

Application Number	Date of Appln	Committee Date	Ward
085220/FO/2007/C3	10th Dec 2009	11th Mar 2010	City Centre Ward

Proposal Change of use of part of the ground floor from A1, A2, B1, and D1 to A3 (restaurant and cafe) with ancillary bar use

Location 360 Development, Duke Street, Castlefield, Manchester, M3 4NF

Applicant SGB Properties , 18 Warrington Street, Ashton-under- Lyne, 026 6AS

Agent Whitebox Architecture Ltd, 2 Swinton Square, King Street, Knutsford, WA16 6HH,

INTRODUCTION

Members will recall that this application was brought before the Committee on 11 February 2010 with a recommendation to 'approve'. Members were concerned about the impact of the proposal on the residential amenity of the occupiers of neighbouring properties, particularly by reason of noise and possible smells, and asked officers to prepare and submit a further report addressing this issue and to advise whether there are relevant planning considerations that could reasonably sustain a refusal of planning permission.

ISSUES

Amenity

There are clearly aspects of a proposal for a restaurant use that can have an impact on residential amenity and these relate to fumes and odours from kitchen extract equipment, noise transference from the use to other parts of the building and to occupiers of buildings in the vicinity, and noise and disturbance caused by increased comings and goings of people to and from the unit. Taking each of these in turn:

Fume and Vapours – it is proposed that cooking fumes and odours in this instance would be extracted from the unit via ducting to be installed and sealed within an existing service riser within the building, discharging at roof top level. The building is 7 storeys high, with the neighbouring Vicus building, in which there are residential apartments, being 5 storeys high. The fume extraction point would therefore be clear of any residential windows. The applicant proposes an extract system that would filter out up to 90 per cent of odours and has put forward a maintenance regime for the system. The Head of Environmental Health is satisfied with the details proposed by the applicant. In view of this it is considered that if such an extract system is installed and maintained neighbouring residents should not experience any demonstrable harm associated with the discharge of fumes.

Noise and general disturbance – The acoustic report shows that during the daytime and nighttime typical restaurant activity noise levels would be controlled adequately by the existing floor construction. Higher noise levels that might be created at times within a restaurant (eg during a party) would also achieve the relevant BS8233 and WHO requirements with no additional measures needed to mitigate against harm. To meet the more stringent standards that the City Council would expect at noisier

times, the report does recommend various measures, such as a suspended ceiling, independent lining of party walls and a lobbied entrance. These measures are capable of being implemented and could be subject of a condition. On this basis it appears the unit is therefore capable of being adequately insulated to prevent unacceptable levels of noise transferring to the residential properties.

Whilst the applicant initially applied for hours up to 01:00, he has accepted the more restricted hours of 08:00 to 23:30 Sunday to Thursday, and 08:00 to midnight Friday and Saturday recommended by the Head of Environmental Health, on the basis that this would reduce impact from the comings and goings associated with the use. (It is also noted that it is recommended servicing is restricted to the hours of 07:30 to 20:00 Monday to Saturday and 10:00 to 18:00 Sunday and Bank Holidays). In a City Centre context (and in other locations within the City) these hours would generally be acceptable. The issue in this instance is whether the relationship between the proposed use and residential accommodation is such that there would be demonstrable harm. This is a difficult issue to judge, for whilst the 360 development is set off Liverpool Road, which accommodates more evening activity and is more contained, it nevertheless is part of the city centre and within an area which includes night time uses.

CONCLUSION

The recommendation has not changed and remains one of approve. However, if Members consider that greater weight ought to be given to the issue of noise, Committee may wish to consider the following reason for refusal:

1. The proposal, by reason of general noise, and disturbance from the comings and goings associated with such a use, would have a detrimental impact upon the residential amenity of the occupiers of the rest of the building and occupiers of buildings in the immediate vicinity. The proposed development is therefore contrary to the provisions of policies H2.2, DC10.1, DC10.3, DC26.1 and DC26.3 of the Unitary Development Plan for the City of Manchester, and policies DP1, DP2 and DP7 of The Regional Spatial Strategy (RSS) for the North West of England.

Description

The application relates to the ground floor unit of the 360 building on Duke Street within Castlefield. The building is predominantly residential with the ground floor unit, which is currently vacant, having previously been used as a temporary sales office and having consent under the original planning permission for use for A1 (shops), A2 (financial and professional services), B1 (business) and D1 (non-residential institutions). The unit has its main frontage on Duke Street, with return elevations on Duke Place and Rice Street.

The proposal is to change the use of the unit to a restaurant with an ancillary bar (A3). A refuse storage area would be created within the unit, with collections taking place on Duke Place near its corner with Duke Street. It is proposed to extract cooking fumes and odours out of the unit at roof top level via an existing service riser within the building.

Consultations

Publicity – Occupiers of neighbouring properties in the vicinity have been notified. Eight letters of objection to the latest proposal have been received (ten letters of objection were received objecting to the previous proposal, which had fumes being discharged at street level), based on the following:

- Parking facilities in the area are inadequate;
- Oversupply of restaurants/lack of commercial diversity;
- Smells (even though fumes would discharge at roof level smells will blow into apartment windows and may leak into building through the service riser);
- Maintenance and access rights to service an internal extraction system;
- Noise from outside and within the building (ceilings in some apartments are not to the acoustic standard they should be and unit was recently used for a late night party with noise travelling throughout the building);
- Acoustic report requires a ‘break out’ door to be fitted but this is not shown on the plans;
- Litter;
- Inadequate access to and from the development for the collection of refuse;
- Dirt on pavements from bins;
- Smokers congregating and anti-social behaviour directly outside and underneath residential windows and balconies, with cigarette smells/fumes entering residential properties;
- Disturbance from service area and waste collection point being close to residential windows;
- Already unresolved restaurant related hygiene and odour problems from adjacent restaurants at 73-83 Liverpool Road (which was originally designed and built with ground floor restaurant uses);
- Loss of privacy;
- Proposed opening hours too late;
- Increase in crime and disorder relating to the premises being broken into and criminals being able to loiter near the residential entrance, and encouraging more anti-social behaviour on the adjacent Roman Fort area;
- Additional lighting and CCTV recommended by the Police should be included in this application as may have an impact on residents;
- Application lacking in information regarding: exit route for bins; acoustics, lighting; signage; materials; bin ventilation; additional windows; air conditioning; drainage;
- Original unit not built for A3 usage;
- Residents have not had access to environmental health reports or extraction specifications;
- Time limit for neighbour representations unacceptable as letters came out over Christmas.

Councillor Marc Ramsbottom – Asks that the application be refused on the following grounds: the applicant has not adequately dealt with fume extraction and is unable to guarantee that residents would not be adversely affected by noise pollution and odours from the extractor; residents on Liverpool Road have had ongoing issues with Environmental Health regarding similar issues; the building was never intended for restaurant use; residents bought their properties in the knowledge that the existing use was for offices; residents are concerned about noise break out and comings and

goings (which is something experienced by residents on Liverpool Road from the existing restaurants there).

Head of Traffic Services – No objections.

Head of Environmental Health – Recommends the following conditions be attached to any planning permission: fume, waste management; hours (restricted to 8am to 11.30 pm Sunday to Thursday and 8 am to midnight on Fridays and Saturdays); noise; and servicing hours.

Head of Environment and Operations (Refuse/Sustainability) – No objections received.

Greater Manchester Police – Has made various comments and recommendations for measures including: laminated glazing; earlier closing hours; external areas be well lit; monitored CCTV; concern if unit were to become a bar or nightclub; managers should liaise with City Safe; a suitable monitored intruder alarm system be installed; and the recessed doorway could become a congregation point.

Issues

Unitary Development Plan - The following policies are considered to be relevant to the determination of this application:

H2.2 - States that the Council will not allow development, which will have an unacceptable impact on residential areas.

DC10.1 (Food and Drink Uses)- In determining planning applications for developments involving the sale of food or drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the Council will have regard to:

- a. the general location of the proposed development, including any reference to the area in other policies in the Plan;
- b. the effect on the amenity of neighbouring residents;
- c. the availability of safe and convenient arrangements for car parking and servicing;
- d. ease of access for all, including disabled people; and
- e. the storage and collection of refuse and litter.

DC10.2 The Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Other policies relevant to the consideration of the application include E3.5 (promote measures for a safer environment), DC9 (New Commercial and Industrial Development – Access for Disabled People), DC26 (Development and Noise), RC3 (Mixed Uses), RC6 (Tourism) and RC20 (Area 27) Small Area Proposals.

Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance - The Guide aims to support and enhance the on going shaping

of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) -

Encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. In addition to this PPS1 clearly outlines the importance of creating sustainable communities.

The Regional Spatial Strategy (RSS) for North West England - The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. The policies relevant to this application include Policies DP 1 - Spatial Principles, DP 2 - Promote Sustainable Communities - Building sustainable communities, DP3 – Promote Sustainable Economic Development, DP4 – Make the Best Use of Existing Resources and Infrastructure, and EM1 (C): Historic Environment.

Principle of the use - The application site lies within an area characterised by a mix of uses with a number of restaurants which also operate alongside residential uses, as well as other City Centre uses such as the Museum of Science and Industry, hotels, pubs and shops nearby. It is considered therefore that the use, in terms of providing an active use in the building and within the City Centre, is considered to be acceptable in principle.

Amenity - Fume and Vapours – The applicant previously proposed to extract fumes at street level, which was not considered to be acceptable. The applicant now proposes to extract fumes at rooftop level using an existing service riser within the building. The Head of Environmental Health is satisfied with the proposal for fumes to be discharged at rooftop level and with the details of the extraction system. It is considered therefore that the proposal would not have a material impact on residential amenity through smells/odours.

Noise and general disturbance – The applicant has carried out a noise report and it is considered that the unit would be adequately insulated to prevent unacceptable levels of noise transferring to the residential properties. The applicant has applied for hours until 1am. However, given the proximity of residential apartments it is recommended that the hours be restricted to those recommended by the Head of Environmental Health. Whilst the use of the unit as a restaurant would increase the comings and goings outside the restaurant it is considered that limiting the hours of use would restrict this to an acceptable level. A condition on any approval for appropriate servicing hours would prevent disamenity to residents from collection and delivery vehicles.

Crime and Disorder - The applicant has considered the recommendations of the Police and has put forward measures to address these. The proposed use is a restaurant, rather than a bar or nightclub, both of which would require a separate planning permission, so it is considered that the use would not add to anti-social behaviour in the area.

Access - Level access is provided into and throughout the unit.

Parking/Servicing - The site is located within the City Centre and is therefore well served by public transport. The arrangements for bin storage and servicing are considered to be adequate.

Neighbour and Councillor Objections - Most of the comments from neighbours have been dealt with above. The general comments regarding litter and hygiene would be dealt with through appropriate management of the unit. Maintenance and access rights to service an internal extraction system are a matter for the operator to arrange with the landlord. A 'breakout' door is shown on the revised drawings. Signage would be dealt with under a separate application for advertisement consent. A plan showing the route for bins to be taken to the street on collection day has been provided and is considered to be acceptable. The statutory notification periods for neighbours have been adhered to, with letters being sent to all addresses within the 360 development as well as properties within the vicinity of the application site, and it is considered that neighbours have been given ample opportunity to comment on this proposal.

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

The application is approved on the basis that the proposal is in accordance with the Regional Spatial Strategy and the City Council's Unitary Development Plan, in particular policies: UDP - RC 6 'Tourism', DC9 'New Commercial & Industrial Development – Access for Disabled People', DC10 'Food & Drink Uses', DC18 'Conservation Areas, and DC26 'Development and Noise'; RSS - Policies DP 1 - Spatial Principles, DP2 – Promote Sustainable Communities, DP3 – Promote Sustainable Economic Development, DP4 – Make the Best Use of Existing Resources and Infrastructure, and EM1 (C): Historic Environment, in that it would promote the development of tourism within the City Centre, provide access for disabled people, have an acceptable impact on the amenity of neighbouring residents, maintain the character and appearance of the Castlefield Conservation Area, promote sustainable communities, promote sustainable economic development and make the best use of existing resources and infrastructure.

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:

Drawing numbers 001, 002 Revision A, 003, 004 Revision B, 005 Revision B, 006 Revision B, 007 Revision B, 009 Revision B, C1455-GA00, C1455-GA01, C1455-GA02, C1455-GA03, C1455-GA04, C1455-GA05, C1455-GA06, C1455-GA07;

Waste Management Strategy dated 19.06.09;

AEC Sound Insulation Assessment dated 7 May 2009;

MUB Multibox Acoustic Duct Fan information sheet; Daikin High Efficiency Roundflow Cassette information sheets; Xtract Odour Control Tests information sheet; and Odournet information sheets; all received by the City Council as local planning authority on 3 August 2009; and

Plasma Clean letter and attached information sheets dated Friday, 04 September 2009 received by the City Council as local planning authority via email on 7.9.2009;

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) Provision shall be made, in accordance with the approved drawings and information, for the adequate storage and disposal of refuse. Such provision shall be available for use before the use first commences and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to Manchester Unitary Development Plan policy E1.2.

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

08:00 to 23:30 hours Sunday to Thursday; and
08:00 to 00:00 hours 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.

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

07:30 to 20:00 hours Monday to Saturday; and
10:00 to 18:00 hours Sunday 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.

6) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the AEC Sound Insulation Assessment dated 7 May 2009.

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

7) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the AEC Sound Insulation Assessment dated 7 May 2009, 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.

8) Before the use hereby approved first commences the fume extraction system shown on the approved drawings and detailed in the following documents:

MUB Multibox Acoustic Duct Fan information sheet; Daikin High Efficiency Roundflow Cassette information sheets; Xtract Odour Control Tests information sheet; and Odournet information sheets; all received by the City Council as local planning authority on 3 August 2009; and

Plasma Clean letter and attached information sheets dated Friday, 04 September 2009 received by the City Council as local planning authority via email on 7.9.2009;

shall be implemented in full and shall remain operational thereafter unless otherwise agreed in writing by the City Council as local planning authority.

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.

9) Before the use hereby approved commences a management regime for the maintenance of the fume extraction system, approved as part of this permission, shall be submitted to, and approved in writing by, the City Council as local planning authority. The fume extraction system shall be maintained in accordance with the approved management regime whilst the use is in operation.

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.

10) Before the use hereby approved commences details of the windows to which obscure glazing/frosted vinyls is/are to be applied shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved details shall be implemented in full prior to the use commencing and shall remain in place thereafter unless otherwise agreed in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity pursuant to Policies H2.2 and DC18 of 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: 085220/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 held by the Planning Division.

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

Environmental Health
Environment & Operations (Refuse & Sustainability)
Engineering Services
Greater Manchester Police
Environmental Health
Environmental Health
Environmental Health
Engineering Services
Environment & Operations (Refuse & Sustainability)
Greater Manchester Police
1 Wellington Place, Manchester, M3 4AG
Ellis Brigham Mountain Sports, Wellington Mill, Duke Street, Manchester, M3 4NF
Flat 8, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 12, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 1, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 2, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 3, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 4, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 5, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 6, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 7, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 9, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 10, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Flat 11, Westpoint 3-9, Duke Street, Manchester, M3 4NF
Olliers Solicitors, Castlefield Chambers, 11 Duke Street, Manchester, M3 4NF

Apartment 101, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 102, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 103, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 104, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 105, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 106, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 107, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 108, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 109, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 110, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 111, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 112, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 113, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 114, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 115, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 116, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 117, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 201, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 202, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 203, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 204, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 205, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 206, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 207, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 208, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 209, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 210, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 211, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 212, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 213, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 214, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 215, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 216, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 217, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 301, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 302, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 303, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 304, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 305, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 306, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 307, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 308, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 309, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 310, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 311, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 312, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 313, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 314, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 315, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 316, 73 Liverpool Road, Manchester, M3 4AQ

Apartment 317, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 318, 73 Liverpool Road, Manchester, M3 4AQ
2 Duke Street, Manchester, M3 4NF
Apartment 1, 2 Duke Place, Manchester, M3 4ND
Apartment 2, 2 Duke Place, Manchester, M3 4ND
Apartment 3, 2 Duke Place, Manchester, M3 4ND
Apartment 4, 2 Duke Place, Manchester, M3 4ND
Apartment 5, 2 Duke Place, Manchester, M3 4ND
Apartment 6, 2 Duke Place, Manchester, M3 4ND
Apartment 7, 2 Duke Place, Manchester, M3 4ND
Apartment 8, 2 Duke Place, Manchester, M3 4ND
Apartment 9, 2 Duke Place, Manchester, M3 4ND
Apartment 10, 2 Duke Place, Manchester, M3 4ND
Apartment 11, 2 Duke Place, Manchester, M3 4ND
Apartment 12, 2 Duke Place, Manchester, M3 4ND
Apartment 13, 2 Duke Place, Manchester, M3 4ND
Apartment 14, 2 Duke Place, Manchester, M3 4ND
Apartment 15, 2 Duke Place, Manchester, M3 4ND
Apartment 16, 2 Duke Place, Manchester, M3 4ND
Apartment 17, 2 Duke Place, Manchester, M3 4ND
Apartment 18, 2 Duke Place, Manchester, M3 4ND
Apartment 19, 2 Duke Place, Manchester, M3 4ND
Apartment 20, 2 Duke Place, Manchester, M3 4ND
Apartment 21, 2 Duke Place, Manchester, M3 4ND
Apartment 22, 2 Duke Place, Manchester, M3 4ND
Apartment 23, 2 Duke Place, Manchester, M3 4ND
Apartment 24, 2 Duke Place, Manchester, M3 4ND
Apartment 25, 2 Duke Place, Manchester, M3 4ND
Apartment 26, 2 Duke Place, Manchester, M3 4ND
Apartment 27, 2 Duke Place, Manchester, M3 4ND
Apartment 28, 2 Duke Place, Manchester, M3 4ND
Apartment 29, 2 Duke Place, Manchester, M3 4ND
Apartment 30, 2 Duke Place, Manchester, M3 4ND
Apartment 31, 2 Duke Place, Manchester, M3 4ND
Apartment 32, 2 Duke Place, Manchester, M3 4ND
Apartment 33, 2 Duke Place, Manchester, M3 4ND
Apartment 34, 2 Duke Place, Manchester, M3 4ND
Apartment 35, 2 Duke Place, Manchester, M3 4ND
Apartment 36, 2 Duke Place, Manchester, M3 4ND
Apartment 37, 2 Duke Place, Manchester, M3 4ND
Apartment 38, 2 Duke Place, Manchester, M3 4ND
Apartment 39, 2 Duke Place, Manchester, M3 4ND
Apartment 40, 2 Duke Place, Manchester, M3 4ND
Apartment 41, 2 Duke Place, Manchester, M3 4ND
Apartment 42, 2 Duke Place, Manchester, M3 4ND
Apartment 43, 2 Duke Place, Manchester, M3 4ND
Apartment 44, 2 Duke Place, Manchester, M3 4ND
Apartment 45, 2 Duke Place, Manchester, M3 4ND
Apartment 46, 2 Duke Place, Manchester, M3 4ND
Apartment 47, 2 Duke Place, Manchester, M3 4ND

Apartment 48, 2 Duke Place, Manchester, M3 4ND
Apartment 49, 2 Duke Place, Manchester, M3 4ND
Apartment 50, 2 Duke Place, Manchester, M3 4ND
Apartment 51, 2 Duke Place, Manchester, M3 4ND
Apartment 52, 2 Duke Place, Manchester, M3 4ND
Apartment 53, 2 Duke Place, Manchester, M3 4ND
Apartment 54, 2 Duke Place, Manchester, M3 4ND
Apartment 55, 2 Duke Place, Manchester, M3 4ND
Apartment 56, 2 Duke Place, Manchester, M3 4ND
Apartment 57, 2 Duke Place, Manchester, M3 4ND
Apartment 58, 2 Duke Place, Manchester, M3 4ND
Apartment 59, 2 Duke Place, Manchester, M3 4ND
Oyster Retail Recruitment Ltd, Westpoint, Duke Street, Manchester, M3 4NF
Apartment 1/9, 1 Rice Street, Manchester, M3 4JL
Apartment 2/7, 1 Rice Street, Manchester, M3 4JL
Apartment 2/8, 1 Rice Street, Manchester, M3 4JL
Apartment 3/9, 1 Rice Street, Manchester, M3 4JL
Apartment 4/4, 1 Rice Street, Manchester, M3 4JL
Apartment 1/4, 1 Rice Street, Manchester, M3 4JL
Apartment 2/3, 1 Rice Street, Manchester, M3 4JL
Apartment 3/4, 1 Rice Street, Manchester, M3 4JL
Apartment 4/7, 1 Rice Street, Manchester, M3 4JL
Apartment 5/6, 1 Rice Street, Manchester, M3 4JL
Apartment 6/1, 1 Rice Street, Manchester, M3 4JL
Apartment G1, 1 Rice Street, Manchester, M3 4JL
Apartment 3/3, 1 Rice Street, Manchester, M3 4JL
Apartment G2, 1 Rice Street, Manchester, M3 4JL
Apartment G3, 1 Rice Street, Manchester, M3 4JL
Apartment G4, 1 Rice Street, Manchester, M3 4JL
Apartment G5, 1 Rice Street, Manchester, M3 4JL
Apartment G6, 1 Rice Street, Manchester, M3 4JL
Apartment G7, 1 Rice Street, Manchester, M3 4JL
Apartment G8, 1 Rice Street, Manchester, M3 4JL
Apartment 1/1, 1 Rice Street, Manchester, M3 4JL
Apartment 1/2, 1 Rice Street, Manchester, M3 4JL
Apartment 1/3, 1 Rice Street, Manchester, M3 4JL
Apartment 1/5, 1 Rice Street, Manchester, M3 4JL
Apartment 1/6, 1 Rice Street, Manchester, M3 4JL
Apartment 1/7, 1 Rice Street, Manchester, M3 4JL
Apartment 1/8, 1 Rice Street, Manchester, M3 4JL
Apartment 1/10, 1 Rice Street, Manchester, M3 4JL
Apartment 1/11, 1 Rice Street, Manchester, M3 4JL
Apartment 1/12, 1 Rice Street, Manchester, M3 4JL
Apartment 2/1, 1 Rice Street, Manchester, M3 4JL
Apartment 2/2, 1 Rice Street, Manchester, M3 4JL
Apartment 2/5, 1 Rice Street, Manchester, M3 4JL
Apartment 2/4, 1 Rice Street, Manchester, M3 4JL
Apartment 2/6, 1 Rice Street, Manchester, M3 4JL
Apartment 2/12, 1 Rice Street, Manchester, M3 4JL
Apartment 2/10, 1 Rice Street, Manchester, M3 4JL

Apartment 2/9, 1 Rice Street, Manchester, M3 4JL
Apartment 3/1, 1 Rice Street, Manchester, M3 4JL
Apartment 3/2, 1 Rice Street, Manchester, M3 4JL
Apartment 3/6, 1 Rice Street, Manchester, M3 4JL
Apartment 3/5, 1 Rice Street, Manchester, M3 4JL
Apartment 3/7, 1 Rice Street, Manchester, M3 4JL
Apartment 3/8, 1 Rice Street, Manchester, M3 4JL
Apartment 5/2, 1 Rice Street, Manchester, M3 4JL
Apartment 5/1, 1 Rice Street, Manchester, M3 4JL
Apartment 4/1, 1 Rice Street, Manchester, M3 4JL
Apartment 4/2, 1 Rice Street, Manchester, M3 4JL
Apartment 4/5, 1 Rice Street, Manchester, M3 4JL
Apartment 4/6, 1 Rice Street, Manchester, M3 4JL
Apartment 4/3, 1 Rice Street, Manchester, M3 4JL
Apartment 4/8, 1 Rice Street, Manchester, M3 4JL
Apartment 4/9, 1 Rice Street, Manchester, M3 4JL
Apartment 2/11, 1 Rice Street, Manchester, M3 4JL
Apartment 5/3, 1 Rice Street, Manchester, M3 4JL
Apartment 5/4, 1 Rice Street, Manchester, M3 4JL
Apartment 5/5, 1 Rice Street, Manchester, M3 4JL
Apartment 4/10, 1 Rice Street, Manchester, M3 4JL
Apartment 3/10, 1 Rice Street, Manchester, M3 4JL
Apartment 319, 73 Liverpool Road, Manchester, M3 4AQ
Service Point, Liverpool Road, Manchester, M3 4AQ
Akbars, Liverpool Road, Manchester, M3 4JN
Meditech Media Ltd, Nucleus, 21 Rice Street, Manchester, M3 4JL

Representations were received from the following third parties:

G6, 1 Rice Street, Manchester, M3 4JL
9 WestPoint, 3-9 Duke Street, Manchester, m3 4nf
73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Apartment 308, 73 Liverpool Road, Manchester, M3 4AQ
Apartment 2/8, 1 Rice Street, Manchester, M3 4JL
Apartment 4/4, 1 Rice Street, Manchester, M3 4JL
Apartment 1/4, 1 Rice Street, Manchester, M3 4JL
Apartment 5/6, 1 Rice Street, Manchester, M3 4JL
Details withheld at request of objector
Apartment 5/1, 1 Rice Street, Manchester, M3 4JL
Apartment 4/5, 1 Rice Street, Manchester, M3 4JL
Apartment 4/8, 1 Rice Street, Manchester, M3 4JL
Apartment 4/9, 1 Rice Street, Manchester, M3 4JL
Apartment 2/4, 360, 1 Rice Street, Castlefield, Manchester
Flat 3/3, 360 apartments, 1 Rice Street, Castlefield, Manchester
Apt. 1/12, 1 Rice Street, Manchester
Apt 210 Vicus, 73 Liverpool Road, Manchester
APT G/4, 360 DEVELOPMENT, 1 RICE STREET
APT G/4, 360 DEVELOPMENT, 1 RICE STREET

APT G/4, 360 DEVELOPMENT, 1 RICE STREET
Apartment 2/4, 360, 1 Rice Street, Castlefield, Manchester
9 Westpoint, 3-9 duke street, Manchester
Apt.1/12, 360 Apartments, 1 Rice Street, Manchester
Flat 1 Westpoint, 3 - 9 Duke St, Manchester
G6, 360 Apts, 1 Rice Street, Manchester
Apt 301 Vicus, 73 Liverpool rd
Flat 3/3, 360 Development, Duke Street, Castlefield, Manchester
G6, 360 Apts, 1 Rice Street, Manchester
Flat 4/4 360 Building , 1 Rice Street
Apt 1/7, 360 Devt, 1 Rice Street, m3 4jl
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat G4, 1 Rice Street, Manchester, M3 4JL

Relevant Contact Officer : Lucy Harrison
Telephone number : 0161 234 4651
Email : l.harrison1@manchester.gov.uk