

Application Number	Date of Appln	Committee Date	Ward
086922/FO/2008/C1	11th Jul 2008	18th Dec 2008	City Centre Ward

**Proposal** Use of pavement for outside seating area (Class A3) associated with existing ground and basement restaurant (Class A3) use with ancillary bar (granted consent under application ref no 077656)

**Location** The Landmark, 78 High Street, Manchester, M4 1ES,

**Applicant** Mr Joe Fearnhead, Walrus Bar And Canteen, 78-88 High Street, Manchester, M4 1ES,

**Agent** Richard Unwin Chartered Surveyor 10 Green Fold , Abbey Hey, Manchester, M18 8RJ,

### Description

The application relates to area outside of the premises known as Walrus Bar and Canteen which is located in the ground floor and basement of a building known as the Landmark building at 78 High Street. The building has elevations onto High Street, Back Turner Street and Back Thomas Street and lies within the Smithfield Conservation Area.

The ground floor and basement of the property currently has consent for a Class A3 (Restaurant & Café) Use granted in 2006 under application ref no 077656. Consent is sought for the use of part of the pavement space fronting onto High Street for an outside seating area for Class A3 (Restaurant Use). The proposed seating area would be operational between 12.00 and 21.00 hours Monday to Sunday. The seating area would comprise seating and table space for at least 20 people but confirmation of this is awaited from the applicant's agent. In support of the application the applicants have stated the following:

- That all tables and chairs used in the outside seating area would be stored within the unit when not in use; (however no specific details of where they would be stored have been provided).
- That no amplified sound or music will be played in the outside area and when in use the applicant has stated that the outside area will be checked regularly for litter and that if any is found it will be disposed off within the premises.
- That after the tables and chairs are removed, the whole of the area used will be swept clean and any litter or debris found, disposed of.
- That if needed, the area will be regularly jet washed to remove chewing gum.
- That when in use the outside area would be serviced by a dedicated waiter/ waitress.

Walrus Bar lies within the Smithfield Conservation Area in 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. High Street is a busy road which has trams operating nearby and is used as a bus route into the City Centre. A number of other applications for outside seating areas have been approved on High Street (application ref no 076261 - Sweet Mandarin 108

High Street and 082669 Northern Quarter Restaurant and Bar 106 High Street temporary approval for 12 months (expired October 2008)).

Members should note that the application is the subject of an appeal against non determination and it is now no longer possible for the Council to determine this application but a resolution by the Committee will form the basis of the Council's case on appeal.

### **Consultations**

Publicity - The application was advertised as a public interest development and affecting a conservation area and occupiers of adjacent and nearby properties were notified about the scheme. 3 letters of objection have been received from local residents. The basis of the objections is summarised below:

- On the grounds of the prevention of noise pollution from people using the seating area;
- For the general common good of the Northern Quarter and its residents;
- On the grounds of the prevention of public nuisance;
- That the bar in question has been the subject of numerous complaints since its opening and has repeatedly failed to comply with the relevant licence agreement conditions by ensuring that customers do not congregate around the exterior of the premises and leave the area promptly at closing time;
- The use of part of the pavement for seating will reduce the space available for pedestrians, especially if the number of people outside is not restricted;
- The seating is situated in the section of High Street at present used by buses which will pose a hazard to pedestrians if they have to step into the road because of restricted space on the footpath;
- That the reduction of the usable pavement width will make it difficult for disabled to navigate around the pavement furniture because people will be stood around next to the tables;

1 letter has been received which whilst not objecting to the proposal requests that there should be a limitation on the hours of operation of the seating area and that it should be removed outside of these hours out of consideration for adjacent residents.

Head of Environmental Health - Has no objection to the proposals provided that the outside seating area is not in use outside of the hours applied for and that all tables chairs and barriers are removed and stored inside the premises between 21.00 and 12.00 (hours of operation).

Greater Manchester Police (Architectural Liaison Officers) - Have no objections subject to the seating area being enclosed by low level removable barriers.

Greater Manchester Police (Bootle Street) - Have no objections subject to the seating area being enclosed by low level removable barriers.

Head of Technical Services - Have confirmed following a site visit that the plans are inaccurate and that the distance between the barriers and the kerb edge would not exceed the required 1.8m.

City Centre Regeneration Team - Are happy with the principle of this type of use subject to it being demonstrated that it will not have an adverse impact on residential amenity and can operate without causing an obstruction in the highway.

### **Issues**

The Unitary Development Plan for Manchester - The following UDP Policies the are of relevance to this application:

- Policy R1.1 'Regeneration' which encourages regeneration of the Regional Centre and specifically identifies the Northern Quarter as a significant regeneration area in the City Centre;
- RC 3 'Mixed Uses' - which encourages compatible missed uses within the City Centre;
- DC10.1 'Food and Drink' Uses - which supports the provision of developments involving the sale of food or drink within the City Centre;
- DC18 'Conservation Areas'- which states that the Council will seek to preserve and enhance the character of conservation areas,
- 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;
- L1.9 'Leisure and Recreation' - which supports the provision of street cafes in the city provided that they are carefully designed to minimise disruption to pedestrians and avoid problems of litter.
- RC18 Pedestrians and Cyclists -which supports the provision of safe, pleasant and convenient conditions for pedestrians and cyclists at appropriate location within the City;
- Design for Access 2 Section 4 which sets out layout standards for Street Furniture; and
- Section 3 of Guide to Development in Manchester (SPG) which provides guidance on accessibility issues and states that street furniture must be well designed with a clear function and positioned to avoid the creation of obstacles, clutter or confusion.

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance (RPG13). 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 not be consistent with RSS policy DP2 Promote Sustainable Communities which states that sustainable communities should be sensitive to the environment and contribute to a high quality of life.

Principle of the Proposed Use - The unit that is the subject of this application is located within a part of the City where the use of this area for outside seating for Class A3 (Restaurant and Café Use) would normally be acceptable in principle as such areas can add to the vibrancy of an area and enhance its

attractiveness. However such areas need to be designed and managed so as to minimise disruption to pedestrians and that they do not cause disamenity to nearby residents.

It is not clear from the information submitted with the application how the area would be managed to ensure that it would only be used by diners and not by people whose intention is to drink and not dine and as a consequence may be more likely to cause noise and disturbance to local residents. Neither is it clear where the tables and chairs would be stored within the premises during the opening hours of the restaurant or how diners would be moved from the area at 21.00 in an acceptable and orderly manner. Further details of this have been requested from the applicant's agent and any further information received will be reported to Committee.

In view of the above whilst in principle the proposal would be consistent with policies for, appropriate uses in this part of the city centre, Policy R1.1 'Regeneration', RC3 'Mixed Uses', DC10.1 'Food and Drink Uses and RC20 (Area 4) 'Small Area Proposals' and there are very real concerns about the impact that the use may have on local residents which is discussed in more detail below.

Residential Amenity / Hours of Operation- Whilst the proposed use might be something that could be considered to be acceptable in this part of the City Centre, the impact that it may have on nearby residents needs to be considered. There is an aspiration to create a diverse mix of uses within the Northern Quarter however a mixed-use environment inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential accommodation and indeed this is the case with this application. In such circumstances it is necessary to ensure that measures are introduced to mitigate the worst effects and the impact of noise and disturbance that can result.

The Head of Environmental Health has stated that based on the acoustic survey submitted in support of the application, provided that the outside seating area is not in use outside of the hours applied for and that all tables chairs and barriers are removed and stored inside the premises between 21.00 and 12.00 (hours of operation) then they have no objections to the proposals.

However whilst the applicants have stated that they will remove the chairs and tables to the inside of the premises after 21.00 it is not clear from the submitted information where these would be stored and how they would manage the removal of diners or indeed as suggested above may be the case, people whose sole intention is to drink, from the outside seating at that time

Pedestrian Safety / Disabled Access - Design for Access 2 is Manchester City Council's best practice guidance of inclusive design standards. It is intended that the standards in Design for Access 2 should be used for all buildings and projects on which Manchester City Council lead or are the client, for the maintenance and improvement of highways, and for all development on City Council disposal sites.

The document sets out the City's aspirations for inclusive development and is vigorously promoted with developers. Public sector and commercial

organisations are encouraged to use the standards in Design for Access 2 to assist in meeting the requirements of the 1995 Disability Discrimination Act. The manual reflects, and in some cases improves on, current government guidance and regulations, and builds upon the knowledge and experience of disabled people in Manchester. It therefore represents current best practice in inclusive design.

The document states that any street furniture should be located such that there is a 1800mm footway clear of obstructions between the edge of the obstruction and back of pavement. The Head of Technical Services has stated that based on measurements on site, the layout under consideration does not meet those criteria and that is not even allowing for further obstruction that would be caused by people moving the seating to get into it (how this achieved is not clearly set out in the application particularly in respect of the proposed low level window sill seating), or if somebody in a wheelchair wanted to use the seating area which would either not be possible, or would require the barriers to be pushed back further into the highway.

It is therefore considered that the proposals are contrary to Policies L1.9 'Leisure and Recreation', RC18 Pedestrians and Cyclists, Supplementary Planning Guidance 'Guide to Development in Manchester' (Adopted April 2007); and Design for Access 2.

Crime and Disorder - As recommended by GMP the proposed seating area would be demarcated by low level barriers to clearly demarcate the public and more private space and dining area. In view of this and provided that the chairs, table and any barriers are removed to the inside of the premises outside of the hours of operation they believe that there will be no unacceptable issues of anti-social behaviour or crime and disorder associated with the proposed outside seating. However as noted above no details of where inside the building the chairs and tables are to be stored has been provided and it is difficult to see from the internal layout plan how this would be possible within the confines of the existing layout when the premises is operational for the amount and size of tables and chairs proposed to be accommodated.

Impact on Character of the Conservation Area - It is felt that the proposed seating area would not have an adverse impact on the character of the Smithfield Conservation Area.

Objector's Concerns - Most of the material issues raised by objectors have been considered above. Issues relating to litter and antisocial behaviour could not be attributed to the operation of this particular unit and whilst not welcomed are not unusual within a city centre location and are beyond the control of planning legislation. The applicant has confirmed that the area would be monitored and cleared of litter on a regular basis.

### **Conclusion**

This is a finely balanced proposal in terms of its acceptability. Whilst this is a part of the City Centre where such uses might be acceptable, it is known that there have previously been complaints received about noise from and around the building from occupiers of nearby residential properties and as such it is considered that the proposed outside seating could adversely affect residential

amenity. It is noted that whilst consents have been granted for other outside seating areas along High Street for hours similar to those applied for here, the information to date is that these have operated in a satisfactory manner without any complaints being received from local residents.

It is clear from the above that there are very real concerns about how such an area would be managed and controlled in terms of noise levels, hours of operation ensuring that people are removed from the seating at the time that the area ceases to operate and that the chairs and tables are removed to inside the premises.

In assessing the merits of this application, careful consideration has been given to the impact of the outside seating area upon the amenity of residents in the area, to the highway safety implications of the proposed layout and to the management issues associated with operating the seating area within the proposed hours. Judged on the basis of the supporting information under consideration by the Committee it is felt that on balance the proposal is unacceptable in its current form for the reason outlined below.

**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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      Minded to refuse**

### **Conditions and/or Reasons**

1) The outside seating area by virtue of its location and layout would have an unacceptable detrimental impact on highway safety for pedestrians on the part of High Street where the chairs, tables and barriers would be located and is therefore contrary to RC18 (Pedestrians and Cyclists), L1.9 (Leisure and Recreation) of the UDP for the City of Manchester, Supplementary Planning Guidance 'Guide to Development in Manchester' (Adopted April 2007); and Design for Access 2.

**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: 086922/FO/2008/C1 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:**

Head of Environmental Health  
Greater Manchester Police (ALO's)  
Greater Manchester Police (Bootle Street)  
Head of Technical Services  
City Centre Regeneration Team

41a, Thomas Street, Manchester, M4 1NA  
Apartment 213, 17 Thomas Street, Manchester, M4 1EU  
Apartment 404, 17 Thomas Street, Manchester, M4 1EU  
Apartment 402, 17 Thomas Street, Manchester, M4 1EU  
Apartment 209, 17 Thomas Street, Manchester, M4 1EU  
Apartment 103, 17 Thomas Street, Manchester, M4 1EU  
Dooley Associates, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Manchester Cz Ltd, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Dinosaur, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR  
Thornleys Solicitors, 85 High Street, Manchester, M4 1BD  
Yadgar Cafe, 90 High Street, Manchester, M4 1ES  
23 Turner Street, Manchester, M4 1DY  
Jalwaid Hosiery, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
Birch & Rowbotham, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
F S T C Ltd, Clydesdale House, 27 Turner Street, Manchester, M4 1DG  
25 Turner Street, Manchester, M4 1DY  
Gyroscope Ltd, 30-32, Thomas Street, Manchester, M4 1ER  
Clark Bros, 34-36, Thomas Street, Manchester, M4 1ER  
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  
Computastore Ltd, 31 Thomas Street, Manchester, M4 1NA  
31a, Thomas Street, Manchester, M4 1NA  
Alfred E Mutter Ltd, 33 Thomas Street, Manchester, M4 1NA  
The Bay Horse, 35-37, Thomas Street, Manchester, M4 1NA  
Flat 5, 11-21, Turner Street, Manchester, M4 1DY  
Flat 22, 11-21, Turner Street, Manchester, M4 1DY  
Flat 6, 11-21, Turner Street, Manchester, M4 1DY  
17a, Turner Street, Manchester, M4 1DY  
Flat 28, 11-21, Turner Street, Manchester, M4 1DY  
Flat 2, 11-21, Turner Street, Manchester, M4 1DY  
Flat 32, 11-21, Turner Street, Manchester, M4 1DY  
Flat 3, 11-21, Turner Street, Manchester, M4 1DY

Flat 25, 11-21, Turner Street, Manchester, M4 1DY  
Flat 29, 11-21, Turner Street, Manchester, M4 1DY  
Flat 31, 11-21, Turner Street, Manchester, M4 1DY  
Flat 1, 11-21, Turner Street, Manchester, M4 1DY  
Flat 30, 11-21, Turner Street, Manchester, M4 1DY  
Flat 23, 11-21, Turner Street, Manchester, M4 1DY  
Flat 10, 11-21, Turner Street, Manchester, M4 1DY  
Flat 27, 11-21, Turner Street, Manchester, M4 1DY  
Flat 16, 11-21, Turner Street, Manchester, M4 1DY  
Flat 12, 11-21, Turner Street, Manchester, M4 1DY  
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Flat 7, 11-21, Turner Street, Manchester, M4 1DY  
Flat 15, 11-21, Turner Street, Manchester, M4 1DY  
Flat 21, 11-21, Turner Street, Manchester, M4 1DY  
Flat 19, 11-21, Turner Street, Manchester, M4 1DY  
Flat 20, 11-21, Turner Street, Manchester, M4 1DY  
Flat 26, 11-21, Turner Street, Manchester, M4 1DY  
Flat 14, 11-21, Turner Street, Manchester, M4 1DY  
Flat 8, 11-21, Turner Street, Manchester, M4 1DY  
Flat 24, 11-21, Turner Street, Manchester, M4 1DY  
13a, Turner Street, Manchester, M4 1DY  
Flat 18, 11-21, Turner Street, Manchester, M4 1DY  
Flat 17, 11-21, Turner Street, Manchester, M4 1DY  
Flat 4, 11-21, Turner Street, Manchester, M4 1DY  
Oklahoma, 74-76, High Street, Manchester, M4 1ES  
Flat 9, 11-21, Turner Street, Manchester, M4 1DY  
Apartment 404, 12 Thomas Street, Manchester, M4 1DH  
Apartment 306, 12 Thomas Street, Manchester, M4 1DH  
Apartment 101, 12 Thomas Street, Manchester, M4 1DH  
Apartment 106, 12 Thomas Street, Manchester, M4 1DH  
Apartment 304, 12 Thomas Street, Manchester, M4 1DH  
Apartment 108, 12 Thomas Street, Manchester, M4 1DH  
Apartment 301, 12 Thomas Street, Manchester, M4 1DH  
Apartment 303, 12 Thomas Street, Manchester, M4 1DH  
Apartment 203, 12 Thomas Street, Manchester, M4 1DH  
Apartment 105, 12 Thomas Street, Manchester, M4 1DH  
Apartment 103, 12 Thomas Street, Manchester, M4 1DH  
Apartment 206, 12 Thomas Street, Manchester, M4 1DH  
Apartment 305, 12 Thomas Street, Manchester, M4 1DH  
Apartment 302, 12 Thomas Street, Manchester, M4 1DH  
Apartment 204, 12 Thomas Street, Manchester, M4 1DH  
Apartment 201, 12 Thomas Street, Manchester, M4 1DH  
Apartment 401, 12 Thomas Street, Manchester, M4 1DH  
77 High Street, Manchester, M4 1BD  
Apartment 403, 12 Thomas Street, Manchester, M4 1DH  
Apartment 107, 12 Thomas Street, Manchester, M4 1DH  
Apartment 202, 12 Thomas Street, Manchester, M4 1DH  
Apartment 102, 12 Thomas Street, Manchester, M4 1DH  
Apartment 205, 12 Thomas Street, Manchester, M4 1DH  
Apartment 207, 12 Thomas Street, Manchester, M4 1DH  
Apartment 402, 12 Thomas Street, Manchester, M4 1DH  
Jewel House, 75 High Street, Manchester, M4 1FS  
10 Thomas Street, Manchester, M4 1DH

Apartment 104, 12 Thomas Street, Manchester, M4 1DH  
Apartment 307, 12 Thomas Street, Manchester, M4 1DH  
Apartment 109, 17 Thomas Street, Manchester, M4 1EU  
Apartment 107, 17 Thomas Street, Manchester, M4 1EU  
Apartment 211, 17 Thomas Street, Manchester, M4 1EU  
Apartment 401, 17 Thomas Street, Manchester, M4 1EU  
Apartment 202, 17 Thomas Street, Manchester, M4 1EU  
Apartment 201, 17 Thomas Street, Manchester, M4 1EU  
Apartment 212, 17 Thomas Street, Manchester, M4 1EU  
Apartment 208, 17 Thomas Street, Manchester, M4 1EU  
Apartment 105, 17 Thomas Street, Manchester, M4 1EU  
Apartment 205, 17 Thomas Street, Manchester, M4 1EU  
Apartment 403, 17 Thomas Street, Manchester, M4 1EU  
Apartment 106, 17 Thomas Street, Manchester, M4 1EU  
Apartment 203, 17 Thomas Street, Manchester, M4 1EU  
Apartment 101, 17 Thomas Street, Manchester, M4 1EU  
Apartment 305, 17 Thomas Street, Manchester, M4 1EU  
Apartment 303, 17 Thomas Street, Manchester, M4 1EU  
Apartment 104, 17 Thomas Street, Manchester, M4 1EU  
Apartment 302, 17 Thomas Street, Manchester, M4 1EU  
Apartment 301, 17 Thomas Street, Manchester, M4 1EU  
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Apartment 304, 17 Thomas Street, Manchester, M4 1EU  
Apartment 204, 17 Thomas Street, Manchester, M4 1EU  
Apartment 102, 17 Thomas Street, Manchester, M4 1EU  
Apartment 206, 17 Thomas Street, Manchester, M4 1EU  
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 31, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 26, 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 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
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Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB  
Video Shop, 2 Turner Street, Manchester, M4 1DZ  
The Shalimar Restaurant, 68-70, High Street, Manchester, M4 1EA  
Little Aladdin, 72 High Street, Manchester, M4 1ES  
9 Nicholas Croft, Manchester, M4 1EY  
Creative Vein Ltd, Basil Chambers, 65 High Street, Manchester, M4 1FS  
Jo Y Jo, Basil Chambers, 65 High Street, Manchester, M4 1FS  
67 High Street, Manchester, M4 1FS  
Love Creative Ltd, Basil Chambers, 65 High Street, Manchester, M4 1FS  
Sevenoaks Sound & Vision, 69 High Street, Manchester, M4 1FS  
Flat 4, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 5, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 7, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 9, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 10, Solmame House, 7 Union Street, Manchester, M4 1PB  
24 Turner Street, Manchester, M4 1DZ  
Flat 2, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 1, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 8, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 6, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 12, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 11, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 3, Solmame House, 7 Union Street, Manchester, M4 1PB  
Flat 5, 22 Turner Street, Manchester, M4 1DZ  
Flat 1, 22 Turner Street, Manchester, M4 1DZ  
Flat 2, 22 Turner Street, Manchester, M4 1DZ  
Flat 4, 22 Turner Street, Manchester, M4 1DZ  
Flat 3, 22 Turner Street, Manchester, M4 1DZ  
Manchester Buddhist Centre, 16-20, Turner Street, Manchester, M4 1DZ

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

David Nicholson, Apartment 301, 12 Thomas Street, Manchester  
Michael Swanick, Flat 9, 11-21 Turner Street, Manchester  
Margaret Morris, FSTC Ltd, Clydesdale House, 27 Turner St  
D Haslam, Flat 2 , 11-21 Turner Street, Manchester

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