lever Street, Manchester, M1 1DW  
J & M Morell Ltd, 24 Lever Street, Manchester, M1 1DZ  
Stevenson Estate Co, 24 Lever Street, Manchester, M1 1DZ  
Manchester Poetry Festival Ltd, 24 Lever Street, Manchester, M1 1DZ  
8 Stevenson Square, Manchester, M1 1FB  
Paris Wholesale, 26a, Lever Street, Manchester, M1 1DW

Business Training Ltd, Sevendale House, 7 Dale Street, Manchester, M1 1JB  
Aspecto Clothing Co, Sevendale House, 7 Dale Street, Manchester, M1 1JA  
Pronuptia Bridal & Menswear, Unit 12, Sevendale House, Lever Street,  
Manchester, M1 1WD  
Fred Aldous Ltd, 37 Lever Street, Manchester, M1 1LW  
Solway Exhibition Centre, Sevendale House, 7 Dale Street, Manchester, M1  
1JA  
Unit 11, Sevendale House, Lever Street, Manchester, M1 1WD  
Oliver San Hairdressing, 32 Oldham Street, Manchester, M1 1JN  
Rhama News, 14 Hilton Street, Manchester, M1 1JF  
Marida Ltd, 12 Hilton Street, Manchester, M1 1JF  
Radio Regen, 12 Hilton Street, Manchester, M1 1JF  
Elvis Jesus & Co Couture, 12 Hilton Street, Manchester, M1 1JF  
Bermona Ltd, 12 Hilton Street, Manchester, M1 1JF  
Finesse Fashions Ltd, 10 Hilton Street, Manchester, M1 1JF  
Cafe Pop, 34-36, Oldham Street, Manchester, M1 1JN  
Coffee Pot, 21 Hilton Street, Manchester, M1 1JJ  
Smart Choice, 19 Hilton Street, Manchester, M1 1JJ  
13 Hilton Street, Manchester, M4 1LP  
42-44, Oldham Street, Manchester, M4 1LE  
22 Oldham Street, Manchester, M1 1JN  
Flat 9, 24 Oldham Street, Manchester, M1 1JN  
Flat 3, 24 Oldham Street, Manchester, M1 1JN  
Flat 1, 24 Oldham Street, Manchester, M1 1JN  
Flat 6, 24 Oldham Street, Manchester, M1 1JN  
Flat 4, 24 Oldham Street, Manchester, M1 1JN  
Flat 5, 24 Oldham Street, Manchester, M1 1JN  
Flat 8, 24 Oldham Street, Manchester, M1 1JN  
Flat 2, 24 Oldham Street, Manchester, M1 1JN  
Flat 10, 24 Oldham Street, Manchester, M1 1JN  
Flat 12, 24 Oldham Street, Manchester, M1 1JN  
Flat 14, 24 Oldham Street, Manchester, M1 1JN  
Flat 7, 24 Oldham Street, Manchester, M1 1JN  
Flat 11, 24 Oldham Street, Manchester, M1 1JN  
Night & Day Cafe Bar, 26 Oldham Street, Manchester, M1 1JN  
Dry Bar Ltd, 28 Oldham Street, Manchester, M1 1JN  
Soup Kitchen, 31-33, Spear Street, Manchester, M1 1DF  
Educational & Technical International Ltd, 12 Hilton Street, Manchester, M1  
1JF  
D H Architectural Photography Ltd, 12 Hilton Street, Manchester, M1 1JF  
Fresh Model Agency, 1-3, Stevenson Square, Manchester, M1 1DN  
Northside School Of Sports, 1-3, Stevenson Square, Manchester, M1 1DN  
Urban Canyons Ltd, 1-3, Stevenson Square, Manchester, M1 1DN  
H Blyth & Co Ltd, 1-3, Stevenson Square, Manchester, M1 1DN  
Focus Price Ltd, 1-3, Stevenson Square, Manchester, M1 1DN  
Vinyl Exchange, 18 Oldham Street, Manchester, M1 1JN  
Flat 4, 1 Dale Street, Manchester, M1 1JA  
Flat 3, 1 Dale Street, Manchester, M1 1JA  
Flat 5, 1 Dale Street, Manchester, M1 1JA  
Flat 2, 1 Dale Street, Manchester, M1 1JA  
Flat 6, 1 Dale Street, Manchester, M1 1JA  
Flat 1, 1 Dale Street, Manchester, M1 1JA  
Fat City Records, 20 Oldham Street, Manchester, M1 1JN

Flat 14, 3 Dale Street, Manchester, M1 1BA  
Flat 15, 3 Dale Street, Manchester, M1 1BA  
Flat 8, 3 Dale Street, Manchester, M1 1BA  
Flat 9, 3 Dale Street, Manchester, M1 1BA  
Flat 7, 3 Dale Street, Manchester, M1 1BA  
Flat 17, 3 Dale Street, Manchester, M1 1BA  
Flat 11, 3 Dale Street, Manchester, M1 1BA  
19 Newton Street, Manchester, M1 1FZ  
Taylor Patrick Mcvean Landscape, Little Lever Street, Manchester, M1 1HR  
Scooter, 10 Little Lever Street, Manchester, M1 1HR  
Stardotstar Ltd, 47 Newton Street, Manchester, M1 1FT  
Studio 47, 47 Newton Street, Manchester, M1 1FT  
Kilogramme, 47 Newton Street, Manchester, M1 1FT  
52 Newton Street, Manchester, M1 1ED  
Parisian Clothing Ltd, 33 Dale Street, Manchester, M1 2HE  
Corriebest Ltd, 33 Dale Street, Manchester, M1 2HE  
Dames Ladies Fashions, 33 Dale Street, Manchester, M1 2HE  
31 Dale Street, Manchester, M1 1EY  
Unique Woman Ltd, 41 Newton Street, Manchester, M1 1FT  
41a, Newton Street, Manchester, M1 1FT  
Albert House, 29 Dale Street, Manchester, M1 1EY  
Portcullis V A T Consultancy Ltd, 47 Newton Street, Manchester, M1 1FT  
Capital Clothing Ltd, 45 Newton Street, Manchester, M1 1FT  
Daniel Harris & Co, 47 Newton Street, Manchester, M1 1FT  
45a, Newton Street, Manchester, M1 1FT  
Mines Advisory Group, 47 Newton Street, Manchester, M1 1FT  
Nigel Spier Fashions, 47 Newton Street, Manchester, M1 1FT  
Philips Contemporary Art, 10a, Little Lever Street, Manchester, M1 1HR  
Urbed, 10 Little Lever Street, Manchester, M1 1HR  
27a, Dale Street, Manchester, M1 1EY  
25 Dale Street, Manchester, M1 1EY

**Representations were received from the following third parties:**

Matthew McKinney \_ Nichola Solan, Apartment 13, 23-25, Hilton Street,  
Manchester, M1 1EL

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