

Application Number	Date of Appln	Committee Date	Ward
088704/FU/2008/C2	13th Oct 2009	17th Dec 2009	Ancoats And Clayton Ward
Proposal	Change of use to Class A4 (drinking establishment) at ground floor level with ancillary space within the basement.		
Location	56 - 60 Shudehill, Manchester, M4 4AA,		
Applicant	Mr Lee Lanigan , 210 Windsor Road, Dane Bank, Denton, Manchester, M34 2HJ		
Agent	Mr Alan Hunter, 21 Spinney Road, Northenden, Manchester, M23 1AD		

Description

The application relates to the ground floor and basement of premises at 56-60 Shudehill which is located within the Smithfield Conservation Area. All floors of the building are currently vacant. The ground floor of the premises was previously used as a convenience store and the upper floors were used as offices.

Planning permission is sought for the change of use of the ground floor to Class A4 (Drinking Establishment) Use and for the basement to ancillary use associated with the A4 Use along with alterations to the front entrance to the bar on the Shudehill elevation to create level access.

The proposed opening hours being applied for are as follows:

Monday to Sunday 10.00-02.00

Food would be served from 11.00 until 22.30 /23.00

The entrance to the bar would be on the Shudehill elevation.

In support of the proposals the applicant has stated that the site is not planned as a vertical drinking establishment as they intend to offer very little standing space for drinking (if any) and their intention is to make this a food led environment with comfortable surroundings.

The building itself lies on the edge of 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. There are currently a number of bars and café bars near to the application site but these are mainly concentrated around Thomas Street and High Street and these include Trof (6-8 Thomas Street), TV 21 (10 Thomas Street), Blu Bar (Market Buildings junction of High Street and Thomas Street), Dough / Apotheca (Jewel House - junction of High Street and Thomas Street) Odder Bar (30-32 Thomas Street) and the Bay Horse (35/37 Thomas Street).

There are a number of residential developments surrounding the development, specifically Premier Apartments to the side of the development at 64 Shudehill and to the rear within the Market Buildings.

Fumes will be extracted via an internal flue which will terminate at roof level. Servicing of the property is proposed to take place from the front of the building on Shudehill and the rear on Salmon Street.

The applicant has also stated that there would be a dispersal procedure in operation in order to control potential anti-social behaviour by people using and leaving the premises particularly at closing time and this 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. Four letters of objection have been received. The grounds for the objections are as follows:

- That the proposed bar will increase issues with excessive noise and petty crime arising from the presence of the current number of drinking establishments within the Northern Quarter;
- That the number of drinking establishments within the Northern Quarter is resulting in the degeneration of the Northern Quarter and its promotion as an art / craft centre for Manchester.
- That another bar will exacerbate problems with litter, vomit and urine in the area.
- That the proposed bar would increase the problem of the area outside of Market Buildings being used as an unauthorised taxi rank.

Head of Environmental Health - Has no objection in principle to the use subject to any plant and equipment and proposed extract equipment having an adequate level of acoustic insulation and the scheme being implemented in accordance with the information about acoustic insulation submitted with the application. Conditions relating to these requirements are recommended to be attached to any planning permission granted by Committee. They have made recommendations that the hours of opening are as applied for with the exception of Sundays where it is recommended that the hours are limited to 10.00 to 00.00 not 02.00 as applied for. They have also recommended conditions about the hours of operation and the hours during which servicing can take place.

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

Greater Manchester Police (City Safe Team -Bootle Street) - Have no objections.

City Centre Regeneration Team - Have no objections to the proposed use provided that there are appropriate conditions attached to any consent granted that control the

way in which the premises operate and have recommended that the entrance off Salmon Street is not used as a customer entrance.

Licensing Unit - Have confirmed that a licence has been granted from 10.00 to 02.00 Monday to Saturday and from 10.00 to 00.00 Sunday's. This is not consistent with the hours being applied for as part of the planning application.

Issues

The Unitary Development Plan for Manchester - For the reasons outlined below, the proposed A4 (Drinking Establishment Use) is considered to be consistent with the relevant UDP Policies

Policy R1.1 'Regeneration' - which encourages regeneration of the Regional Centre;

RC 3 'Mixed Uses' - which encourages compatible mixed uses within the City Centre;

RC20 (Area 4) 'Small Area Proposals' - which states that the emphasis within this area is on retaining the existing activities and their scale and character;

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

E3.5 'Environmental Improvement and Protection' - which promotes safe environments for all people living in and using the City.

DC9.1 'New Commercial and Industrial Development - Access for Disabled People' - Which requires development involving the erection of new buildings to meet high standards of accessibility.

DC10 'Food and Drink' Uses - which supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

DC18.1 'Conservation Areas' - which states that the Council will seek to preserve and enhance the character and setting of its designated conservation areas.

DC26.6 'Development and Noise' - which states that the development control process will be used to reduce the impact of noise on people living and working in the City and that developments likely to result in unacceptably high levels of noise will not be permitted in residential areas.

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 mixed use would normally be acceptable in principle. The proposed use would reuse vacant floorspace with a viable use which, it is felt, would have a positive impact on the regeneration of the wider area. Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place within the Northern Quarter and the continuing investment and environmental improvements which are continuing there.

In addition it is noted that the applicant is an independent operator and it is believed that this type of operator has the potential to add positively to the character of the Northern Quarter.

In view of the above it is considered that the proposal has the potential to add to the area's vibrancy and contribute to the character of the Northern Quarter. The proposal is therefore believed to 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 carefully. 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 worse effects that the relative proximity of uses with the potential to generate noise to residential accommodation might have. 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 could be controlled via the imposition of an appropriate condition imposed upon any planning permission granted by Committee.

Whilst the information submitted in support of the application demonstrates that the proposed use should not generate issues relating to noise outbreak from the unit, there is a need to consider what other impacts the proposal might have. This would then have to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in more suburban locations.

The proposal could result in an increase in comings and goings during the evening and there is some potential for there to be some disturbance associated with this. Whilst it is not possible to control such disturbance through the imposition of conditions it is considered to be 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. However in doing so, there is a balance to be made which weighs up carefully the reasonable expectations of residents, the City Centre context and the aspirations for the area to develop as more of a mixed use destination with more activity in the evening. It is believed that in this regard the hours proposed are acceptable with the exception of

the opening until 02.00 on Sundays. The Head of Environmental Health has recommended that the opening hours are limited to 00.00 which is consistent with the licence that has been granted for the premises. In view of this it is recommended the hours of opening will be controlled via the imposition of an appropriate condition imposed upon any planning permission granted by Committee.

In terms of potential disamenity, it is also noted that much of the emphasis of the proposed Class A4 operation would be on the sale of food, as well as alcohol. In addition the amount and layout of the seating within the unit would be such that it would not be physically possible for large numbers of people to congregate within the premises in the way that people might in a venue where the emphasis is more on 'vertical style' drinking.

Whilst the proposal would add to the total number of café bar / bar type uses in the area, the proposed operation would be based on people sitting around tables rather than vertical drinking with an emphasis up until 22.30 / 23.00 on the sale of food as well as alcohol and conditions are recommended to be attached to any permission granted by Committee to ensure that this is the basis on which the proposal would be operated.

The applicant has, as noted previously, provided details of how they will seek to control noise and anti social behaviour from people leaving the premises, this includes the use of stewards to control people entering and leaving the premises, to discourage them from assembling outside the premises and to direct customers to the nearest taxi ranks or other transportation away from the area and the placing of notices asking people to leave quietly and in an orderly manner, out of consideration for neighbours. The operation of the submitted operating schedule and dispersal procedure, forming part of the applicant's management strategy is recommended as a condition of any consent granted.

The Head of Environmental Health has also recommended a condition limiting the hours during which the building should 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 is considered to be consistent with the relevant policies relating to residential amenity and development and noise.

Disabled Access - Level access will be provided from street level into the building and a toilet for disabled people would be located at ground floor level also with level access.

Crime and Disorder - A condition requiring that the scheme complies with the recommendations on Physical Security and Management and Maintenance contained in the Crime Impact Assessment submitted with the application is recommended to be attached to any consent granted by Committee. Provided that this is achieved the development would be consistent with policy on crime and disorder.

It is also felt that the use of the current vacant property, particularly during the evening has the potential to increase the level of natural surveillance. The change in

the nature of the area that the use of the premises would bring, subject to the aforementioned conditions, is in this instance seen as a positive one and is consistent with the Council's regeneration objectives for this part of the City.

Impact on Character of Conservation Area - The proposed use would not have an adverse impact on the character of the Smithfield Conservation Area. Indeed by bringing the whole building back into a sympathetic active use, the proposal would contribute to the character of the area.

Comments on application- Issues relating to litter and anti social behaviour are noted. The applicants have provided details of their dispersal procedure which seek to control such issues as far as people leaving their premises are concerned this will be a condition of any consent granted.

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 Policy R1.1 (Regeneration), RC3 (Mixed Uses) Policy H2.2 (Housing), E3.5 (Environmental Improvement and Protection), DC 9.1 New Commercial and Industrial Development - Access for Disabled People, DC10 (Food and Drink Uses), DC18.1 (Conservation Areas), DC26.6 (Development and Noise) and RC20 (Area 4) (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 would not have an adverse impact on the character of the conservation area.

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) Site plan stamped as received on 29-12-08, dwgs AH/PH 002 Rev A (stamped as received on 23-02-09), 004 Rev A, 007 Rev A, 008 Rev A and 010 (stamped as received on 03-12-09);

(b) Physical Security and Management and Maintenance recommendations contained in Crime Impact Statement dated 26/09/09;

(c) Paul Hodnett's E-mail dated 27-11-09; and

(d) Recommendations contained in PDA Acoustics Report dated 09-07-09 and Paul Hodnett's E-mail dated 01-12-09;.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2, and H26.6 of the Manchester Unitary Development Plan.

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

10.00 to 02.00 Monday to Saturday and from 10.00 to 00.00 Sunday's.

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.

4) No loading or unloading shall be carried out on the site outside the hours of 07.30 to 20.00 Mon-Sat_ 10.00 -18.00 Sun/Bank Hols daily.

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.

5) 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.

6) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development 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.

7) 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.

8) The development hereby approved shall be carried out in accordance with the Operating Schedule and Dispersal Procedure stamped as received on 13-03-09; unless otherwise agreed in writing by the City Council as Local Planning Authority: The Operating Schedule and Dispersal Procedure shall remain in operation at all times unless otherwise agreed in writing.

Reason - In the interests of residential amenity, pursuant to Policy H2.2 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: 088704/FU/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)
City Centre Regeneration
Greater Manchester Police
Stuart Pizzey, Crime Reduction Officer
Apartment 309, 83 High Street, Manchester, M4 1BE

Apartment 413, 87 High Street, Manchester, M4 1BF
Apartment 214, 83 High Street, Manchester, M4 1BE
Apartment 215, 83 High Street, Manchester, M4 1BE
Apartment 313, 83 High Street, Manchester, M4 1BE
Apartment 415, 87 High Street, Manchester, M4 1BF
Apartment 110, 83 High Street, Manchester, M4 1BE
Apartment 120, 87 High Street, Manchester, M4 1BF
Apartment 306, 83 High Street, Manchester, M4 1BE
Apartment 223, 87 High Street, Manchester, M4 1BF
Apartment 316, 87 High Street, Manchester, M4 1BF
Apartment 118, 87 High Street, Manchester, M4 1BF
Apartment 225, 87 High Street, Manchester, M4 1BF
Apartment 218, 83 High Street, Manchester, M4 1BE
Apartment 219, 83 High Street, Manchester, M4 1BE
Apartment 317, 87 High Street, Manchester, M4 1BF
Apartment 226, 87 High Street, Manchester, M4 1BF
Apartment 109, 17 Thomas Street, Manchester, M4 1EU
Chinese Arts Centre, Market Buildings, 13 Thomas Street, Manchester, M4 1EU
Apartment 301, 17 Thomas Street, Manchester, M4 1EU
Apartment 206, 17 Thomas Street, Manchester, M4 1EU
Apartment 401, 17 Thomas Street, Manchester, M4 1EU
Apartment 211, 17 Thomas Street, Manchester, M4 1EU
Apartment 205, 17 Thomas Street, Manchester, M4 1EU
Apartment 201, 17 Thomas Street, Manchester, M4 1EU
Apartment 107, 17 Thomas Street, Manchester, M4 1EU
Apartment 403, 17 Thomas Street, Manchester, M4 1EU
Apartment 103, 17 Thomas Street, Manchester, M4 1EU
Apartment 108, 17 Thomas Street, Manchester, M4 1EU
Apartment 204, 17 Thomas Street, Manchester, M4 1EU
Apartment 402, 17 Thomas Street, Manchester, M4 1EU
Apartment 106, 17 Thomas Street, Manchester, M4 1EU
Apartment 305, 17 Thomas Street, Manchester, M4 1EU
Apartment 203, 17 Thomas Street, Manchester, M4 1EU
Apartment 213, 17 Thomas Street, Manchester, M4 1EU
Apartment 303, 17 Thomas Street, Manchester, M4 1EU
Apartment 207, 17 Thomas Street, Manchester, M4 1EU
Apartment 101, 17 Thomas Street, Manchester, M4 1EU
Apartment 208, 17 Thomas Street, Manchester, M4 1EU
Apartment 104, 17 Thomas Street, Manchester, M4 1EU
Apartment 209, 17 Thomas Street, Manchester, M4 1EU
Apartment 202, 17 Thomas Street, Manchester, M4 1EU
56 Shudehill, Manchester, M4 4AA
Hexa Services Uk Ltd, 60 Shudehill, Manchester, M4 4AA
Royal Davis, 60 Shudehill, Manchester, M4 4AA
58 Shudehill, Manchester, M4 4AA
Trof Cafe, 6-8, Thomas Street, Manchester, M4 1EU
This & That Indian Cafe, 3 Soap Street, Manchester, M4 1EW
Apartment 304, 12 Thomas Street, Manchester, M4 1DH
Apartment 301, 12 Thomas Street, Manchester, M4 1DH
Apartment 104, 12 Thomas Street, Manchester, M4 1DH

Apartment 108, 12 Thomas Street, Manchester, M4 1DH
Apartment 103, 12 Thomas Street, Manchester, M4 1DH
Apartment 302, 12 Thomas Street, Manchester, M4 1DH
Apartment 203, 12 Thomas Street, Manchester, M4 1DH
Apartment 101, 12 Thomas Street, Manchester, M4 1DH
Apartment 307, 12 Thomas Street, Manchester, M4 1DH
Apartment 401, 12 Thomas Street, Manchester, M4 1DH
Apartment 306, 12 Thomas Street, Manchester, M4 1DH
Apartment 404, 12 Thomas Street, Manchester, M4 1DH
Apartment 303, 12 Thomas Street, Manchester, M4 1DH
Apartment 105, 12 Thomas Street, Manchester, M4 1DH
Apartment 201, 12 Thomas Street, Manchester, M4 1DH
Cut In Time, 7 Thomas Street, Manchester, M4 1EU
Apartment 302, 17 Thomas Street, Manchester, M4 1EU
Apartment 212, 17 Thomas Street, Manchester, M4 1EU
Apartment 102, 17 Thomas Street, Manchester, M4 1EU
Apartment 210, 17 Thomas Street, Manchester, M4 1EU
Apartment 304, 17 Thomas Street, Manchester, M4 1EU
Apartment 105, 17 Thomas Street, Manchester, M4 1EU
Apartment 404, 17 Thomas Street, Manchester, M4 1EU
5 Soap Street, Manchester, M4 1EW
1 Back Turner Street, Manchester, M4 1FR
Apartment 205, 12 Thomas Street, Manchester, M4 1DH
Apartment 204, 12 Thomas Street, Manchester, M4 1DH
Apartment 106, 12 Thomas Street, Manchester, M4 1DH
Apartment 305, 12 Thomas Street, Manchester, M4 1DH
Apartment 202, 12 Thomas Street, Manchester, M4 1DH
Apartment 102, 12 Thomas Street, Manchester, M4 1DH
10 Thomas Street, Manchester, M4 1DH
Apartment 107, 12 Thomas Street, Manchester, M4 1DH
Apartment 403, 12 Thomas Street, Manchester, M4 1DH
Apartment 402, 12 Thomas Street, Manchester, M4 1DH
Apartment 206, 12 Thomas Street, Manchester, M4 1DH
Apartment 207, 12 Thomas Street, Manchester, M4 1DH
Dough, Jewel House 75-77, High Street, Manchester, M4 1FS
Apartment 406, 83 High Street, Manchester, M4 1BE
Apartment 111, 83 High Street, Manchester, M4 1BE
Apartment 220, 83 High Street, Manchester, M4 1BE
Apartment 405, 83 High Street, Manchester, M4 1BE
Apartment 503, 83 High Street, Manchester, M4 1BE
Apartment 504, 83 High Street, Manchester, M4 1BE
Apartment 221, 83 High Street, Manchester, M4 1BE
Apartment 307, 83 High Street, Manchester, M4 1BE
Apartment 315, 87 High Street, Manchester, M4 1BF
Pee Wees, 3 Nicholas Croft, Manchester, M4 1EY
Central Radio Manchester Ltd, 30-32, Shudehill, Manchester, M4 1EZ
Shudehill Book Centre, 34 Shudehill, Manchester, M4 1EZ
Apartment 101, 101 High Street, Manchester, M4 1HG
Apartment 607, 101 High Street, Manchester, M4 1HG
93 High Street, Manchester, M4 1HQ

Apartment 403, 101 High Street, Manchester, M4 1HG
Apartment 601, 101 High Street, Manchester, M4 1HG
Apartment 501, 101 High Street, Manchester, M4 1HG
Apartment 104, 101 High Street, Manchester, M4 1HG
Apartment 506, 101 High Street, Manchester, M4 1HG
Apartment 124, 101 High Street, Manchester, M4 1HG
91 High Street, Manchester, M4 1HQ
Apartment 322, 101 High Street, Manchester, M4 1HG
Apartment 106, 101 High Street, Manchester, M4 1HG
Apartment 303, 101 High Street, Manchester, M4 1HG
Apartment 306, 101 High Street, Manchester, M4 1HG
Apartment 301, 101 High Street, Manchester, M4 1HG
Apartment 609, 101 High Street, Manchester, M4 1HG
Apartment 203, 101 High Street, Manchester, M4 1HG
Apartment 123, 101 High Street, Manchester, M4 1HG
Apartment 405, 101 High Street, Manchester, M4 1HG
Apartment 504, 101 High Street, Manchester, M4 1HG
Apartment 422, 101 High Street, Manchester, M4 1HG
Apartment 305, 101 High Street, Manchester, M4 1HG
Apartment 223, 101 High Street, Manchester, M4 1HG
Apartment 202, 101 High Street, Manchester, M4 1HG
2 New George Street, Manchester, M4 4AE
Apartment 404, 101 High Street, Manchester, M4 1HG
Apartment 509, 101 High Street, Manchester, M4 1HG
Apartment 206, 101 High Street, Manchester, M4 1HG
Apartment 424, 101 High Street, Manchester, M4 1HG
62 Shudehill, Manchester, M4 4AA
Apartment 606, 101 High Street, Manchester, M4 1HG
Apartment 204, 101 High Street, Manchester, M4 1HG
Apartment 201, 101 High Street, Manchester, M4 1HG
Apartment 207, 101 High Street, Manchester, M4 1HG
Apartment 423, 101 High Street, Manchester, M4 1HG
Apartment 304, 101 High Street, Manchester, M4 1HG
Apartment 224, 101 High Street, Manchester, M4 1HG
4 New George Street, Manchester, M4 4AE
Apartment 507, 101 High Street, Manchester, M4 1HG
64 Shudehill, Manchester, M4 4AA
Apartment 406, 101 High Street, Manchester, M4 1HG
Apartment 508, 101 High Street, Manchester, M4 1HG
Apartment 323, 101 High Street, Manchester, M4 1HG
Apartment 505, 101 High Street, Manchester, M4 1HG
Apartment 604, 101 High Street, Manchester, M4 1HG
Apartment 402, 101 High Street, Manchester, M4 1HG
Apartment 608, 101 High Street, Manchester, M4 1HG
Apartment 502, 101 High Street, Manchester, M4 1HG
Apartment 324, 101 High Street, Manchester, M4 1HG
Apartment 103, 101 High Street, Manchester, M4 1HG
Apartment 603, 101 High Street, Manchester, M4 1HG
Apartment 105, 101 High Street, Manchester, M4 1HG
Apartment 302, 101 High Street, Manchester, M4 1HG

Apartment 122, 101 High Street, Manchester, M4 1HG
Apartment 102, 101 High Street, Manchester, M4 1HG
Apartment 602, 101 High Street, Manchester, M4 1HG
99 High Street, Manchester, M4 1HQ
Apartment 222, 101 High Street, Manchester, M4 1HG
103 High Street, Manchester, M4 1HQ
66 Shudehill, Manchester, M4 4AA
Apartment 205, 101 High Street, Manchester, M4 1HG
89 High Street, Manchester, M4 1HQ
Apartment 605, 101 High Street, Manchester, M4 1HG
Apartment 401, 101 High Street, Manchester, M4 1HG
Apartment 503, 101 High Street, Manchester, M4 1HG
Apartment 4, 2 Hanover Street, Manchester, M4 4BB
Apartment 502, 87 High Street, Manchester, M4 1BF
Apartment 114, 83 High Street, Manchester, M4 1BE
Apartment 116, 83 High Street, Manchester, M4 1BE
Apartment 217, 83 High Street, Manchester, M4 1BE
Apartment 416, 87 High Street, Manchester, M4 1BF
Apartment 112, 83 High Street, Manchester, M4 1BE
Apartment 113, 83 High Street, Manchester, M4 1BE
Apartment 222, 87 High Street, Manchester, M4 1BF
Apartment 311, 83 High Street, Manchester, M4 1BE
Apartment 408, 83 High Street, Manchester, M4 1BE
Apartment 117, 83 High Street, Manchester, M4 1BE
Apartment 411, 83 High Street, Manchester, M4 1BE
Apartment 414, 87 High Street, Manchester, M4 1BF
Apartment 115, 83 High Street, Manchester, M4 1BE
Apartment 216, 83 High Street, Manchester, M4 1BE
Apartment 308, 83 High Street, Manchester, M4 1BE
Apartment 318, 87 High Street, Manchester, M4 1BF
Apartment 310, 83 High Street, Manchester, M4 1BE
Apartment 312, 83 High Street, Manchester, M4 1BE
Apartment 121, 87 High Street, Manchester, M4 1BF
Apartment 412, 83 High Street, Manchester, M4 1BE
Apartment 122, 87 High Street, Manchester, M4 1BF
Apartment 409, 83 High Street, Manchester, M4 1BE
Apartment 224, 87 High Street, Manchester, M4 1BF
Apartment 410, 83 High Street, Manchester, M4 1BE
Apartment 119, 87 High Street, Manchester, M4 1BF
Apartment 501, 87 High Street, Manchester, M4 1BF
Apartment 407, 83 High Street, Manchester, M4 1BE
Apartment 314, 87 High Street, Manchester, M4 1BF
38 Shudehill, Manchester, M4 1EZ
Smithfield Books, 42 Shudehill, Manchester, M4 4AA
G W Lofthouse, 44 Shudehill, Manchester, M4 4AA
Hare & Hounds, 46 Shudehill, Manchester, M4 4AA
Apartment 2, Thomas House 2-4, Thomas Street, Manchester, M4 1EX
Apartment 3, Thomas House 2-4, Thomas Street, Manchester, M4 1EX
Abergeldie Cafe, 40 Shudehill, Manchester, M4 1EZ
Apartment 5, Thomas House 2-4, Thomas Street, Manchester, M4 1EX

Apartment 6, Thomas House 2-4, Thomas Street, Manchester, M4 1EX
Apartment 4, Thomas House 2-4, Thomas Street, Manchester, M4 1EX
Apartment 1, Thomas House 2-4, Thomas Street, Manchester, M4 1EX
Work Solutions, 6-10, Hanover Street, Manchester, M4 4BB
Nosh, 77 Shudehill, Manchester, M4 4AN
21st Century Tattoo, 89 Shudehill, Manchester, M4 4AN
Flat 2, 93-95, Shudehill, Manchester, M4 4AN
Flat 6, 93-95, Shudehill, Manchester, M4 4AN
Flat 3, 93-95, Shudehill, Manchester, M4 4AN
Premier, 91 Shudehill, Manchester, M4 4AN
Flat 5, 93-95, Shudehill, Manchester, M4 4AN
Flat 10, 93-95, Shudehill, Manchester, M4 4AN
Flat 1, 93-95, Shudehill, Manchester, M4 4AN
Flat 4, 93-95, Shudehill, Manchester, M4 4AN
Flat 7, 93-95, Shudehill, Manchester, M4 4AN
Flat 11, 93-95, Shudehill, Manchester, M4 4AN
Flat 9, 93-95, Shudehill, Manchester, M4 4AN
Flat 8, 93-95, Shudehill, Manchester, M4 4AN
Flat 12, 93-95, Shudehill, Manchester, M4 4AN
70 Shudehill, Manchester, M4 4AF
95 High Street, Manchester, M4 1HQ
97 High Street, Manchester, M4 1HQ
6 New George Street, Manchester, M4 4AE
Apartment 5, 2 Hanover Street, Manchester, M4 4BB
Apartment 2, 2 Hanover Street, Manchester, M4 4BB
Apartment 8, 2 Hanover Street, Manchester, M4 4BB
Apartment 3, 2 Hanover Street, Manchester, M4 4BB
Apartment 6, 2 Hanover Street, Manchester, M4 4BB
Apartment 7, 2 Hanover Street, Manchester, M4 4BB
Apartment 1, 2 Hanover Street, Manchester, M4 4BB

Representations were received from the following third parties:

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