

| <b>Application Number</b> | <b>Date of Appln</b> | <b>Committee Date</b> | <b>Ward</b>      |
|---------------------------|----------------------|-----------------------|------------------|
| 090346/FO/2009/C2         | 10th Jul 2009        | 19th Nov 2009         | City Centre Ward |

**Proposal** Change of use of 1 Kelvin Street and unit 1 Margolis Building from retail (Use Class A1) and office (Use Class B1) to restaurant with private function room (Use Class A3)

**Location** Unit 1, Margolis Building , 37 Turner Street And, 1 Kelvin Street, Manchester, M4 1DW,

**Applicant** Mr Simon Pogson , agenda media ltd, C/o Agent

**Agent** Miss Bernadette Woods, Indigo Planning Ltd, Lowry House, 17 Marble Street, Manchester, M2 3AW

### **Description**

The application relates to a property known as the Margolis Building and Cottage located at 37 Turner Street and 1 Kelvin Street, which is within the Smithfield Conservation Area of the City Centre.

The unit subject of this application is situated at the junction of Turner Street and Kelvin Street. Applications ref: 064770/FO/CITY1/02, 081724/FO/2006/C1 082528/JO/2007/C1 granted permission for the construction of the Margolis Building and conversion and restoration of the existing cottages on Kelvin Street. Planning permission for the use of the Margolis Building as offices with A1 use at the ground floor has also been granted.

Unit 1 is situated at ground and basement floors of the building and includes all floors within the cottage at 1 Kelvin Street.

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 and places of worship. However the main concentration of bars and restaurants within this wider area is within an area roughly bounded by Church Street, High Street, Oldham Street and Swan Street. Although there are currently no bars or restaurants located on Kelvin Street or Turner Street there are a number within close proximity to the application site in particular on Thomas Street and High Street and there is an existing café on Turner Street.

The nearest residential property to the application site is at 45 Turner Street but there is also residential accommodation close to the site at the 11-21 Turner Street, 23-31 Turner Street, 8-12 Turner Street and 18-20 Turner Street. Other uses on the Street include a Buddhist centre and Mosque. Also close to the site at the corner of John Street and Turner Street there is a multi-storey car park.

Permission is sought for a change of use of Unit 1 of the Margolis Building and the cottage at 1 Kelvin Street to a restaurant at ground floor level with a private function room in the basement (Use Class A3). The first and second floors within the cottage

will be used as ancillary office and storage space in association with the restaurant use.

External alterations are restricted to the infilling of the existing non-original pavement light with glazed bricks and the formation of a gate within the railings around the pavement light approved as part of the above referenced applications. The gate is required for maintenance purposes.

The main use of the private function room will be restricted to dining in accordance with Use Class A3 of the Use Classes Order; however there will be ancillary functions, which the applicant has advised will include banqueting and conferencing. Confirmation has been received that the premises will not host 18th or 21st birthday parties or nightclub/bar style events. Steps have been taken to prevent noise breakout from the unit including acoustic insulation of the walls, windows and pavement light.

Deliveries will take place from Turner Street and refuse will be stored and collected from a dedicated internal bin store within the property.

The opening hours applied for are 11.00-00.00 (midnight) Sunday to Thursday and 11.00 to 01:00 on Friday and Saturday.

The applicants have submitted a management strategy, which will seek to control anti-social behaviour by people using and leaving the premises, which is detailed within documents submitted in support of the application.

An application for Listed Building Consent for the physical works to the cottage at 1 Kelvin Street has also been submitted (reference: 090347/LO/2009/C2)

### **Consultations**

Licensing Unit - Have confirmed that they have not received an application for a licence for either 37 Turner Street or 1 Kelvin Street.

Publicity - The application was advertised as a public interest development, as affecting the setting of a listed building and affecting the setting of the Smithfield Conservation Area - Comments were received from Councillor Ramsbottom who advised that should the application be approved conditions should be applied to:

- Restrict the permitted hours of operation to 11:00 to 00:00 Sunday to Thursday and 11:00 to 02:00 on Fridays and Saturdays.
- Restrict the sale of alcohol to be ancillary to the sale of food.
- Prevent use of the external areas by customers for drinking, eating or sitting out.
- Ensure that permission is not granted for folding windows.

Neighbours - The occupiers of adjacent and nearby properties were notified about the scheme. 16 letters of objection have been received, the basis of which, is summarised below:

- Local residents remain concerned that this application is simply a diversion from the real intention of opening a late licence bar with the usual risks of noise disturbance to local residents from within the unit and from people leaving and entering the premises and people smoking outside, increased public nuisance and crime and disorder. The use would also have a detrimental impact on public safety and the Northern Quarter's unique appeal to new long term residents and business and it is considered that antisocial behaviour on the already problematic Back Turner Street and Kelvin Street would be intensified.
- The size of the restaurant, the late opening hours, the potential for different uses to take place in the basement and the size of the proposed kitchen are cause for concern that the unit will be used for other purposes such as 18th and 21st birthday parties. The previous application stated that the private members club would only allow members that were over 25.
- Thursday is not part of the weekend, plus many residents at 11-21 Turner Street work on Saturdays and Sundays so opening until 2am on Thursdays, Fridays and Saturdays is unacceptable so close to residential properties, in particular the property at 45 Turner Street.
- The approval of another use such as that applied for as part of this current application, would lead to an unbalanced community, discourage people from settling in the area and therefore have a knock on effect on long term regeneration. A variety of vibrant commercial enterprises and amenities that do not rely on late night drinking should instead be encouraged.
- The applicant advises that they have consulted with residents via letter, but no letters were ever received at 11-21 Turner Street, which is one of the closest residential buildings. Residents at 25 Church Street and Northpoint House have also confirmed that they did not receive a letter.
- Turner Street is a short narrow street which is highly residential. There are six residential blocks on or off Turner Street housing 125 residents with many more in the immediate vicinity. In addition there is a mosque with an adjoining hall of residence for Muslim Students and a Buddhist Centre with a live in Buddhist Community. Since Turner Street is narrow with Tall Warehouse buildings either side the noise reverberates up and down the street. One resident requested that it be noted that the residents of 45 Turner Street are only around 4m away from the Margolis Building across Kelvin Street.

- One resident stated that it was their understanding that the bars and live music venues in the surrounding area were in existence before residents moved into the area unlike with the current application.
  
- There will be increased traffic noise on an already very noisy road. Residents are already disturbed by the use of the existing car park which will be intensified by the opening of a restaurant until 2am. There will also be a reduction in parking available for residents in conjunction with an increase in late night car and foot traffic immediately outside residential properties.
  
- The applicant states that they will have a list of taxi firms posted in the foyer, which will generate noise through taxis stopping and doors slamming as people leave the premises especially at closing time.
  
- A senior acoustic consultant has advised one of the objectors that the break out of airborne sound is inevitable in various instances when both inner and outer doors are opened together when large groups enter and seepage through ventilation in club and toilet areas. They also commented that glazing in the windows and doors would offer the least resistance. They also advised that whilst it is noted that the use will be soundproofed there are doubts that this will block out the noise completely.

Engineering Services - Have advised that loading/deliveries will need to be made to the Turner Street access, parking in either the pay and display bays adjacent to the site or on double yellow lines where there are no loading restrictions. Existing TRO's are in place to ensure that there is no obstruction to the Church Street Multi-Storey car park and John Street. They also advised that doors opening over the public highway are illegal.

Environmental Health - Have confirmed that the proposed noise levels can be satisfactorily contained within the premises and that the anticipated noise levels at 45 Turner Street (the nearest noise sensitive location) are considered to be acceptable provided that the recommendations within the acoustic report submitted on 28th October 2009 are implemented on site. They have also confirmed that the hours of operation should be restricted to Sunday to Thursday 11:00am to 00:00 and Fridays and Saturdays 11:00 to 01:00 and deliveries restricted to Monday to Saturday 07:30 to 20:00 and Sundays and Bank Holidays 10:00 to 18:00 and the waste management strategy is considered to be acceptable.

Environment & Operations (Highway Authority) - No response received

Environment & Operations (Refuse & Sustainability) - No response received

City Centre Regeneration - Have advised that the operation of the basement space as ancillary to the restaurant use is acceptable in principle, but there are concerns that the space could be used for events that could have the potential for noise outbreak from DJ's etc. and as people arrive and leave. However, they advised that it was considered that the noise outbreak issues could be resolved and the hours restricted and the confirmation that the basement would not be used for 18th and 21st birthday parties and nightclub style events was reassuring.

Greater Manchester Police - Have advised that the proposals are considered to be acceptable provided that the following measures are implemented:

- A strict management plan must be drawn up to ensure that only staff will have access to the doors leading from the restaurant to the communal corridor and to ensure that any customers requiring use of the communal passenger lift are escorted by a member of staff.
- All doors between the restaurant and the communal area must have fob access on both sides.
- All fire doors must have two point locking systems, push bars and espagnolette.
- Multi-point locks must be fitted to the doors within the restaurant and the door leading from the restaurant to the communal corridor.
- CCTV must be installed within the restaurant and must be monitored on a regular basis. Any lighting installed must also support the CCTV system.
- The small internal area behind the basement window must be blocked off to prevent misuse and antisocial behaviour.

Additionally, they advised that the scheme could not achieve Secured by Design Accreditation but should be constructed to Secured by Design standards.

Northern Quarter Residents Forum - No response received

## **Issues**

The Unitary Development Plan for Manchester -

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, the amenity of surrounding occupiers, crime and disorder in the area and within the building, regeneration of the Northern Quarter and the provision of disabled access into and throughout the unit. The main UDP Policies that relate to the proposal are R1.1 (Regeneration), E3.5 (Environmental Improvement and Protection), H2.2 (Housing), RC3 (Mixed Uses), DC10.1, DC10.2, DC10.3 and DC10.4 (Food and Drink Uses), DC14.2 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC26 (Development and Noise) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People).

## 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 use as a restaurant would normally be acceptable in principle and the proposal will occupy vacant floorspace within a recently completed development. Regeneration is an important planning consideration and there is a need to build on the regeneration that has already taken place in this area of the Northern Quarter and the continuing investment and environmental improvements. There is therefore a need to continue to attract new uses into the area.

In this context the use of this vacant unit as a restaurant would enhance the perception of the area and it is hoped will lead to further occupation of this largely vacant building as well as occupation of other vacant spaces within the surrounding area. The restriction of the use of the basement function room to ensure that the use fits within the A3 Use category will however be an important deciding factor in the acceptability of the proposed use.

The applicant has provided confirmation that they are not seeking permission for use of the basement as a nightclub or to host 18th and 21st birthday parties and the basement will be operated in accordance with the Class A3 use category.

Given the above, the proposals are considered to be in accordance with policies R1.1 (Regeneration), RC3 (Mixed Uses) and DC10.1, 10.2 10.3 and 10.4 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester.

## Visual Amenity -

The proposed external alterations are restricted to the infilling of the approved pavement light with glass blocks and the installation of a gate within the approved railings, which surround the pavement light. The proposed alterations are considered to be acceptable in relation to visual amenity as they will allow for the insulation of the basement use against noise breakout and the maintenance of the area behind the railings; and are not considered to have an adverse impact on the character of the Stevenson Square Conservation Area.

Given the above, the proposals are considered to be in accordance with policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

## Residential Amenity -

Whilst the principle of the proposed use is considered to be acceptable the impact on the amenity of nearby residents needs to be considered. In circumstances such as this where a restaurant is proposed in close proximity to residential accommodation it is necessary to ensure that measures are introduced to mitigate the impact of noise and disturbance, emission of fumes and antisocial behaviour that can result.

The applicant has submitted information to demonstrate that the premises can be adequately acoustically insulated to prevent the break out of unacceptable levels of noise from the unit. A condition is recommended to ensure that the measures detailed within the submitted acoustic information will be implemented on site prior to the commencement of the use of the premises.

Whilst the information submitted in support of the application demonstrates that the proposed use would not generate any issues in terms of noise out break from the unit, there is then a need to consider what other impacts the proposal might have. It is recognised that there could be unacceptable disturbance to local residents caused by people visiting the premises, therefore the opening hours are to be restricted by condition on any approval to 11:00 to 00:00 (midnight) during the week and 11:00 to 01:00 on Fridays and Saturdays.

It is also recognised that there may be disturbance to local residents from people congregating around the premises. Whilst it is not possible to control such disturbance through the imposition of conditions it is felt reasonable, given the proximity of residential accommodation in particular that at 45 Turner Street, to limit the potential for people congregating near to that accommodation at an unreasonable hour by restricting the hours of operation of the premises to the times detailed above. Use of the premises at the specified times is considered to be acceptable given the mixed use city centre location.

It should also be noted that the applicants have provided details of how they will seek to control noise and anti social behaviour from people leaving the premises which includes the use of door staff during functions to control people entering and leaving the premises and to discourage them from assembling outside the premises and the display of the numbers of taxi firms and notices asking customers to be respectful of surrounding occupiers in the lobby area. Confirmation has also been received that an external smoking area will not be provided. The operation of the submitted operating schedule will be a condition of any permission granted.

There should be no concerns over the use of the property as a bar, nightclub or to host 18th and 21st birthdays as conditions will be attached to any permission granted confirming that uses of this type will not be permitted. The applicant has provided confirmation that the property will be operated in accordance with the use category applied for and permission is not sought for use of the premises as a bar or nightclub. They also confirmed that the premises will not host 18th and 21st birthday parties.

The conditions recommended by the City Council's Environmental Health will also be applied as conditions to any consent granted as will a condition requiring the agreement of a scheme for the extraction of fumes and vapours from the premises.

In view of the above the proposal would be consistent with policy on residential amenity and development and noise in accordance with policies H2.2 (Housing), DC10.1, 10.2 10.3 and 10.4 (Food and Drink Uses), DC26 (Development and Noise) of the Unitary Development Plan for the City of Manchester.

#### Highway Safety -

The applicant has been advised of the comments made by the Head of Highway Services and has confirmed that they will comply with the advice. They have also confirmed that the outward opening fire door shown on the drawing is within an area of the building they do not have control or ownership of.

Given the above, the proposals are considered to be in accordance with policies H2.2 (Housing) and DC10.1 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester.

#### Crime and Disorder -

Greater Manchester Police have indicated that provided that their recommendations are implemented on site and that the works are constructed to Secured by Design Standards that the proposed use is considered to be acceptable. These measures will be required to be implemented by condition on any approval.

It is also considered that an increase in the use of vacant properties particularly during the evening and later would increase the level of natural surveillance.

Given the above, the proposals are considered to be acceptable with regard to crime and disorder in the area and are considered to be in accordance with policies H2.2 (Housing), E3.5 (Environmental Improvement and Protection) and DC10.1 (Food and Drink Uses) of the Unitary Development Plan for the City of Manchester.

#### Disabled Access -

Level access is available into the premises and throughout the ground floor and a platform lift will be provided to access the ground floor of the cottage where an accessible WC is proposed. Access to the basement is via the communal passenger lift. Anyone wishing to use this lift will be escorted by staff to the lift and between basement and ground floor of the unit.

Given the above, the proposals are considered to be in accordance with policy DC9.1 (Access for Disabled People) and DC14.2 (Shop Fronts and Related Signs) of the Unitary Development Plan for the City of Manchester.

#### Objector's Concerns -

Most of the issues raised by objectors have been considered above and those remaining are not considered to material planning considerations. The comments regarding the concerns about people congregating outside of the premises have been noted and the hours of operation will be limited in order to reduce that potential. The applicants have provided details of their operational policies which seek to

control issues relating to antisocial behaviour and adherence to these will be a condition of any consent granted.

## Conclusion

In assessing the merits of this application, careful consideration has been given to the impact of a restaurant with private function room (Use Class A3) upon the amenity of residents in the area. It is considered that subject to adequate measures being in place to limit the outbreak of noise from the unit and the limitation on the hours of operation, in planning terms the proposed use is considered to be acceptable in this location and is unlikely to result in a significant loss of amenity. It is also considered that the occupation of the currently vacant unit will assist in attracting new users to other vacant units within the local area and will increase natural surveillance on Turner Street and Kelvin Street.

**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 R1.1 (Regeneration), E3.5 (Environmental Improvement and Protection), H2.2 (Housing), RC3 (Mixed Uses), DC10.1, DC10.2, DC10.3 and DC10.4 (Food and Drink Uses), DC14.2 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC26 (Development and Noise) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People) in that the use would contribute to the regeneration of the Northern Quarter, would be compatible with the mix of uses in the area, would be acceptable in relation to visual amenity and the impact on the Smithfield Conservation Area, crime and disorder and highway safety, would not subject to conditions relating to the acoustic insulation of the premises and the hours of operation cause disamenity to nearby residents and would be acceptable in relation to the availability of disabled access.

### **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) All areas of the premises including the basement shall operate only in accordance with the specifications within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 with the primary purpose of the use being the consumption of food and light refreshment on the premises. For the avoidance of doubt no part of the premises shall be used for bar or nightclub style events.

Reason

In the interests of the amenity of the occupiers of nearby buildings pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

3) Before the use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the recommendations within the report by BDP dated 27th October 2009 and stamped as received by the City Council as local planning authority on 28th October 2009 and the additional recommended noise insulation measures detailed within section 3.4 of the report by BDP dated June 2009 and stamped as received by the City Council as local planning authority on 12th June 2009.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

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

Sunday to Thursday - 11:00 to 00:00 (midnight)

Fridays and Saturdays - 11:00 to 01:00

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:

Monday to Saturday - 07:30 to 20:00

Sundays and Bank Holidays - 10:00 to 18:00

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) The waste management strategy stamped as received by the City Council as local planning authority on 12th June 2009 and detailed on the drawing referenced 8171/135 C stamped as received by the City Council as local planning authority on 12th June 2009 shall be implemented on site before the use hereby approved commences and shall be maintained on site whilst the use is in operation.

Reason - In order to protect the amenity of local residents and in order to minimise the environmental impact of the development in accordance with Policy H2.2 of the Unitary Development plan for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD.

7) The operating strategy stamped as received by the City Council as local planning authority on 4th November 2009 shall be implemented on site prior to the commencement of the use hereby approved and shall be maintained on site whilst the use is in operation.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

8) 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.

9) No amplified sounds shall be played in the ground floor of Unit 1 of the Margolis Building at 37 Turner Street or in any part of the cottage at 1 Kelvin Street.

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.

10) The security measures detailed in the email from Indigo Planning dated 21st August 2009 and the emails from Greater Manchester Police Design for Security dated 31st July 2009 and 1st September 2009 shall be implemented on site before the use hereby approved commences and shall be maintained on site whilst the use is in operation.

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".

11) A scheme to provide disabled access throughout the property shall be implemented in advance of commencement of the uses hereby approved and shall then be retained and operational for as long as the property is in use. Any scheme to provide access for disabled people shall be implemented in accordance with the written and drawn information referred to in condition 12 on this approval.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of Policy 9.1 of the Unitary Development Plan for the City of Manchester.

12) 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:

The site location plan stamped as received by the City Council as local planning authority on 12th June 2009

The Waste Management Strategy stamped as received by the City Council as local planning authority on 12th June 2009

The Acoustic Report by BDP dated 27th October 2009 and stamped as received by the City Council as local planning authority on 28th October 2009

The drawings referenced 8171/11 F and 110 F showing the route to the passenger lift to be used to provide access for disabled people between the basement and ground floor stamped as received by the City Council as local planning authority on 3rd July 2009

The operating strategy stamped as received by the City Council as local planning authority on 4th November 2009.

Paragraphs 7.29, 7.30, 7.31 and 7.32 only of the Planning and Heritage Statement prepared by Indigo Planning stamped as received by the City Council as local planning authority on 12th June 2009

The Design and Access Statement prepared by Indigo Planning stamped as received by the City Council as local planning authority on 12th June 2009

The letter from Sound Reduction Systems dated 21st September 2009 stamped as received by the City Council as local planning authority on 22nd September 2009

The emails from Indigo Planning dated 21st August 2009 and 3rd September 2009

The drawings by T&G Associates referenced:

8171/135 C, 131 D, 110 F, 112 C, 113 C stamped as received by the City Council as local planning authority on 12th June 2009

8171/134 stamped as received by the City Council as local planning authority on 21st July 2009

8171/111 G stamped as received by the City Council as local planning authority on 25th August 2009

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies R1.1, E3.5, H2.2, RC3, DC10.1, DC10.2, DC10.3, DC10.4, DC14.2, DC18.1, DC19.1, DC26 and DC9.1; of the Manchester Unitary Development Plan.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 090346/FO/2009/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 (Highway Authority)  
Environment & Operations (Refuse & Sustainability)  
City Centre Regeneration  
Greater Manchester Police  
Northern Quarter Residents Forum  
Trof Cafe, 6-8, Thomas Street, Manchester, M4 1EU  
Apartment 404, 17 Thomas Street, Manchester, M4 1EU  
Apartment 210, 17 Thomas Street, Manchester, M4 1EU  
Apartment 401, 17 Thomas Street, Manchester, M4 1EU  
Apartment 305, 17 Thomas Street, Manchester, M4 1EU  
Apartment 403, 17 Thomas Street, Manchester, M4 1EU  
Apartment 206, 17 Thomas Street, Manchester, M4 1EU  
Apartment 105, 17 Thomas Street, Manchester, M4 1EU  
Apartment 102, 17 Thomas Street, Manchester, M4 1EU  
Apartment 107, 17 Thomas Street, Manchester, M4 1EU  
Apartment 212, 17 Thomas Street, Manchester, M4 1EU  
Apartment 304, 17 Thomas Street, Manchester, M4 1EU  
Apartment 208, 17 Thomas Street, Manchester, M4 1EU  
Apartment 207, 17 Thomas Street, Manchester, M4 1EU  
Apartment 301, 17 Thomas Street, Manchester, M4 1EU  
Apartment 204, 17 Thomas Street, Manchester, M4 1EU  
Apartment 402, 17 Thomas Street, Manchester, M4 1EU  
Apartment 108, 17 Thomas Street, Manchester, M4 1EU  
Apartment 202, 17 Thomas Street, Manchester, M4 1EU  
Apartment 103, 17 Thomas Street, Manchester, M4 1EU  
Apartment 104, 17 Thomas Street, Manchester, M4 1EU  
Apartment 303, 17 Thomas Street, Manchester, M4 1EU  
Apartment 106, 17 Thomas Street, Manchester, M4 1EU  
Apartment 201, 17 Thomas Street, Manchester, M4 1EU  
Apartment 205, 17 Thomas Street, Manchester, M4 1EU  
Apartment 302, 17 Thomas Street, Manchester, M4 1EU  
Apartment 203, 17 Thomas Street, Manchester, M4 1EU

St. Denys Bookshop, 11 Oak Street, Manchester, M4 5JD  
15 Oak Street, Manchester, M4 5JD  
58 Copperas Street, Manchester, M4 1HS  
56 Copperas Street, Manchester, M4 1HS  
41 Edge Street, Manchester, M4 1HW  
54 Copperas Street, Manchester, M4 1HS  
52 Copperas Street, Manchester, M4 1HS  
50 Copperas Street, Manchester, M4 1HS  
Ingenious Creative Ltd, 39 Edge Street, Manchester, M4 1HW  
48 Copperas Street, Manchester, M4 1HS  
46 Copperas Street, Manchester, M4 1HS  
Jodi Wright Glass Design, Manchester Craft Centre, 17 Oak Street, Manchester, M4 5JD  
Studio 1, Manchester Craft Centre, 17 Oak Street, Manchester, M4 5JD  
Apartment 4.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.3, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.11, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.3, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.12, Design House, 108 High Street, Manchester, M4 1HT  
110 High Street, Manchester, M4 1HQ  
Apartment 1.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.7, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.6, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.2, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.4, Design House, 108 High Street, Manchester, M4 1HT  
The Innovation Partnership Ltd, Design House, 118 High Street, Manchester, M4 1HQ  
Apartment 5.6, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.4, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.2, Design House, 108 High Street, Manchester, M4 1HT  
22 Village Way, Manchester, M4 1BG  
21 Copperas Street, Manchester, M4 1HS  
Apartment 4.8, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.12, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.4, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 4.4, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 3.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.11, Design House, 108 High Street, Manchester, M4 1HT  
28 Village Way, Manchester, M4 1BG  
Apartment 3.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 4.9, Design House, 108 High Street, Manchester, M4 1HT  
20 Village Way, Manchester, M4 1BG  
Apartment 4.5, Design House, 108 High Street, Manchester, M4 1HT

Apartment 3.11, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.3, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Northern Quater, 108 High Street, Manchester, M4 1HT  
Apartment 4.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 4.3, Design House, 108 High Street, Manchester, M4 1HT  
24 Village Way, Manchester, M4 1BG  
Apartment 5.5, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.5, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.2, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.12, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.4, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 5.3, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 6.2, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 2.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 6.5, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.10, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 2.6, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 3.5, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 4.2, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.8, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 1.2, Design House, 108 High Street, Manchester, M4 1HT  
The Design House, 23 Copperas Street, Manchester, M4 1HS  
Apartment 2.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
19 Copperas Street, Manchester, M4 1HS  
Apartment 1.9, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Apartment 5.4, Design House, 108 High Street, Manchester, M4 1HT  
26 Village Way, Manchester, M4 1BG  
Apartment 1.5, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 3.1, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 1.3, Design House, 108 High Street, Manchester, M4 1HT  
Apartment 4.7, The Design House, 1 William Fairburn Way, Manchester, M4 1BH  
Al Faisal Tandoori, 58 Thomas Street, Manchester, M4 1EG  
58a, Thomas Street, Manchester, M4 1EG  
36-38, Edge Street, Manchester, M4 1HN  
Mart, 42 Edge Street, Manchester, M4 1HN  
Flux Magazine, 42 Edge Street, Manchester, M4 1HN  
Vox Pop, 53-55, Thomas Street, Manchester, M4 1NA  
On The Edge, 46 Edge Street, Manchester, M4 1HN  
57 Thomas Street, Manchester, M4 1NA  
Richard Goodall Ltd, 59 Thomas Street, Manchester, M4 1NA  
Cultural Industries Development Services, 5 Oak Street, Manchester, M4 5JD  
Game Plan, 5 Oak Street, Manchester, M4 5JD  
Shisha, 5 Oak Street, Manchester, M4 5JD  
Creative Industries, 5 Oak Street, Manchester, M4 5JD  
61 Thomas Street, Manchester, M4 1NA  
Jonathan Keenan Photography, 5 Oak Street, Manchester, M4 5JD  
Radio Space, The Department Store 1-7, Oak Street, Manchester, M4 5JD

The Millstone, 65-67, Thomas Street, Manchester, M4 1LQ  
Keystone Properties (manchester) Ltd, 49-51, Edge Street, Manchester, M4 1HW  
9 Oak Street, Manchester, M4 5JD  
Yadgar Cafe, 71 Thomas Street, Manchester, M4 1LQ  
Flat 10, 77 Thomas Street, Manchester, M4 1LQ  
Cedar Tree, 69 Thomas Street, Manchester, M4 1LQ  
12 Oak Street, Manchester, M4 5JE  
10 Oak Street, Manchester, M4 5JE  
16 Oak Street, Manchester, M4 5JE  
14 Oak Street, Manchester, M4 5JE  
En Vogue, 45-47, Thomas Street, Manchester, M4 1NA  
M A R C Ltd, 28-30, Edge Street, Manchester, M4 1HN  
33 Edge Street, Manchester, M4 1HW  
Akbar Trimmings, 26 Edge Street, Manchester, M4 1HN  
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 305, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 307, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 402, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 406, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 205, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ  
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ  
106 High Street, Manchester, M4 1HQ  
Clark Bros, 34-36, Thomas Street, Manchester, M4 1ER  
Manchester Cz Ltd, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Dooley Associates, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Walrus, 78-88, High Street, Manchester, M4 1ES  
Dinosaur, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Thornleys Solicitors, 85 High Street, Manchester, M4 1BD  
41a, Thomas Street, Manchester, M4 1NA

Gyroscope Ltd, 30-32, Thomas Street, Manchester, M4 1ER  
Odd Bar Ltd, 30-32, Thomas Street, Manchester, M4 1ER  
The Bay Horse, 35-37, Thomas Street, Manchester, M4 1NA  
Yadgar Cafe, 90 High Street, Manchester, M4 1ES  
Alfred E Mutter Ltd, 33 Thomas Street, Manchester, M4 1NA  
31a, Thomas Street, Manchester, M4 1NA  
Computastore Ltd, 31 Thomas Street, Manchester, M4 1NA  
20-24, Edge Street, Manchester, M4 1HN  
100-102, High Street, Manchester, M4 1HP  
Market Restaurant, 104 High Street, Manchester, M4 1HQ  
Apartment 209, 17 Thomas Street, Manchester, M4 1EU  
Apartment 101, 17 Thomas Street, Manchester, M4 1EU  
Chinese Arts Centre, Market Buildings, 13 Thomas Street, Manchester, M4 1EU  
Apartment 211, 17 Thomas Street, Manchester, M4 1EU  
Apartment 213, 17 Thomas Street, Manchester, M4 1EU  
Apartment 109, 17 Thomas Street, Manchester, M4 1EU  
Flat 4, 22 Turner Street, Manchester, M4 1DZ  
Flat 2, 22 Turner Street, Manchester, M4 1DZ  
Flat 3, 22 Turner Street, Manchester, M4 1DZ  
Flat 1, 22 Turner Street, Manchester, M4 1DZ  
Flat 5, 22 Turner Street, Manchester, M4 1DZ  
Flat 10, Solmame House, 7 Union Street, Manchester, M4 1PB  
24 Turner Street, Manchester, M4 1DZ  
Birch & Rowbotham, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
Jalwaid Hosiery, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
23 Turner Street, Manchester, M4 1DY  
F S T C Ltd, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
25 Turner Street, Manchester, M4 1DY  
D M Digital Global Television Network, 33-35, Turner Street, Manchester, M4 1DW  
Cathedral Jewellers, 38 Thomas Street, Manchester, M4 1ER  
G Fletcher C M B H I, 40 Thomas Street, Manchester, M4 1ER  
42a, Thomas Street, Manchester, M4 1ER  
Shopfittings (manchester) Ltd, 42-46, Thomas Street, Manchester, M4 1ER  
50a, Thomas Street, Manchester, M4 1ER  
48 Thomas Street, Manchester, M4 1ER  
Kabanna Cafe, 52 Thomas Street, Manchester, M4 1EG  
Rockers, 9 John Street, Manchester, M4 1EQ  
Flat 20, 11-21, Turner Street, Manchester, M4 1DY  
Flat 21, 11-21, Turner Street, Manchester, M4 1DY  
Flat 22, 11-21, Turner Street, Manchester, M4 1DY  
Flat 3, 11-21, Turner Street, Manchester, M4 1DY  
Flat 8, 11-21, Turner Street, Manchester, M4 1DY  
Flat 12, 11-21, Turner Street, Manchester, M4 1DY  
Flat 7, 11-21, Turner Street, Manchester, M4 1DY  
Flat 27, 11-21, Turner Street, Manchester, M4 1DY  
Flat 29, 11-21, Turner Street, Manchester, M4 1DY  
Flat 11, 11-21, Turner Street, Manchester, M4 1DY  
Flat 2, 11-21, Turner Street, Manchester, M4 1DY  
Flat 4, 11-21, Turner Street, Manchester, M4 1DY  
Flat 28, 11-21, Turner Street, Manchester, M4 1DY

Flat 16, 11-21, Turner Street, Manchester, M4 1DY  
Flat 14, 11-21, Turner Street, Manchester, M4 1DY  
Flat 17, 11-21, Turner Street, Manchester, M4 1DY  
Flat 26, 11-21, Turner Street, Manchester, M4 1DY  
Flat 32, 11-21, Turner Street, Manchester, M4 1DY  
3 Union Street, Manchester, M4 1PB  
5 Union Street, Manchester, M4 1PB  
Flat 6, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 9, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 5, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 4, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 1, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 11, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 7, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 8, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 3, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 2, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 12, Solmame House, 7 Union Street, Manchester, M4 1PB  
C L Emporium, 34 Turner Street, Manchester, M4 1DZ  
15-17, Red Lion Street, Manchester, M4 1PA  
45 Turner Street, Manchester, M4 1DN  
6 Kelvin Street, Manchester, M4 1ET  
Nrn Design Ltd, 51 Turner Street, Manchester, M4 1DN  
Little Aladdin, 72 High Street, Manchester, M4 1ES  
Flat 30, 11-21, Turner Street, Manchester, M4 1DY  
Flat 15, 11-21, Turner Street, Manchester, M4 1DY  
Flat 23, 11-21, Turner Street, Manchester, M4 1DY  
Flat 9, 11-21, Turner Street, Manchester, M4 1DY  
13a, Turner Street, Manchester, M4 1DY  
Flat 18, 11-21, Turner Street, Manchester, M4 1DY  
Flat 5, 11-21, Turner Street, Manchester, M4 1DY  
Flat 25, 11-21, Turner Street, Manchester, M4 1DY  
Flat 31, 11-21, Turner Street, Manchester, M4 1DY  
Flat 19, 11-21, Turner Street, Manchester, M4 1DY  
Flat 10, 11-21, Turner Street, Manchester, M4 1DY  
Flat 6, 11-21, Turner Street, Manchester, M4 1DY  
Flat 24, 11-21, Turner Street, Manchester, M4 1DY  
Oklahoma, 74-76, High Street, Manchester, M4 1ES  
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Manchester Buddhist Centre, 16-20, Turner Street, Manchester, M4 1DZ  
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 31, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Apartment 4, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Apartment 6, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Apartment 1, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Apartment 2, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Apartment 5, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Apartment 3, Thomas House 2-4, Thomas Street, Manchester, M4 1EX  
Flat 1, 11-21, Turner Street, Manchester, M4 1DY  
17a, Turner Street, Manchester, M4 1DY  
5 Soap Street, Manchester, M4 1EW  
Cut In Time, 1 Back Turner Street, Manchester, M4 1FR  
Apartment 103, 12 Thomas Street, Manchester, M4 1DH  
Apartment 206, 12 Thomas Street, Manchester, M4 1DH  
Apartment 201, 12 Thomas Street, Manchester, M4 1DH  
77 High Street, Manchester, M4 1BD  
Apartment 102, 12 Thomas Street, Manchester, M4 1DH  
Apartment 107, 12 Thomas Street, Manchester, M4 1DH  
Apartment 404, 12 Thomas Street, Manchester, M4 1DH  
Apartment 304, 12 Thomas Street, Manchester, M4 1DH  
Apartment 104, 12 Thomas Street, Manchester, M4 1DH  
Apartment 105, 12 Thomas Street, Manchester, M4 1DH  
Apartment 204, 12 Thomas Street, Manchester, M4 1DH  
Apartment 403, 12 Thomas Street, Manchester, M4 1DH  
Jewel House, 75 High Street, Manchester, M4 1FS  
Apartment 108, 12 Thomas Street, Manchester, M4 1DH  
Apartment 202, 12 Thomas Street, Manchester, M4 1DH  
Apartment 301, 12 Thomas Street, Manchester, M4 1DH  
Apartment 205, 12 Thomas Street, Manchester, M4 1DH  
Apartment 305, 12 Thomas Street, Manchester, M4 1DH  
Apartment 207, 12 Thomas Street, Manchester, M4 1DH  
Apartment 402, 12 Thomas Street, Manchester, M4 1DH

10 Thomas Street, Manchester, M4 1DH  
Apartment 307, 12 Thomas Street, Manchester, M4 1DH  
Apartment 101, 12 Thomas Street, Manchester, M4 1DH  
Apartment 303, 12 Thomas Street, Manchester, M4 1DH  
Apartment 106, 12 Thomas Street, Manchester, M4 1DH  
Apartment 302, 12 Thomas Street, Manchester, M4 1DH  
Apartment 401, 12 Thomas Street, Manchester, M4 1DH  
Apartment 203, 12 Thomas Street, Manchester, M4 1DH  
Apartment 306, 12 Thomas Street, Manchester, M4 1DH  
Flat 22, 56 High Street, Manchester, M4 1ED  
Flat 24, 56 High Street, Manchester, M4 1ED  
Flat 34, 56 High Street, Manchester, M4 1ED  
Flat 35, 56 High Street, Manchester, M4 1ED  
Flat 32, 56 High Street, Manchester, M4 1ED  
Flat 25, 56 High Street, Manchester, M4 1ED  
Flat 30, 56 High Street, Manchester, M4 1ED  
Flat 10, 56 High Street, Manchester, M4 1ED  
Flat 12, 56 High Street, Manchester, M4 1ED  
Flat 31, 56 High Street, Manchester, M4 1ED  
Flat 26, 56 High Street, Manchester, M4 1ED  
Flat 16, 56 High Street, Manchester, M4 1ED  
Flat 20, 56 High Street, Manchester, M4 1ED  
Flat 15, 56 High Street, Manchester, M4 1ED  
Flat 36, 56 High Street, Manchester, M4 1ED  
Flat 23, 56 High Street, Manchester, M4 1ED  
Flat 29, 56 High Street, Manchester, M4 1ED  
Flat 8, 56 High Street, Manchester, M4 1ED  
Flat 11, 56 High Street, Manchester, M4 1ED  
Flat 27, 56 High Street, Manchester, M4 1ED  
Flat 9, 56 High Street, Manchester, M4 1ED  
Flat 28, 56 High Street, Manchester, M4 1ED  
English Lounge, 64-66, High Street, Manchester, M4 1EA  
The Shalimar Restaurant, 68-70, High Street, Manchester, M4 1EA  
2 Turner Street, Manchester, M4 1DZ  
Flat 25, 58 High Street, Manchester, M4 1EF  
Flat 8, 58 High Street, Manchester, M4 1EF  
Flat 40, 58 High Street, Manchester, M4 1EF  
Flat 26, 58 High Street, Manchester, M4 1EF  
Flat 5, 58 High Street, Manchester, M4 1EF  
Flat 2, 58 High Street, Manchester, M4 1EF  
Flat 31, 58 High Street, Manchester, M4 1EF  
Flat 1, 58 High Street, Manchester, M4 1EF  
Flat 6, 58 High Street, Manchester, M4 1EF  
Flat 17, 58 High Street, Manchester, M4 1EF  
Flat 19, 58 High Street, Manchester, M4 1EF  
Flat 9, 58 High Street, Manchester, M4 1EF  
Flat 24, 58 High Street, Manchester, M4 1EF  
Flat 34, 58 High Street, Manchester, M4 1EF  
Flat 10, 58 High Street, Manchester, M4 1EF  
Flat 4, 58 High Street, Manchester, M4 1EF

Flat 20, 58 High Street, Manchester, M4 1EF  
Flat 18, 58 High Street, Manchester, M4 1EF  
Flat 33, 58 High Street, Manchester, M4 1EF  
Flat 35, 58 High Street, Manchester, M4 1EF  
Flat 42, 58 High Street, Manchester, M4 1EF  
Flat 36, 58 High Street, Manchester, M4 1EF  
Flat 21, 58 High Street, Manchester, M4 1EF  
Flat 23, 58 High Street, Manchester, M4 1EF  
Flat 11, 58 High Street, Manchester, M4 1EF  
Flat 43, 58 High Street, Manchester, M4 1EF  
Flat 39, 58 High Street, Manchester, M4 1EF  
Flat 16, 58 High Street, Manchester, M4 1EF  
Flat 28, 58 High Street, Manchester, M4 1EF  
Flat 14, 58 High Street, Manchester, M4 1EF  
Flat 41, 58 High Street, Manchester, M4 1EF  
Flat 22, 58 High Street, Manchester, M4 1EF  
Flat 37, 58 High Street, Manchester, M4 1EF  
Flat 27, 58 High Street, Manchester, M4 1EF  
Flat 29, 58 High Street, Manchester, M4 1EF  
Flat 7, 58 High Street, Manchester, M4 1EF  
Flat 3, 58 High Street, Manchester, M4 1EF  
Flat 38, 58 High Street, Manchester, M4 1EF  
Flat 15, 58 High Street, Manchester, M4 1EF  
Flat 12, 58 High Street, Manchester, M4 1EF  
Flat 30, 58 High Street, Manchester, M4 1EF  
Flat 32, 58 High Street, Manchester, M4 1EF  
Creative Vein Ltd, Basil Chambers, 65 High Street, Manchester, M4 1FS  
Jo Y Jo, Basil Chambers, 65 High Street, Manchester, M4 1FS  
Love Creative Ltd, Basil Chambers, 65 High Street, Manchester, M4 1FS  
King Sturge, 67 High Street, Manchester, M4 1FS  
9 Nicholas Croft, Manchester, M4 1EY  
Optical Express, Unit 2, 7 Nicholas Croft, Manchester, M4 1EY  
B J Products, 5 Nicholas Croft, Manchester, M4 1EY  
Dough, Jewel House 75-77, High Street, Manchester, M4 1FS  
Sevenoaks Sound & Vision, 69 High Street, Manchester, M4 1FS  
20 Oak Street, Manchester, M4 5JE  
18 Oak Street, Manchester, M4 5JE  
8 Brightwell Walk, Manchester, M4 1LZ  
6 Brightwell Walk, Manchester, M4 1LZ  
2 Brightwell Walk, Manchester, M4 1LZ  
4 Brightwell Walk, Manchester, M4 1LZ  
Flat 1-9, 77 Thomas Street, Manchester, M4 1LQ  
White Label Clothing, 53 Church Street, Manchester, M4 1PD  
55 Church Street, Manchester, M4 1PD  
57 Church Street, Manchester, M4 1PD  
49 Church Street, Manchester, M4 1PD  
Bikram Yoga, 51 Church Street, Manchester, M4 1PD  
59 Church Street, Manchester, M4 1PD  
33 Church Street, Manchester, M4 1PE  
Apartment 23, 18 Church Street, Manchester, M4 1PN

Apartment 39, 18 Church Street, Manchester, M4 1PN  
Apartment 15, 18 Church Street, Manchester, M4 1PN  
Apartment 31, 18 Church Street, Manchester, M4 1PN  
Apartment 28, 18 Church Street, Manchester, M4 1PN  
Apartment 16, 18 Church Street, Manchester, M4 1PN  
Apartment 50, 18 Church Street, Manchester, M4 1PN  
Apartment 44, 18 Church Street, Manchester, M4 1PN  
Apartment 24, 18 Church Street, Manchester, M4 1PN  
Apartment 26, 18 Church Street, Manchester, M4 1PN  
Apartment 34, 18 Church Street, Manchester, M4 1PN  
Apartment 12, 18 Church Street, Manchester, M4 1PN  
Apartment 4, 18 Church Street, Manchester, M4 1PN  
Apartment 14, 18 Church Street, Manchester, M4 1PN  
Apartment 35, 18 Church Street, Manchester, M4 1PN  
Apartment 1, 18 Church Street, Manchester, M4 1PN  
Apartment 3, 18 Church Street, Manchester, M4 1PN  
Apartment 36, 18 Church Street, Manchester, M4 1PN  
Apartment 8, 18 Church Street, Manchester, M4 1PN  
Apartment 7, 18 Church Street, Manchester, M4 1PN  
Apartment 49, 18 Church Street, Manchester, M4 1PN  
Apartment 41, 18 Church Street, Manchester, M4 1PN  
Apartment 6, 18 Church Street, Manchester, M4 1PN  
Apartment 48, 18 Church Street, Manchester, M4 1PN  
Apartment 32, 18 Church Street, Manchester, M4 1PN  
Apartment 56, 18 Church Street, Manchester, M4 1PN  
Apartment 53, 18 Church Street, Manchester, M4 1PN  
Apartment 57, 18 Church Street, Manchester, M4 1PN  
Apartment 54, 18 Church Street, Manchester, M4 1PN  
Apartment 55, 18 Church Street, Manchester, M4 1PN  
Apartment 51, 18 Church Street, Manchester, M4 1PN  
Apartment 33, 18 Church Street, Manchester, M4 1PN  
Apartment 46, 18 Church Street, Manchester, M4 1PN  
Apartment 52, 18 Church Street, Manchester, M4 1PN  
Apartment 10, 18 Church Street, Manchester, M4 1PN  
Apartment 13, 18 Church Street, Manchester, M4 1PN  
Apartment 61, 18 Church Street, Manchester, M4 1PN  
Apartment 2, 18 Church Street, Manchester, M4 1PN  
24 Church Street, Manchester, M4 1PN  
26 Church Street, Manchester, M4 1PN  
28 Church Street, Manchester, M4 1PN  
Apartment 37, 18 Church Street, Manchester, M4 1PN  
Apartment 21, 18 Church Street, Manchester, M4 1PN  
Apartment 5, 18 Church Street, Manchester, M4 1PN  
Apartment 60, 18 Church Street, Manchester, M4 1PN  
Apartment 47, 18 Church Street, Manchester, M4 1PN  
Apartment 59, 18 Church Street, Manchester, M4 1PN  
Apartment 43, 18 Church Street, Manchester, M4 1PN  
Apartment 9, 18 Church Street, Manchester, M4 1PN  
Apartment 58, 18 Church Street, Manchester, M4 1PN  
Apartment 38, 18 Church Street, Manchester, M4 1PN

Apartment 40, 18 Church Street, Manchester, M4 1PN  
Apartment 45, 18 Church Street, Manchester, M4 1PN  
12-16, Church Street, Manchester, M4 1PN  
Apartment 19, 18 Church Street, Manchester, M4 1PN  
Stoneacres Construction Ltd, Pall Mall House, 20 Church Street, Manchester, M4  
1PN  
Apartment 18, 18 Church Street, Manchester, M4 1PN  
Apartment 27, 18 Church Street, Manchester, M4 1PN  
Apartment 30, 18 Church Street, Manchester, M4 1PN  
Apartment 42, 18 Church Street, Manchester, M4 1PN  
Apartment 22, 18 Church Street, Manchester, M4 1PN  
Apartment 29, 18 Church Street, Manchester, M4 1PN  
Apartment 11, 18 Church Street, Manchester, M4 1PN  
Apartment 17, 18 Church Street, Manchester, M4 1PN  
Apartment 20, 18 Church Street, Manchester, M4 1PN  
Apartment 25, 18 Church Street, Manchester, M4 1PN  
Flat 405, 25 Church Street, Manchester, M4 1PE  
Flat 411, 25 Church Street, Manchester, M4 1PE  
Flat 404, 25 Church Street, Manchester, M4 1PE  
Flat 406, 25 Church Street, Manchester, M4 1PE  
Flat 310, 25 Church Street, Manchester, M4 1PE  
Flat 412, 25 Church Street, Manchester, M4 1PE  
Flat 307, 25 Church Street, Manchester, M4 1PE  
Flat 311, 25 Church Street, Manchester, M4 1PE  
Flat 501, 25 Church Street, Manchester, M4 1PE  
Flat 504, 25 Church Street, Manchester, M4 1PE  
Flat 403, 25 Church Street, Manchester, M4 1PE  
Flat 410, 25 Church Street, Manchester, M4 1PE  
Flat 407, 25 Church Street, Manchester, M4 1PE  
Flat 503, 25 Church Street, Manchester, M4 1PE  
Flat 401, 25 Church Street, Manchester, M4 1PE  
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Flat 32, 23 Church Street, Manchester, M4 1PY  
38 High Street, Manchester, M4 1QB  
Flat 24, 23 Church Street, Manchester, M4 1PY  
Flat 37, 23 Church Street, Manchester, M4 1PY  
Flat 45, 23 Church Street, Manchester, M4 1PY  
Flat 4, 23 Church Street, Manchester, M4 1PY  
Flat 17, 23 Church Street, Manchester, M4 1PY  
Flat 26, 23 Church Street, Manchester, M4 1PY  
Flat 21, 56 High Street, Manchester, M4 1ED  
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Flat 14, 56 High Street, Manchester, M4 1ED  
Flat 17, 56 High Street, Manchester, M4 1ED  
United National Bank Ltd, 79 Thomas Street, Manchester, M4 1LQ

Representations were received from the following third parties:

Engineering Services  
Environmental Health  
Environment & Operations (Highway Authority)  
Environment & Operations (Refuse & Sustainability)  
City Centre Regeneration  
Greater Manchester Police  
Northern Quarter Residents Forum  
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, , , M1 1BY  
Flat 407, Garden House, 114 High Street, Manchester, , , M4 1HQ  
45 Turner Street, Manchester, , , M4 1DN  
Flat 28, 56 High Street, Manchester, , , M4 1ED  
Flat 4, 11 - 21 Turner Street, Manchester, , , M4 1DY

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Email : e.greaves@manchester.gov.uk