

Application Number	Date of Appln	Committee Date	Ward
115533/FO/2017	10th Apr 2017	1st Jun 2017	City Centre Ward

Proposal Change of use of units A3 and A7 to a golf simulation facility with restaurant and bar area (*sui generis*) and an entrance canopy.

Location Units A3 & A7, Left Bank, Manchester, M3 3AN

Applicant Golf Venues Limited, C/o Agent

Agent Mrs Laura Feekins, Deloitte LLP, 2 Hardman Street, Manchester, M3 3HF,

Description

The proposal relates to a ground floor unit and a first floor unit within the Leftbank building in Spinningfields. The building is on the north west side of Leftbank and is bounded to the north west by the River Irwell. The upper floors are occupied by apartments, and some of the ground floor units are occupied by a mixture of food and drink uses, with some units, such as those that are the subject of this application, being vacant. Spinningfields is a mixed use area which includes Grade A office buildings, the provision of retail and food and drink uses, and apartments within Leftbank.

The proposal is to change the use of the units to a *sui generis* mixed use comprising a golf simulation facility with a restaurant and bar area. Access to the use would be via Unit A3 on the ground floor, which has an entrance on the south western side of Irwell Square. Unit A3 would accommodate a reception desk, storage areas and customer toilets. Access up to Unit A7 on the first floor would be provided via a lift or stairs. The first floor area would accommodate the main golf simulation area, which would include five golf pitches with ancillary private booths, a raised putting green and a private bar. The proposals also include a public bar and restaurant area, which would be open to the general public. Externally, a freestanding canopy is proposed to the front entrance. The canopy would be constructed of hardwood with an acrylic canvas roof apex and sides. It would be weighed down by four hardwood planters and two baseplates.

Consultations

Publicity – Occupiers of neighbouring properties, including the whole of the Leftbank building, have been notified of the application, the application has been advertised in the local press and site notices have been displayed.

Six representations have been made **supporting** the application on the following grounds:

The proposal would bring a great space that has been sitting empty for 10 years in a prime location into life, creating jobs. As long as any sound and licensing issues are

addressed properly, then very happy to see this space being used after 10 years vacant.

The establishment of a lively social scene around Spinningfields has helped property values go up and made life better for residents. The area is crying out for something other than bars and restaurants and a golf simulation centre is a great idea.

It would be an excellent corporate hospitality venue and, due to the nature of the proposal, do not think it will cause any disruptions to the surrounding residents.

Twenty six representations have been received **objecting** to the application on the following grounds:

Noise and disturbance – Residents already experience ongoing issues with noise from food and drink uses both on this side and the other side of the river. The proposal would attract large groups of people lingering outside the building smoking, littering and being rowdy. Concern has been expressed regarding structural noise transfer (the submitted acoustic report does not consider noise from people using the venue talking, shouting etc) and ongoing issues with sound-proofing of the risers extractor units. Sound proofing between the ground floor commercial units and residential floors above is already inadequate and the measures proposed in the acoustic report will also be inadequate. The original planning permission (059972/FO/CITY1/00) for Leftbank never intended the mezzanine floor to be used for entertainment uses and doing so risks the quiet enjoyment of those living above - the mezzanine floor is only there to facilitate the commercial units, i.e. toilets, storage etc. In a recent example the Dockyard (a pub in one of the commercial units in Leftbank 6) was using this first, or mezzanine, floor for storage, and the noise generated by this activity led to the City Council Environmental Health officers rendering the properties directly above it as uninhabitable. Noise and disturbance from an outdoor first floor balcony would not be acceptable (NB. There is no outdoor balcony/space proposed as part of this application). The Spinningfields Masterplan only referred to active ground floor uses. There will also be noise from entry and exit of the clients (the controls recommended in the Operational Management Statement are not being applied to the current units resulting in the complaints made to Environmental Health over the past 8 years).

Hours – the proposed opening hours should be not later than 11pm in line with the other units in Leftbank.

Fumes – There are ongoing issues with smells from the risers – a further food unit will only exacerbate this. There are also issues with staff from neighbouring units smoking in the residents' car park and reception entrance ways.

Sui generis use – Concern has been expressed that the unit could subsequently become a nightclub as that is also classed as sui generis, or a sports bar (as has happened with the Mark Addy), generating significant noise and unpleasant customers.

Waste – Residents have previously had issues with the neighbouring businesses disposing of waste incorrectly, leaving unsightly oil spills and debris across the entrance pathway.

Parking – Residents already have issues with: neighbouring businesses parking cars in front of their pedestrianised entrance way ignoring parking tickets; and staff smoking in their car park and reception entrance way.

Precedent – This change of use of the mezzanine area would not only severely affect the residents within the building, but would set a precedent for other commercial units to be used for various activities in the future.

Property sales – The proposal would have a detrimental impact on the future rental or potential sale of properties due to the noise which would be created.

The proposal is at odds with the council's desire to promote long term living in the city centre and it puts money above everything else.

Highway Services - No objections. Recommend the applicant accommodates cycle parking for staff if possible.

Environmental Health - Recommends conditions regarding servicing hours, hours of operation to be agreed, fume extraction, acoustics and waste management.

Greater Manchester Police - No objections providing the proposal is designed and constructed in accordance with section 3.3 of the submitted Crime Impact Statement and a condition is attached to reflect the physical security specification listed within sections 4 & 5 of the appendices within the submitted Crime Impact Statement.

Issues

Relevant National Policy

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 6 & 7). Paragraphs 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

“Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”

The proposed development is considered to be consistent with sections 1, 2, 4, 7 and 8, of the NPPF for the reasons outlined below.

Section 1 - Building a strong and competitive economy - The proposal would secure a use for these units, which have been vacant since the building was completed

approximately ten years ago. It would create jobs during the fit out and the operation of the use and would complement and support existing business sectors within the City Centre.

Section 2 - Ensuring the Vitality of Town Centres - The proposal would bring two vacant units into use and introduce a new leisure facility into Spinningfields. This would support the vitality of the City Centre and Greater Manchester's growth objectives, meeting the demands of a growing economy and population. It would be within the City Centre in a location that is well connected and would therefore help to promote sustained economic growth.

Section 4 Promoting Sustainable Transport – The proposal is in an accessible location close to trams, trains and buses in the City Centre.

Section 7 (Requiring Good Design) - The design of the external canopy would be in keeping with the rest of the building and area.

Section 8 (Promoting healthy communities) – The development would facilitate social interaction and help to create a healthy, inclusive community.

Core Strategy

The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The proposals are considered to be consistent with Core Strategy Policies SP1, CC5, CC7, CC10, T2, EN1, EN16, EN19 and DM1.

Policy SP 1 (Spatial Principles) – The development would be highly sustainable and would be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the City Centre. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and contribute to the creation of a neighbourhood where people choose to be.

Policy CC5 – Transport – The proposal would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC7 Mixed Use Development - The proposals would bring into commercial use vacant units within a mixed use building, contributing to creating an active frontage and increasing footfall along the street.

Policy CC10 A Place for Everyone – The proposed use would increase the diversity of activity in the City Centre and would provide level access into the units.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs and local facilities.

Policy EN1 Design Principles and Strategic Character Areas - The proposal would result in development which would enhance the character of the area and the overall image of Manchester. The design responds positively at street level, which would improve permeability.

Policy EN 16 - Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN19 Waste – The application is accompanied by a Waste Management Strategy.

Policy DM 1 - Development Management – This policy outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- effects on amenity, including noise;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; and adequacy of refuse storage and collection.

The application is considered in relation to the above issues further on in this report and is considered to be in accordance with this policy.

Saved Unitary Development Plan Policies

DC10 Food and Drink Uses – The principle of the use is acceptable in the City Centre and the impact on amenity, servicing and access is considered to be acceptable. This is discussed in more detail below.

DC26.1 and DC26.5 Development and Noise – The application is supported by an acoustic assessment and it is considered that the proposal is capable of being adequately insulated so as not to have a detrimental impact on the amenity of surrounding occupiers through noise.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Strategic Plan for Manchester City Centre 2015-2018

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as Spinningfields. The Plan recognises that the unique high-quality leisure experience provided by the area's event space and buildings has played a critical role in enhancing connectivity across the site and the wider city centre. This usage has established Spinningfields as not only a premier commercial destination, but also as a place that is vibrant during evenings and weekends. The key priorities for the area include: continuing to develop the area, generating a truly mixed quarter focusing on ensuring sustainable long-term success; and the continuation of events to further animate the area. It is considered that the proposed development would be consistent with achieving these priorities.

Regeneration

Regeneration is an important planning consideration. Over the past fifteen years the City Council has had a considerable amount of success in terms of regenerating the City Centre. The work carried out in Piccadilly, Spinningfields, the commercial core, Manchester Central, Northern Quarter and Castlefield are all good examples of this. However, much remains to be done if the City Centre is to remain competitive and it will be important to ensure that investment in Manchester continues. Manchester City Centre is the primary economic driver in the City Region and as such is crucial to its longer term economic success.

Spinningfields is recognised as a key asset in adopted planning and economic development policy, including the Manchester City Strategic Plan, the Adopted Core Strategy and the Spinningfields Masterplan. The aims of these documents include the need to regenerate this 10 ha area and integrate it with the rest of the City Centre. This process is largely complete with the final buildings under construction or nearing completion. However, units to which this application relates have remained vacant since the Left Bank building was completed some ten years ago. The proposal would continue the process of regeneration and would bring these units into active use in line with the Spinningfields Masterplan. It is considered that the proposal supports the strategic objectives of the Spinningfields Masterplan and would contribute to the continued regeneration of Spinningfields and the overall City Centre. As such, it would be consistent with Sections 1 and 2 of the NPPF and Core Strategy Policies SP1, CC7, CC10, EN1 and DM1.

Residential Amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as noise, disturbance and privacy. The units already have planning permission to be used as a restaurant under the original approval for the building (059972/FO/CITY1/00), subject to conditions requiring a scheme of acoustic treatment and extraction of fumes. The original approval included a double height ground floor space, which Unit 7 forms part of and the acoustic lobbies at access and egress points suggested in Condition 11 of that approval, refer to lobbies at the entrance and exit points, rather than the mezzanine floor itself as suggested in one of the neighbour representations.

Spinningfields is a commercially led mixed use area, containing large office buildings and a mix of restaurants and bars, as well as Leftbank Apartments. The use would be primarily for a golf simulation facility, which would be in keeping with the general mix of uses in the area. It would be open to members of the public on a booking basis, with a membership structure for regular customers, operated by The Range. The applicant estimates that the maximum capacity of the facility would be 132 customers and it would operate on a one member of staff per 11 customer basis. The use is considered to be *sui generis*, which means it does not fall into any use class, so it could not be used for anything else in the future, such as a nightclub, without the need for further planning permission.

The application is supported by an acoustic report, which recommends that enhancements would be needed to the unit to increase the sound insulation performance to a level that would be acceptable for a typical bar. Further information has been requested to ensure that the use would be adequately insulated and it is considered that this information could be dealt with via conditions on any approval. It is considered that the fume extraction can be provided as a condition of any approval.

The applicant has submitted an Operational Management Statement, which sets out a number of measures to prevent the premises from causing noise and disturbance to residents. This would include management of customer behaviour through a warning and ejection process, the keeping of an incident log and the display of notices reminding customers to respect local residents and leave the premises as quietly as possible. A Dispersal Policy would be put in place, which would make customers aware that local residents live above the premises, ensure a gradual and quiet closure and dispersal of customers, direct customers to leave quietly and head to Hardman Boulevard or the bridge over the River Irwell, staff advising customers of transport options where required, a taxi-booking service and customers not being allowed to loiter outside the premises.

The applicant has proposed opening hours until midnight every night. However, given the proximity of residential accommodation and the need for further information regarding acoustic insulation, a condition should be attached to any approval requiring opening hours to be agreed with the local planning authority.

Given the proposed operational management statement and conditions regarding acoustics, hours of operation, servicing hours and fume extraction, the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester.

Crime and Disorder

The proposed use would bring activity and natural surveillance to the area and the proposal is supported by a management and dispersal policy that would prevent or manage unacceptable behaviour. The Crime Impact Statement would form part of the approved documents and a condition should be attached requiring the physical security specification listed within sections 4 & 5 of the appendices to the submitted Crime Impact Statement to be implemented. It is considered, therefore, that this is an acceptable use within the City Centre that would not have a detrimental impact on crime and disorder and would be consistent with Policy DM1 of the Core Strategy.

Access

Level access would be provided into the unit with lift access to the upper floor. It is considered therefore that the proposal is in accordance with policies CC10 and DM1 of the Core Strategy.

Highways

There is no dedicated parking which is acceptable in this City Centre location. Servicing and deliveries would be managed through the Spinningfields Management Company with information provided regarding the proposed routes and collections. A condition regarding the provision of cycle parking for staff should be attached to any approval. The submitted information is considered to be acceptable and the proposal would not have a detrimental impact on the highway network or highway safety, thereby being in accordance with policies T2 and DM1 of the Core Strategy.

Waste Storage and Disposal

A waste management strategy has been submitted with the application, which proposes one 360 litre container for each of the waste and recycling streams, to be collected daily. The strategy is considered to be acceptable and the proposal would thereby be in accordance with policies EN19 and DM1 of the Core Strategy and saved policy DC10 of the UDP.

Visual Amenity

The proposed freestanding canopy to the front entrance would be constructed of hardwood with an acrylic canvas roof apex and sides. It would fit into the glazed opening between the solid structural columns of the building and the top of the canopy would line up with one of the horizontal glazing bars on the building. The canopy would therefore respect the architectural features of the building and its appearance would be in keeping with other timber structures that are located around the ground floor of the building. It is considered therefore that the canopy would

have an acceptable impact on visual amenity and is in accordance with policies EN1 and DM1 of the Core Strategy.

Conclusion

The proposed use is considered to be entirely appropriate within the City Centre and would bring units, which have been vacant for many years, into use. The proposed use is supported by appropriate management, dispersal and crime and disorder policies and it is considered that, subject to conditions to control the impact on amenity, the proposal would have an acceptable impact on amenity. Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework, and should be approved.

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 Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing 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. She 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

Article 35 Declaration

In assessing the merits of an application for planning permission, officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. The planning officer worked with the applicant to overcome issues relating to residential amenity.

Reason for recommendation

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawing numbers

3759_1 showing the site location plan received by the City Council as local planning authority on 10 April 2017

3759_1 Rev J

6984/202 Revision E showing route to bin store

3759 Rev H - General Arrangement Plan

3759_9 Rev E - Canopy

3759_10 - Planning

001189-M01 Revision A - Ground & First Floor AC & Ventilation Layout;

The Range Leftbank Waste Management Strategy received by the City Council as local planning authority on 3 March 2017;

The Range Spinningfields Mechanical & Electrical Scope of Works;

Waste Management Strategy received by the City Council as local planning authority on 3 March 2017;

Acoustic Planning Report by Sandy Brown reference 16225-R01-D;

Deloitte letter dated 2 March 2017;

Crime Impact Statement Version A:19/01/17 Reference: 2011/0935/CIS/01;

The Range Smoking Policy;

The Range Operational Management Statement;

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) 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 saved policy DC10 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

5) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

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

07:30 to 20:00, Monday to Saturday;
10:00 to 18:00, Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

7) The premises shall not open outside hours to be agreed in writing by the City Council as local planning authority before the use commences.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) The approved Waste Management Strategy shall be implemented as part of the use and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

9) The use hereby approved shall not commence until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

10) The use hereby approved shall not commence until details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

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: 115533/FO/2017 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:

Highway Services
Environmental Health
Greater Manchester Police
Greater Manchester Pedestrians Society

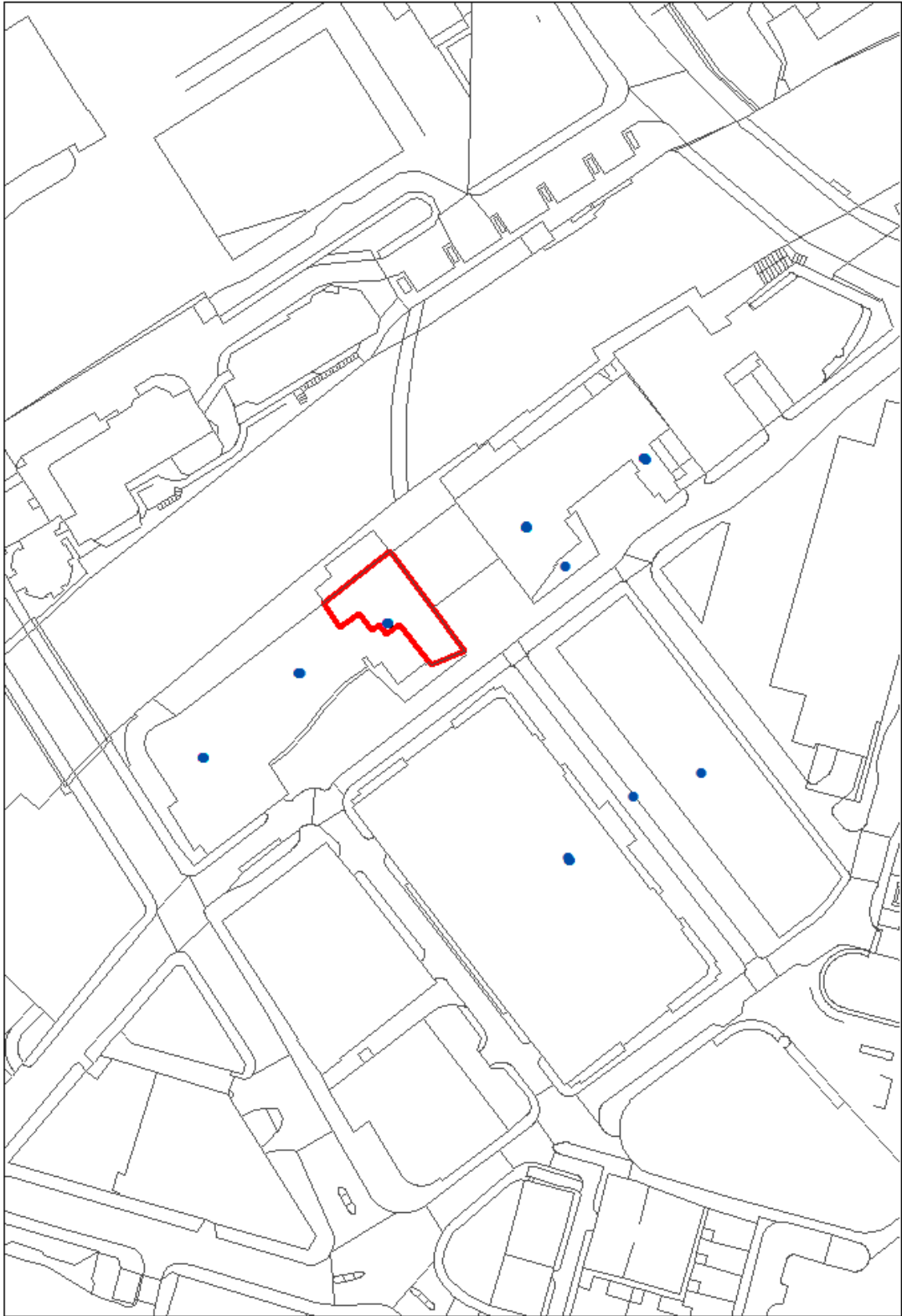
A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Highway Services
Environmental Health
Greater Manchester Police
Apt 1503, 6 Leftbank, Spinningfields, Manchester, M3 3AF
Apartment 13-25, 6 Leftbank, Spinningfields, Manchester, M3 3AF
Flat 935, 12 Leftbank, Manchester, M3 3AH
Apartment 2.19, 12 Leftbank, Spinningfields, Manchester, M3 3AG
Apartment 837, 6 Leftbank, Manchester, M3 3AE
Apt 210,, 12 Leftbank, Manchester, M3 3AG
Apartment 10.13, 12 leftbank, Manchester, M33ah
116 Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JP
831, 6 Leftbank, Manchester, M3 3AE
Apartment 716, 12 Leftbank, Manchester, M3 3AG
Apt 835, 12 Leftbank, Manchester, M3 3AG
309, 18 Leftbank, Manchester, M33AJ
Apartment 3.21, 12 Leftbank, Manchester, M3 3AG
13, Biscop house, Sunderland, Sr1 1er
Apartment 1201, Manchester, M33AJ
1332, Manchester, M3 3AF
Apartment 14.04,, 6, Leftbank, Spinningfields,, Manchester, M3 3AF
Apartment 1231 6 Leftbank, Spinningfields, Manchester, M3 3AF
Apartment 1201, Manchester, M33AJ
Rendall and Rittner Ltd, Lowry House, 17 Marble Street,, Manchester, M2 3AW
Apartment 517, 12 Leftbank, Manchester, M3 3AG
6 leftbank, Spinningfields, Manchester, M33af

Apartment 827, Block 6,, Leftbank, Spinningfields, Manchester, M3 3AF
438 Leftbank, spinningfields, Manchester, M3 3AD
Apartment 935, 12 Left Bank, Manchester, M3 3AH
Apartment 1232, 6 Left Bank, Manchester, M3 3AF
Apartment 531, 6 Left Bank, Manchester, M3 3AE
Apartment 13-25, 6 Leftbank, Spinningfields, Manchester, M3 3AF
6 Leftbank, Manchester, M3 3AF
Apartment 905, 18 Leftbank, Manchester, M3 3AL
Apartment 538, 2 Leftbank, Manchester, M3 3AD
Apartment 732, 6 Leftbank, Spinningfields, Manchester, M3 3AE

Relevant Contact Officer : Lucy Harrison
Telephone number : 0161 234 5795
Email : l.harrison1@manchester.gov.uk



 Application site boundary  Neighbour notification
© Crown copyright and database rights 2017. Ordnance Survey 100019568