

Application Number	Date of Appln	Committee Date	Ward
082508/FU/2007/C1	30th Jan 2008	24th Jul 2008	City Centre Ward

Proposal Change of use of basement for use as a bar (use class A4) and associated external alterations

Location Basil Chambers, 65 High Street, Manchester, M4 1FS,

Applicant Julian Taylor Design Associates, The Barn Crown House, 28a Winchester Road, Romsey, SO51 8AA

Agent

Description

Basil Chambers is a substantial and prominent building. It is triangular in shape and is bounded by High Street, Back Turner Street and Nicholas Croft with the principle frontages of the building to High Street and Nicholas Croft. It is five storeys in height and used for a variety of commercial purposes. This application relates to the basement area of the building which has a floor area of 600 sq m which is currently used for storage purposes. Planning Permission is sought for the change of use to a bar (use class A4) with associated external alterations. Access to the basement would be taken from Back Turner Street.

This application was deferred at the request of the applicant at the last Committee Meeting on 26 June 2008, with a request that it be re-presented at the July Committee (24 July 2008).

The proposed use would operate between the hours of 6.00pm to 1.00am Monday to Thursday, and Sundays, and 6.00pm to 3.00am Fridays and Saturdays.

The building is prominently situated in the Northern Quarter (NQ). The NQ area has undergone a significant transformation over the past 15 years and is now a successful mixed use area. This has been achieved through the refurbishment and re-use of many of the existing buildings in the area, such as Basil Chambers, and by selective new build developments and through environmental improvements. A number of schemes have involved, amongst a broad mix of other uses, residential accommodation. Over the past five years, the night time economy has grown considerably in this area and this has been a key part of the area's renaissance and has assisted in the process of bringing buildings back into active use. However, of late, there are some indications that the level of activity associated with the evening economy is starting to generate concern amongst stakeholders in the area, especially in relation to anti-social behaviour and crime and disorder. It is within this changing context that planning proposals have to be considered in this area.

Consultations

Head of Environmental Health - Objects to the proposal for the following reasons:

The development lies in an area which contains a large number of residential properties. This area already contains a significant number of licensed premises that remain open until the early hours of the morning. The existing residents are already affected detrimentally by the noise and disturbance caused by people coming and going from, and congregating outside, the existing licensed premises. The opening of another licensed premises, of this nature and capacity, will add to the noise and disturbance that already affects local residents.

An acoustic report, written by Hepworth Acoustics, was submitted with this application. The report recommends a significant amount of acoustic insulation to prevent the breakout of noise both to the nearest residential properties and to the floors above the development.

However, with respect to noise breaking-out to the nearest apartments the report states that the recommendations will be required as a minimum in order to adequately control music noise break-out and gives no indication of what other measures may be required, or can be implemented should it be required. It also gives no indication as to the likely resultant noise levels at nearby residential properties.

In terms of the break-out of noise to the floors above the report states that the recommendations to improve sound insulation between the basement and other parts of the building constitute the best that can practically be achieved and despite this it is possible that maximum permissible noise levels within the basement nightclub will be too low in order for the intended use to be viable.

It should be noted that a recent application for an office development on the ground floor of Basil Chambers has been submitted and has requested unrestricted hours of use. On the basis of the information currently available, should the Office development be granted approval and become occupied, it is likely to be seriously and detrimentally affected by noise breakout from this development.

It is proposed that waste air will be discharged through the grills on the ground floor level which are connected to the basement. This appears to be contrary to recommendations made in the acoustic report which recommends that any ventilation ducts are terminated on the atmosphere side at roof level and on the far side of the building away from apartments.

Greater Manchester Police - Objects to the proposal on the basis that the area is already saturated with licensed premises, and that this proposal would exacerbate issues of crime, disorder and anti social behaviour. It is noted that this would result in conflict between residential properties in the area, especially at closing time increasing the number of reports of public order and anti social behaviour incidents.

City Safe Unit - Object to the proposal for the same reasons outlined by GMP

Publicity - Neighbours were consulted and 23no. objections were received along with a 15 signature petition from residents of the adjacent building. The representations object to the proposal on the following grounds, in summary:

There would be an adverse impact upon a residential area.

The use would have a detrimental effect upon noise levels in the area.

People leaving, entering and meeting outside the venue would cause disturbance.

The area already has a saturation level of licensed premises

The proposal will lead to an increase in crime and disorder, and general street noise.

Loss of residential amenity

The proposal is a 'counter vision' to the existing development framework for the Northern Quarter

Noise from air conditioning / plant and equipment

The proposal would lead to an increase in incidents of violence, aggressive behaviour, fighting, and anti social behaviour which is already a problem in the area.

Councillors Battle and Ramsbottom - Object to the proposal on the basis that the proposal would have a negative impact on residents within the area, and believe that due to the number of bars and take aways already in operation in the area the addition of another bar would saturate the area. Concerns were also raised regarding the entrance and exit to the proposed premises being so close to the residential properties on Turner Street as it is felt that this could lead to noise nuisance and disturbance in the early hours of the morning.

Issues

Unitary Development Plan -

RC3 'Mixed uses' - states that compatible and mixed uses are encouraged.

There is already, within the area surrounding the application site, a variety of different uses a number of which are associated with the night time economy. As stated elsewhere in this report, the scale and extent of this is beginning to generate concern amongst some stakeholders in the area. The scale of this proposal is large and would attract large numbers of people. This must therefore raise other issues and it may well be that the use would not be compatible with the area within which it would be located. On this basis, it may well be that this specific proposal would therefore be contrary to policy RC3 'Mixed uses'.

Policy RC20 Area 4 (Small Area Proposals) - states that the Plan's aim to introduce further housing into the City Centre is especially important and relevant in the area north of Thomas Street. The need to build upon the substantial residential component (both existing and planned) and improve its surroundings will be the principle and critical reference point against which all proposals in the adjoining areas will be judged. It is considered that the

proposed use would not be conducive to these principles and the potential noise generation and high levels of activity associated with the use would be harmful to the amenity of existing and future residents.

Regional Spatial Strategy for the North West (Formerly RPG13) - this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans; as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

DP2: Enhancing the Quality of Life - Ensuring development provides a high quality of life for this and future generations;

DP3: Quality in New Development - Ensuring that new development demonstrates good design and respect for its setting;

DP4: Promoting sustainable economic growth and competitiveness and social inclusion.

It is considered that the potential noise and activity generated by the proposal and impact upon residents would be at variance to these policies.

Policy H2.2 (Housing) - states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider, amongst other things include the scale and appearance of the development. Therefore Policy H2.2 is relevant and seeks to ensure that developments do not have a detrimental impact on residential areas. There are no objections in principle to the introduction of an active use in this basement unit. However, the proposed bar use would involve comings and goings on a large scale at ground level, in the early hours of the morning and this would create noise and disturbance by patrons and would be unduly detrimental to the amenities that occupiers of nearby residential accommodation might reasonably expect to enjoy.

Policy DC10 (Food and Drink) - states that in determining planning applications for developments involving the sale of food or drink, the council will have regard to the effects on the amenity of neighbouring residents. The policy also states that the Council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and at ground level, in local shopping parades of more than 8 shops or offices. However, the policy goes on to state that developments will normally not be permitted where there is a house or flat on the ground floor near to the proposed business, or only separated from it by a narrow street or alleyway. There are a number of residential flats in close proximity to the application site (see plan showing residential dwellings adjacent to application site) and it is considered that the noise generated by the proposed use and the comings and goings of customers would be harmful to the amenity of these residents.

Policy DC26 (Development and Noise)- states that the council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting the city. In giving effect to this intention, the council will consider the effect of new development proposals which are likely to be

generators of noise. The policy also goes on to state that developments likely to result in unacceptably high levels of noise will not be permitted in residential areas. It is considered that the proposed use would through noise generation have a detrimental effect upon people living nearby to the site.

The principle of the use -

The growth and development of the Northern Quarter has been based around the concept of a mixed use area in the same manner as in other parts of the City Centre and elsewhere in the country. It is a positive and compatible mix of uses that make areas such as the Northern Quarter special and it is a concept that is fully supported by Government Policy. It is important to recognise that it is a positive mix of uses that is important as not all uses are or can be compatible. This notion of mixed use is very important as some residents do tend to perceive the Northern Quarter solely as a residential area, which it very clearly isn't.

This positive nature of the mix of uses has been a major driver for regeneration and is a critical component of the character of the area. However, it must be recognised and accepted that this could change if uses that undermine the area are introduced.

As the Northern Quarter has become more successful, more people have chosen to live there and more businesses have chosen to locate there. Many of the new apartments and businesses are in buildings that have been refurbished and this has been a particularly welcome and successful component of the renaissance of the area. Similarly, the independent sector has been able to thrive and flourish in the Northern Quarter and this has helped to make the area distinctive and distinguish itself from other regeneration initiatives.

The growth of the night time economy in this area is an important component of its overall success. But, in a similar way in which the growth of this sector can and has caused issues elsewhere in the City Centre, there are indications from some stakeholders that the growth of the sector in the Northern Quarter is beginning to cause problems relating to crime and disorder and is beginning to undermine the regeneration of the area.

It is always difficult to assess at what point a shift in balance takes place and at one point in time a use that has been seen as being an asset to regeneration becomes a hindrance to regeneration. It would appear that critical point is about to be reached or has been reached in the Northern Quarter. That is not to say that uses that are associated with the evening economy are no longer welcome in terms of principle in the area indeed, they may well have a considerable amount to offer, what it does mean however is that they now need to be considered very carefully in terms of their function, size, nature of the operation, access and impact upon amenity.

It is within this context that this current application has been considered and these factors have influenced the recommendation that has been made.

The proposal was originally for a live music venue, but this has since been modified for an A4 use as a bar. The venue is large and is unusually so in the NQ. It should be noted that the live music venue previously proposed intended

to accommodate 600 people within the same space. It can be seen therefore that this would be larger than the majority of other uses associated with the evening economy in the area and its impact therefore could be substantial and significant particularly in terms of comings and goings in the early hours of the morning.

The proposed entrance to the venue would be on Back Turner Street. The principle street frontages to Basil Chambers are Nicholas Croft and High Street which are busy and substantial city centre streets. The character of Back Turner Street is different. It is more narrow and not suited to giving access to a venue of this size and scale.

Acoustic Insulation -

The Head of Environmental Health has objected to the application and has expressed concern about the acoustic performance of the building and the ability to contain noise within the unit. If the building cannot be insulated properly and sufficiently in order to operate for this particular use; then the proposal is not acceptable.

Consideration has been given with regards to the imposition of conditions in order to ameliorate the adverse impacts of the development upon residential amenity. However, it is felt that conditions would not be effective. For these reasons, it is recommended that the application is refused.

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 REFUSE

On the basis that the proposal is not in accordance with Policies H2.2, DC10, DC26, RC3 and RC20 Area 4 (Small Area Proposals) of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The use of the basement area of the property as a bar would result in the over intensive use of the property to the detriment of the amenity of the occupiers of nearby residential property by reason of noise generated by patrons within the property and by the additional comings and goings generated by the scale of the use. The proposed development is therefore contrary to the provisions of policies H2.2, DC10, DC26, RC3, and RC20 Area 4 (Small Area Proposals) of the Unitary Development Plan for the City of Manchester.

2) By virtue of its location and size, the proposed development would create potential for an increase in incidences of crime and disorder in relation to people using the premises. As such the proposal would be contrary to section 17 of the Crime and Disorder Act 1998, section 2 of the Local Government Act 2000, and PPS1 "Delivering Sustainable Development".

3) By virtue of the location and size of the entrance to the proposed use; the narrow width of Back Turner Street on which the entrance would be located; and the large number of patrons visiting the premises there is potential for: (i) an increase in incidences of crime and disorder in relation to people using the premises, as such the proposal would be contrary to section 17 of the Crime and Disorder Act 1998, section 2 of the Local Government Act 2000, and PPS1 "Delivering Sustainable Development"; and (ii) an unacceptable amount of noise disturbance caused by people coming and going from, and congregating outside the proposed use as such the proposal would be contrary to the provisions of policies H2.2, DC10, DC26, RC3 and RC20 Area 4 (Small Area Proposals) of the Unitary Development for the City of Manchester.

4) The acoustic report (Hepworth Acoustics) submitted with the application gives no indication of what measures may be required to adequately control music noise breakout to the nearest apartments from the proposed use. In terms of break out of noise to the floors above, and on the basis of information contained in the acoustic report there is potential for the office occupiers to be detrimentally affected by noise breakout from the proposed use. The proposed development is therefore contrary to the provisions of policies H2.2, DC10, DC26, RC3 and RC20 Area 4 (Small Area Proposals) 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: 082508/FU/2007/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:

Greater Manchester Police

Environmental Health
Greater Manchester Police
Smithfield Green Residents Group
Environmental Health
Greater Manchester Police
Smithfield Green Residents Group
11 Thomas Street, Manchester, M4 1EU
13 Thomas Street, Manchester, M4 1EU
15 Thomas Street, Manchester, M4 1EU
19 Thomas Street, Manchester, M4 1EU
2-4, Thomas Street, Manchester, M4 1EX
9 Nicholas Croft, Manchester, M4 1EY
This & That Take Away, 3 Soap Street, Manchester, M4 1EW
5 Soap Street, Manchester, M4 1EW
Shudehill Book Centre, 34 Shudehill, Manchester, M4 1EZ
38 Shudehill, Manchester, M4 1EZ
Abergeldie Cafe, 40 Shudehill, Manchester, M4 1EZ
Central Radio Manchester Ltd, 30-32, Shudehill, Manchester, M4 1EZ
Cut In Time, 1 Back Turner Street, Manchester, M4 1FR
Love Creative Ltd, Basil Chambers, 65 High Street, Manchester, M4 1FS
B J Products, 5 Nicholas Croft, Manchester, M4 1EY
Sevenoaks Sound & Vision, 69 High Street, Manchester, M4 1FS
Optical Express, Unit 2, 7 Nicholas Croft, Manchester, M4 1EY
Jewel House, 75 High Street, Manchester, M4 1FS
67 High Street, Manchester, M4 1FS
Pee Wees, 3 Nicholas Croft, Manchester, M4 1EY
Apartment 101, 17 Thomas Street, Manchester, M4 1EU
Apartment 102, 17 Thomas Street, Manchester, M4 1EU
Apartment 103, 17 Thomas Street, Manchester, M4 1EU
Apartment 104, 17 Thomas Street, Manchester, M4 1EU
Apartment 105, 17 Thomas Street, Manchester, M4 1EU
Apartment 106, 17 Thomas Street, Manchester, M4 1EU
Apartment 107, 17 Thomas Street, Manchester, M4 1EU
Apartment 108, 17 Thomas Street, Manchester, M4 1EU
Apartment 109, 17 Thomas Street, Manchester, M4 1EU
Apartment 201, 17 Thomas Street, Manchester, M4 1EU
Apartment 202, 17 Thomas Street, Manchester, M4 1EU
Apartment 203, 17 Thomas Street, Manchester, M4 1EU
Apartment 204, 17 Thomas Street, Manchester, M4 1EU
Apartment 205, 17 Thomas Street, Manchester, M4 1EU
Apartment 206, 17 Thomas Street, Manchester, M4 1EU
Apartment 207, 17 Thomas Street, Manchester, M4 1EU
Apartment 208, 17 Thomas Street, Manchester, M4 1EU
Apartment 209, 17 Thomas Street, Manchester, M4 1EU
Apartment 210, 17 Thomas Street, Manchester, M4 1EU
Apartment 211, 17 Thomas Street, Manchester, M4 1EU
Apartment 212, 17 Thomas Street, Manchester, M4 1EU
Apartment 213, 17 Thomas Street, Manchester, M4 1EU
Apartment 301, 17 Thomas Street, Manchester, M4 1EU
Apartment 302, 17 Thomas Street, Manchester, M4 1EU
Apartment 303, 17 Thomas Street, Manchester, M4 1EU
Apartment 304, 17 Thomas Street, Manchester, M4 1EU

Apartment 305, 17 Thomas Street, Manchester, M4 1EU
Apartment 401, 17 Thomas Street, Manchester, M4 1EU
Apartment 402, 17 Thomas Street, Manchester, M4 1EU
Apartment 403, 17 Thomas Street, Manchester, M4 1EU
Apartment 404, 17 Thomas Street, Manchester, M4 1EU
79 High Street, Manchester, M4 1BD
81 High Street, Manchester, M4 1BD
9 Thomas Street, Manchester, M4 1EU
3 Back Turner Street, Manchester, M4 1FR
10 Thomas Street, Manchester, M4 1DH
Little Aladdin, 72 High Street, Manchester, M4 1ES
Yadgar Cafe, 90 High Street, Manchester, M4 1ES
Market Restaurant, 104 High Street, Manchester, M4 1HQ
13a, Turner Street, Manchester, M4 1DY
17a, Turner Street, Manchester, M4 1DY
31a, Thomas Street, Manchester, M4 1NA
23 Turner Street, Manchester, M4 1DY
English Lounge, 64-66, High Street, Manchester, M4 1EA
The Shalimar Restaurant, 68-70, High Street, Manchester, M4 1EA
The Landmark 78-88, High Street, Manchester, M4 1ES
100-102, High Street, Manchester, M4 1HP
Jalwaid Hosiery, Clydesdale House, 27 Turner Street, Manchester, M4 1DG
25 Turner Street, Manchester, M4 1DY
Flat 1, 11-21, Turner Street, Manchester, M4 1DY
Clark Bros, 34-36, Thomas Street, Manchester, M4 1ER
Gyroscope Ltd, 30-32, Thomas Street, Manchester, M4 1ER
Birch & Rowbotham, Clydesdale House, 27 Turner Street, Manchester, M4
1DG
2 Turner Street, Manchester, M4 1DZ
Flat 2, 11-21, Turner Street, Manchester, M4 1DY
Flat 3, 11-21, Turner Street, Manchester, M4 1DY
Flat 4, 11-21, Turner Street, Manchester, M4 1DY
Flat 5, 11-21, Turner Street, Manchester, M4 1DY
Flat 6, 11-21, Turner Street, Manchester, M4 1DY
Flat 7, 11-21, Turner Street, Manchester, M4 1DY
Flat 8, 11-21, Turner Street, Manchester, M4 1DY
Flat 9, 11-21, Turner Street, Manchester, M4 1DY
Flat 10, 11-21, Turner Street, Manchester, M4 1DY
Flat 11, 11-21, Turner Street, Manchester, M4 1DY
Flat 12, 11-21, Turner Street, Manchester, M4 1DY
Flat 14, 11-21, Turner Street, Manchester, M4 1DY
Flat 15, 11-21, Turner Street, Manchester, M4 1DY
Flat 16, 11-21, Turner Street, Manchester, M4 1DY
Flat 17, 11-21, Turner Street, Manchester, M4 1DY
Flat 18, 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 21, 11-21, Turner Street, Manchester, M4 1DY
Flat 22, 11-21, Turner Street, Manchester, M4 1DY
Flat 23, 11-21, Turner Street, Manchester, M4 1DY
Flat 24, 11-21, Turner Street, Manchester, M4 1DY
Flat 25, 11-21, Turner Street, Manchester, M4 1DY

Flat 26, 11-21, Turner Street, Manchester, M4 1DY
Flat 27, 11-21, Turner Street, Manchester, M4 1DY
Flat 28, 11-21, Turner Street, Manchester, M4 1DY
Flat 29, 11-21, Turner Street, Manchester, M4 1DY
Flat 30, 11-21, Turner Street, Manchester, M4 1DY
Flat 31, 11-21, Turner Street, Manchester, M4 1DY
Flat 32, 11-21, Turner Street, Manchester, M4 1DY
4-6, Back Thomas Street, Manchester, M4 1BT
Oklahoma, 74-76, High Street, Manchester, M4 1ES
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, 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 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Computastore Ltd, 31 Thomas Street, Manchester, M4 1NA
Apartment 305, 34 Copperas Street, Manchester, M4 1BJ
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ
Apartment 205, 34 Copperas Street, Manchester, M4 1BJ
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ
Apartment 307, 34 Copperas Street, Manchester, M4 1BJ
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ

Apartment 402, 34 Copperas Street, Manchester, M4 1BJ
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ
Apartment 406, 34 Copperas Street, Manchester, M4 1BJ
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 31, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
106 High Street, Manchester, M4 1HQ
Dinosaur, The Landmark 17-21, Back Turner Street, Manchester, M4 1FR
Flat 304, 25 Church Street, Manchester, M4 1PE
Flat 305, 25 Church Street, Manchester, M4 1PE
Flat 306, 25 Church Street, Manchester, M4 1PE
Flat 307, 25 Church Street, Manchester, M4 1PE
Flat 308, 25 Church Street, Manchester, M4 1PE
Flat 309, 25 Church Street, Manchester, M4 1PE
Flat 310, 25 Church Street, Manchester, M4 1PE
Flat 311, 25 Church Street, Manchester, M4 1PE
Flat 312, 25 Church Street, Manchester, M4 1PE
Flat 401, 25 Church Street, Manchester, M4 1PE
Flat 402, 25 Church Street, Manchester, M4 1PE
Flat 302, 25 Church Street, Manchester, M4 1PE
Flat 303, 25 Church Street, Manchester, M4 1PE
Flat 403, 25 Church Street, Manchester, M4 1PE
Flat 404, 25 Church Street, Manchester, M4 1PE
Flat 405, 25 Church Street, Manchester, M4 1PE
Flat 406, 25 Church Street, Manchester, M4 1PE
Flat 407, 25 Church Street, Manchester, M4 1PE
Flat 408, 25 Church Street, Manchester, M4 1PE
Flat 409, 25 Church Street, Manchester, M4 1PE
Flat 410, 25 Church Street, Manchester, M4 1PE
Flat 411, 25 Church Street, Manchester, M4 1PE
Flat 412, 25 Church Street, Manchester, M4 1PE
Flat 501, 25 Church Street, Manchester, M4 1PE
Flat 502, 25 Church Street, Manchester, M4 1PE
Flat 503, 25 Church Street, Manchester, M4 1PE
Flat 504, 25 Church Street, Manchester, M4 1PE
Flat 301, 25 Church Street, Manchester, M4 1PE
16 Union Street, Manchester, M4 1PB
Flat 27, 56 High Street, Manchester, M4 1ED
Flat 28, 56 High Street, Manchester, M4 1ED
Flat 29, 56 High Street, Manchester, M4 1ED
Flat 30, 56 High Street, Manchester, M4 1ED

Flat 31, 56 High Street, Manchester, M4 1ED
Flat 32, 56 High Street, Manchester, M4 1ED
Flat 33, 56 High Street, Manchester, M4 1ED
Flat 34, 56 High Street, Manchester, M4 1ED
Flat 35, 56 High Street, Manchester, M4 1ED
Flat 36, 56 High Street, Manchester, M4 1ED
Manchester Buddhist Centre, 16-20, Turner Street, Manchester, M4 1DZ
Flat 1, 58 High Street, Manchester, M4 1EF
Flat 2, 58 High Street, Manchester, M4 1EF
Flat 3, 58 High Street, Manchester, M4 1EF
Flat 4, 58 High Street, Manchester, M4 1EF
Flat 5, 58 High Street, Manchester, M4 1EF
Flat 6, 58 High Street, Manchester, M4 1EF
Flat 7, 58 High Street, Manchester, M4 1EF
Flat 8, 58 High Street, Manchester, M4 1EF
Flat 8, 56 High Street, Manchester, M4 1ED
Flat 9, 56 High Street, Manchester, M4 1ED
Flat 10, 56 High Street, Manchester, M4 1ED
Flat 11, 56 High Street, Manchester, M4 1ED
Flat 12, 56 High Street, Manchester, M4 1ED
Flat 1, 11-21, Turner Street, Manchester, M4 1DY
Flat 14, 56 High Street, Manchester, M4 1ED
Flat 15, 56 High Street, Manchester, M4 1ED
3 Union Street, Manchester, M4 1PB
Flat 16, 56 High Street, Manchester, M4 1ED
Flat 17, 56 High Street, Manchester, M4 1ED
Flat 18, 56 High Street, Manchester, M4 1ED
Flat 19, 56 High Street, Manchester, M4 1ED
Flat 20, 56 High Street, Manchester, M4 1ED
Flat 21, 56 High Street, Manchester, M4 1ED
Flat 22, 56 High Street, Manchester, M4 1ED
Flat 23, 56 High Street, Manchester, M4 1ED
Flat 24, 56 High Street, Manchester, M4 1ED
Flat 25, 56 High Street, Manchester, M4 1ED
Flat 26, 56 High Street, Manchester, M4 1ED
Flat 1, 56 High Street, Manchester, M4 1ED
Flat 2, 56 High Street, Manchester, M4 1ED
Flat 3, 56 High Street, Manchester, M4 1ED
Flat 4, 56 High Street, Manchester, M4 1ED
Flat 5, 56 High Street, Manchester, M4 1ED
Flat 6, 56 High Street, Manchester, M4 1ED
Flat 7, 56 High Street, Manchester, M4 1ED
2 Union Street, Manchester, M4 1PB
Flat 2, 23 Church Street, Manchester, M4 1PY
Flat 3, 23 Church Street, Manchester, M4 1PY
Flat 4, 23 Church Street, Manchester, M4 1PY
Flat 5, 23 Church Street, Manchester, M4 1PY
Flat 6, 23 Church Street, Manchester, M4 1PY
Flat 7, 23 Church Street, Manchester, M4 1PY
Flat 8, 23 Church Street, Manchester, M4 1PY
Flat 9, 23 Church Street, Manchester, M4 1PY
Flat 10, 23 Church Street, Manchester, M4 1PY

- Flat 11, 23 Church Street, Manchester, M4 1PY
Flat 12, 23 Church Street, Manchester, M4 1PY
Flat 14, 23 Church Street, Manchester, M4 1PY
Flat 15, 23 Church Street, Manchester, M4 1PY
Flat 16, 23 Church Street, Manchester, M4 1PY
Flat 17, 23 Church Street, Manchester, M4 1PY
Flat 18, 23 Church Street, Manchester, M4 1PY
Flat 19, 23 Church Street, Manchester, M4 1PY
Flat 20, 23 Church Street, Manchester, M4 1PY
Flat 21, 23 Church Street, Manchester, M4 1PY
Flat 22, 23 Church Street, Manchester, M4 1PY
Flat 23, 23 Church Street, Manchester, M4 1PY
Flat 24, 23 Church Street, Manchester, M4 1PY
Flat 25, 23 Church Street, Manchester, M4 1PY
Flat 26, 23 Church Street, Manchester, M4 1PY
Flat 27, 23 Church Street, Manchester, M4 1PY
Flat 28, 23 Church Street, Manchester, M4 1PY
Flat 29, 23 Church Street, Manchester, M4 1PY
Flat 30, 23 Church Street, Manchester, M4 1PY
Flat 31, 23 Church Street, Manchester, M4 1PY
Flat 32, 23 Church Street, Manchester, M4 1PY
Flat 33, 23 Church Street, Manchester, M4 1PY
Flat 34, 23 Church Street, Manchester, M4 1PY
Flat 35, 23 Church Street, Manchester, M4 1PY
Flat 36, 23 Church Street, Manchester, M4 1PY
Flat 37, 23 Church Street, Manchester, M4 1PY
Flat 1, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 2, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 3, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 4, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 5, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 6, 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 9, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 10, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 11, Solmame House, 7 Union Street, Manchester, M4 1PB
Flat 12, Solmame House, 7 Union Street, Manchester, M4 1PB
5 Union Street, Manchester, M4 1PB
Flat 2, 11-21, Turner Street, Manchester, M4 1DY
Flat 3, 11-21, Turner Street, Manchester, M4 1DY
Flat 4, 11-21, Turner Street, Manchester, M4 1DY
Flat 5, 11-21, Turner Street, Manchester, M4 1DY
Flat 6, 11-21, Turner Street, Manchester, M4 1DY
Flat 7, 11-21, Turner Street, Manchester, M4 1DY
Flat 8, 11-21, Turner Street, Manchester, M4 1DY
Flat 9, 11-21, Turner Street, Manchester, M4 1DY
Flat 10, 11-21, Turner Street, Manchester, M4 1DY
Flat 11, 11-21, Turner Street, Manchester, M4 1DY
Flat 12, 11-21, Turner Street, Manchester, M4 1DY
Flat 14, 11-21, Turner Street, Manchester, M4 1DY
Flat 15, 11-21, Turner Street, Manchester, M4 1DY

Flat 16, 11-21, Turner Street, Manchester, M4 1DY
Flat 17, 11-21, Turner Street, Manchester, M4 1DY
Flat 18, 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 21, 11-21, Turner Street, Manchester, M4 1DY
Flat 22, 11-21, Turner Street, Manchester, M4 1DY
Flat 23, 11-21, Turner Street, Manchester, M4 1DY
Flat 24, 11-21, Turner Street, Manchester, M4 1DY
Flat 25, 11-21, Turner Street, Manchester, M4 1DY
Flat 26, 11-21, Turner Street, Manchester, M4 1DY
Flat 27, 11-21, Turner Street, Manchester, M4 1DY
Flat 28, 11-21, Turner Street, Manchester, M4 1DY
Flat 29, 11-21, Turner Street, Manchester, M4 1DY
Flat 30, 11-21, Turner Street, Manchester, M4 1DY
Flat 31, 11-21, Turner Street, Manchester, M4 1DY
Flat 101, 25 Church Street, Manchester, M4 1PE
Flat 32, 11-21, Turner Street, Manchester, M4 1DY
Flat 28, 58 High Street, Manchester, M4 1EF
Flat 29, 58 High Street, Manchester, M4 1EF
Flat 30, 58 High Street, Manchester, M4 1EF
Flat 31, 58 High Street, Manchester, M4 1EF
Flat 32, 58 High Street, Manchester, M4 1EF
Flat 33, 58 High Street, Manchester, M4 1EF
Flat 34, 58 High Street, Manchester, M4 1EF
Flat 35, 58 High Street, Manchester, M4 1EF
Flat 36, 58 High Street, Manchester, M4 1EF
Flat 37, 58 High Street, Manchester, M4 1EF
Flat 38, 58 High Street, Manchester, M4 1EF
Flat 39, 58 High Street, Manchester, M4 1EF
Flat 40, 58 High Street, Manchester, M4 1EF
Flat 41, 58 High Street, Manchester, M4 1EF
Flat 42, 58 High Street, Manchester, M4 1EF
Flat 43, 58 High Street, Manchester, M4 1EF
Flat 45, 23 Church Street, Manchester, M4 1PY
Flat 1, 23 Church Street, Manchester, M4 1PY
Flat 9, 58 High Street, Manchester, M4 1EF
Flat 10, 58 High Street, Manchester, M4 1EF
Flat 11, 58 High Street, Manchester, M4 1EF
Flat 12, 58 High Street, Manchester, M4 1EF
Flat 14, 58 High Street, Manchester, M4 1EF
Flat 15, 58 High Street, Manchester, M4 1EF
Flat 16, 58 High Street, Manchester, M4 1EF
Flat 17, 58 High Street, Manchester, M4 1EF
Flat 18, 58 High Street, Manchester, M4 1EF
Flat 19, 58 High Street, Manchester, M4 1EF
Flat 20, 58 High Street, Manchester, M4 1EF
Flat 21, 58 High Street, Manchester, M4 1EF
Flat 22, 58 High Street, Manchester, M4 1EF
Flat 23, 58 High Street, Manchester, M4 1EF
Flat 24, 58 High Street, Manchester, M4 1EF
Flat 25, 58 High Street, Manchester, M4 1EF

Flat 26, 58 High Street, Manchester, M4 1EF
Flat 27, 58 High Street, Manchester, M4 1EF
Flat 102, 25 Church Street, Manchester, M4 1PE
Flat 103, 25 Church Street, Manchester, M4 1PE
Flat 104, 25 Church Street, Manchester, M4 1PE
Flat 105, 25 Church Street, Manchester, M4 1PE
Flat 106, 25 Church Street, Manchester, M4 1PE
Flat 107, 25 Church Street, Manchester, M4 1PE
Flat 108, 25 Church Street, Manchester, M4 1PE
Flat 109, 25 Church Street, Manchester, M4 1PE
Flat 110, 25 Church Street, Manchester, M4 1PE
Flat 111, 25 Church Street, Manchester, M4 1PE
Flat 112, 25 Church Street, Manchester, M4 1PE
Flat 201, 25 Church Street, Manchester, M4 1PE
Flat 202, 25 Church Street, Manchester, M4 1PE
Flat 203, 25 Church Street, Manchester, M4 1PE
Flat 204, 25 Church Street, Manchester, M4 1PE
Flat 205, 25 Church Street, Manchester, M4 1PE
Flat 206, 25 Church Street, Manchester, M4 1PE
Flat 207, 25 Church Street, Manchester, M4 1PE
Flat 208, 25 Church Street, Manchester, M4 1PE
Flat 209, 25 Church Street, Manchester, M4 1PE
Flat 210, 25 Church Street, Manchester, M4 1PE
Flat 211, 25 Church Street, Manchester, M4 1PE
Flat 212, 25 Church Street, Manchester, M4 1PE
Flat 505, 25 Church Street, Manchester, M4 1PE
Flat 506, 25 Church Street, Manchester, M4 1PE
Flat 507, 25 Church Street, Manchester, M4 1PE
Flat 508, 25 Church Street, Manchester, M4 1PE
Flat 509, 25 Church Street, Manchester, M4 1PE
Flat 510, 25 Church Street, Manchester, M4 1PE
Flat 601, 25 Church Street, Manchester, M4 1PE
Flat 602, 25 Church Street, Manchester, M4 1PE
Flat 603, 25 Church Street, Manchester, M4 1PE
Flat 604, 25 Church Street, Manchester, M4 1PE
Flat 605, 25 Church Street, Manchester, M4 1PE
Flat 606, 25 Church Street, Manchester, M4 1PE
Flat 607, 25 Church Street, Manchester, M4 1PE
Flat 608, 25 Church Street, Manchester, M4 1PE
Flat 609, 25 Church Street, Manchester, M4 1PE
Flat 610, 25 Church Street, Manchester, M4 1PE
Flat 701, 25 Church Street, Manchester, M4 1PE
Flat 702, 25 Church Street, Manchester, M4 1PE
Flat 703, 25 Church Street, Manchester, M4 1PE
Flat 704, 25 Church Street, Manchester, M4 1PE
Flat 705, 25 Church Street, Manchester, M4 1PE
Flat 706, 25 Church Street, Manchester, M4 1PE
Flat 801, 25 Church Street, Manchester, M4 1PE
Flat 802, 25 Church Street, Manchester, M4 1PE
Flat 803, 25 Church Street, Manchester, M4 1PE
Flat 804, 25 Church Street, Manchester, M4 1PE
Flat 805, 25 Church Street, Manchester, M4 1PE

Flat 806, 25 Church Street, Manchester, M4 1PE
4-6, Back Thomas Street, Manchester, M4 1BT
Oklahoma, 74-76, High Street, Manchester, M4 1ES
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, 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 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 1, 22 Turner Street, Manchester, M4 1DZ
Flat 2, 22 Turner Street, Manchester, M4 1DZ
Flat 3, 22 Turner Street, Manchester, M4 1DZ
Flat 4, 22 Turner Street, Manchester, M4 1DZ
Flat 5, 22 Turner Street, Manchester, M4 1DZ
24 Turner Street, Manchester, M4 1DZ
Flat 38, 23 Church Street, Manchester, M4 1PY
Flat 39, 23 Church Street, Manchester, M4 1PY
Flat 40, 23 Church Street, Manchester, M4 1PY
Flat 41, 23 Church Street, Manchester, M4 1PY
Flat 42, 23 Church Street, Manchester, M4 1PY
Flat 43, 23 Church Street, Manchester, M4 1PY
Flat 44, 23 Church Street, Manchester, M4 1PY
Flat 46, 23 Church Street, Manchester, M4 1PY
Flat 47, 23 Church Street, Manchester, M4 1PY
Flat 48, 23 Church Street, Manchester, M4 1PY
Flat 49, 23 Church Street, Manchester, M4 1PY
Flat 50, 23 Church Street, Manchester, M4 1PY
Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 31, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Christopher Wray Lighting Ltd, 38 High Street, Manchester, M4 1QB
Flat 1, 4-6 Union Street, Manchester, M4
Flat 2, 4-6 Union Street, Manchester, M4
Flat 3, 4-6 Union Street, Manchester, M4
Flat 4, 4-6 Union Street, Manchester, M4
Flat 5, 4-6 Union Street, Manchester, M4
Flat 6, 4-6 Union Street, Manchester, M4
Flat 7, 4-6 Union Street, Manchester, M4
Flat 8, 4-6 Union Street, Manchester, M4
Flat 9, 4-6 Union Street, Manchester, M4
Flat 10, 4-6 Union Street, Manchester, M4
Flat 11, 4-6 Union Street, Manchester, M4
Flat 12, 4-6 Union Street, Manchester, M4
Flat 13, 4-6 Union Street, Manchester, M4
Flat 1, 14 Turner Street, Manchester, M4
Flat 2 , 14 Turner Street, Manchester, M4
Flat 1, 16-20 Turner Street, Manchester, M4
Flat 2, 16-20 Turner Street, Manchester, M4

Representations were received from the following third parties:

Emily Smeaton, Flat 4, 11-21 Turner Street, MANCHESTER
Caron Wint, Flat 6 Northpoint House , 5 Edgehill Street, MANCHESTER
Matthew Preston, Flat 30, 23 Church Street, Manchester
Mr R Darlington, Flat 6.2 The Design House, 108 High street, Manchester
Caron Gasper, 27 Northpoint House, 5 Edge Hill Street, Manchester
Rob Darlington, Flat 6.2 The Design House, 108 High Street, Manchester
Richard O'Rourke, Apt 23, 11-21 Turner Street, Manchester
Sue Botcherby, Flat 1, 23 Church Street, Manchester, Manchester, M4 1PY
Gary Cripps, Apartment 504, Market Square, 83 High Street, Manchester
Franco Sessini, Apartment 314, Market Square, 87 High St, Manchester
Les Patient, Apartment 411 Market Buildings High Street Manchester
Emily Smeaton, Flat 4, 11-21 Turner Street, MANCHESTER

Relevant Contact Officer : Rebecca Hadfield
Telephone number : 0161 234 4071
Email : r.hadfield@manchester.gov.uk