

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130932/AO/2021

Date registered valid: 2 July 2021

Proposal: Installation of 2no. internally illuminated fascia signs, 2no. internally illuminated projecting signs and non -illuminated vinyl graphics for ground floor shop

Address: 10 Old Mill Street, Manchester, M4 6DZ

Ward(s): Ancoats & Beswick Ward

Applicant: Sainsburys Supermarkets Ltd & Waterside Places Ltd C/o Agent

Agent (if any): Mr Gary Morris Alder King Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 August 2021

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 30 July 2021

Standard consultations:

Printed: 7 July 2021 Expired: 28 July 2021

Neighbour notifications

Printed: 7 July 2021 Expired: 28 July 2021

Site notice

Posted 30 July 2021 Expired 21 August 2021

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

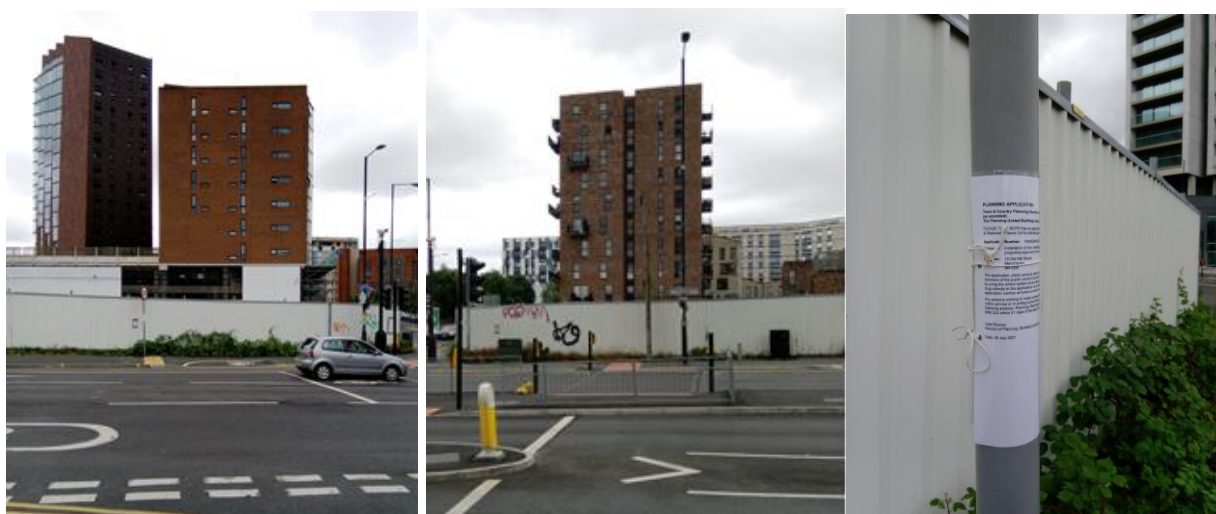


Fig.1 – Views of the site from Old Mill Street, Great Ancoats Street and site notice displayed on Old Mill Street

The application site is located at the south-east junction of Great Ancoats Street and Old Mill Street. The site is currently enclosed with a hoarding in preparation of construction works. These works relate to the planning permission granted under ref: 128850/JO/2020 relating to the formation of a part 11 and part 16 storey building comprising 106 apartments with permitted ground floor commercial use that would now fall within Class E of the Use Classes Order. The proposed advertising relates to the formation of a permitted retail food store.

Description of advertisements

i. North-east elevation – The display of:

Internally illuminated individual letter signage above an entrance to the ground floor retail units. Individual letters would have a maximum height of 250 mm and positioned 2767 mm above ground level. Informational vinyl signage would be applied to glazing to the side of the door with respective dimensions of 375 mm (w) and 675 mm (h) and 225 mm (w) x 675 mm (h). On projecting internally illuminated box sign would be attached to the vertical column of brickwork positioned at the intersection of the south-west elevation. It would have dimensions of 750 mm (w) x 375 mm(h) and positioned 2665 mm above ground level. Vinyl signage would be applied to four of the ten proposed display windows.

ii. South-west elevation – The display of:

Installation of one matching internally illuminated box sign and individual letter signage above a pair of display windows. The elevation incorporates two pairs of display windows, to which vinyl signage would be applied.

All [illuminated] signage illuminance would be static with maximum levels of 196 cd/m².

Consultations & Notification Responses

Local residents – In addition to neighbour consultation via letter a site notice was also displayed. No comments have been received.

Highways Services – No objection but the following comments have been received:

i. Fascia signage to north-east and south-west elevations

The proposed signs are site on the adopted highway network and due to the limited projection would not require a 'Projection over License'. The proposed luminance of the signs at 196 cd/m² would be within with the recommended maximum of 600cd/m². A sufficient headroom clearance of 2.762m, compliant with the 2.30m minimum.

ii. Projecting signage to north-east and south-west elevations

The proposed box signs are not located on the adopted highway network and satisfactory headroom clearance would be achieved. As the proposed signs would have extend to a maximum projection of 0.75m over the adopted highway, a 'Projection over Licence' would be required. The proposed luminance of the signs is noted as 144 cd/m² which is considered to be acceptable.

iii. The proposed vinyl signage is considered to be acceptable.

Issues

Town and Country Planning (Control of Advertisements) Regulations 2007 - States that:

- (1) The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account'
 - (a) The provisions of the development plan, so far as they are material; and
 - (b) Any other relevant factors.
- (2) Without prejudice to the generality of paragraph (1)(b)'
 - (a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
 - (b) Factors relevant to public safety include'
 - (i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
 - (iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
- (3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
- (4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

It is considered that the illuminated signage relates satisfactorily to the regulations.

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 12. Achieving well-designed places – Paragraph 136 states that the 'quality and character of places can suffer when advertisements are poorly sited and designed.' Notwithstanding the above, paragraph 136 also states that 'separate consent process within the planning system controls the display of advertisements' that should seek to exercise related 'control only in the interests of amenity and public safety, taking account of cumulative impacts'.

In this case, it is considered that the signage would be proportionate and well designed. It would be appropriately related to the composition of the building. It is therefore considered that the development would be accord with Chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG:

Advertisements - This section specifically refers to, amongst other things,

- i. Considerations affecting public safety
- ii. Considerations affecting amenity.

In this case it is considered that the display of signage would not be detrimental to highway safety and / or the amenity of the street scene, including Great Ancoats Street as a major orbital route around and gateway to the city centre. The proposals would thereby be appropriately related to the relevant aspects of PPG.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that 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 following policies are relevant to the proposed development:

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

It is not considered that the appearance and specification of the illuminated signage would unduly impact upon the character or composition of the shopfront or the host building. The number of signs is proportionate and satisfactorily related to the streetscene. Policy SP1 would thereby be accorded with.

Policy EN 1 Design Principles and Strategic Character Areas - States that all development in Manchester should have regard to the character of the area in which the development is located. It is considered that, given the signage is not be visually obtrusive nature. The

individual letter signage has some design quality and the projecting box signs are appropriately proportioned. The proposal would thereby be appropriately related to policy EN1.

Policy DM1 - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document.

Relevant considerations in this case are:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area;
- c. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- d. Design for health.

For the reasons previously set out above, it is considered that the proposed signage would be satisfactorily related to policy DM1 as it would not harmfully affect the character of the host building or its context, including future neighbouring residential uses.

Unitary Development Plan saved policies - The following saved policies of the UDP are considered to be relevant:

Policy DC14 - Shopfronts and related signs

Policy DC14.1 - States that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate, and of the area within which the premises are located. Policy DC14.1 has been related to the relationship of the signage to the existing building and the context of the site and considered to be appropriate.

Policy DC14.5 - States that the advertisement regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

A. In the interests of amenity,

- a. Signs should not normally be positioned other than at fascia level;
- b. Signs should respect the architectural form of buildings and shop frontages;

B. In the interests of public safety,

- h. Any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- i. All canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath.

It is considered that the illuminated signage has an acceptable visual impact and thereby accords with policy DC14 with regards to amenity. There are no apparent public safety issues associated with the display of the signage as its positioning would accord with policy DC14.5.

Principle - The proposed signage has been appropriately and coherently related to the existing shopfront. The signage would be appropriately related to the elevational design comprising glazing between brick columns. The signage would make a positive contribution is related the future use of the premises and is acceptable in principle.

Advertisements requiring consent – The projecting box signs and individual letter signage require express consent.

For completeness, the applicant has included internally applied window graphics that are necessary to hide the rear of the display cabinets positioned around the perimeter of the inside of the building. These signs would benefit from deemed consent under Schedule 3, Class 12 of the regulations.

Two small externally applied vinyl signs are proposed adjacent to the entrance door, which are below the threshold (0.3 sq metre) at which advertisement consent is required individually. However, the regulations grant deemed consent for only one such sign on a frontage, express consent has been sought for the larger (opening hours) sign.

Height and positioning - As stated the proposed signage would be appropriately related to the authorised shop frontage and streetscene. It also secures a satisfactory clearance above ground level. The height and position of the signage is therefore appropriate.

Highways Issues - No objections have been received from Highway Services and no public safety issues would arise. The requirement for a projection over licence are included as an informative.

Design and proliferation of signs - The scale and appearance of the application signage its relationship to the proposed shopfront, upper floor apartments and streetscene has been assessed. It is considered that the signage would be, in design terms, comparable to signage in the wider locality and appropriately related to the building and its context.

Residential amenity - It is not considered that the siting or appearance of the proposed signage adversely affect residential or visual amenity.

HS2 – The site is within the route of HS2. However, retail advertisements are exempt from consultation with HS2 regulatory body.

Conclusion - It is considered that the extent of proposed signage would be proportionate and appropriately related to the host building and streetscene.

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 a right to a fair hearing and to this end the local planning authority 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 policies of the Unitary Development Plan, the Director 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 recommendation given is proportionate to the wider benefits of 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

N/A

Condition(s) to be attached to decision for approval

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) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 2 July 2021 (including the maximum illumination levels specified in Section 4 of the advertisement consent forms and application of vinyl signage to the internal face of glazing to ground floor display windows):

Advertising consent application form;
Location plan Ref: 15883-PL-2001;
Existing plans and elevations Ref: 15883-PL-2002;
Proposed plans and elevations Ref: 15883-PL-2003;
Signage and shopfront details Ref: 15883-PL-2004;
Letter from Alder King Ref: GM/93650 dated 2 July 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The proposed signs extend to a maximum projection of 0.75 metres over the adopted highway and a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicant's expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services

149 Great Ancoats Street, Manchester, M4 6DH
149A Great Ancoats Street, Manchester, M4 6DH
141 Great Ancoats Street, Manchester, M4 6DH
147 Great Ancoats Street, Manchester, M4 6DH
143 Great Ancoats Street, Manchester, M4 6DH
140 Great Ancoats Street, Manchester, M4 6DU
Flat 804, 1 Lockgate Mews, Manchester, M4 6GE
Flat 802, 1 Lockgate Mews, Manchester, M4 6GE
Flat 702, 1 Lockgate Mews, Manchester, M4 6GE
Flat 605, 1 Lockgate Mews, Manchester, M4 6GE
Flat 505, 1 Lockgate Mews, Manchester, M4 6GE
Flat 104, 1 Lockgate Mews, Manchester, M4 6GE
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 803, 1 Lockgate Mews, Manchester, M4 6GE
Flat 602, 1 Lockgate Mews, Manchester, M4 6GE
Flat 504, 1 Lockgate Mews, Manchester, M4 6GE
Flat 202, 1 Lockgate Mews, Manchester, M4 6GE
Flat 103, 1 Lockgate Mews, Manchester, M4 6GE
Flat 101, 1 Lockgate Mews, Manchester, M4 6GE
Flat 3, 1 Lockgate Mews, Manchester, M4 6GE
Flat 2, 1 Lockgate Mews, Manchester, M4 6GE
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 801, 1 Lockgate Mews, Manchester, M4 6GE
Flat 704, 1 Lockgate Mews, Manchester, M4 6GE
Flat 306, 1 Lockgate Mews, Manchester, M4 6GE
Flat 208, 1 Lockgate Mews, Manchester, M4 6GE
Flat 205, 1 Lockgate Mews, Manchester, M4 6GE
Flat 203, 1 Lockgate Mews, Manchester, M4 6GE
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 903, 1 Lockgate Mews, Manchester, M4 6GE
Flat 901, 1 Lockgate Mews, Manchester, M4 6GE
Flat 701, 1 Lockgate Mews, Manchester, M4 6GE

Flat 503, 1 Lockgate Mews, Manchester, M4 6GE
Flat 307, 1 Lockgate Mews, Manchester, M4 6GE
Flat 301, 1 Lockgate Mews, Manchester, M4 6GE
Flat 5, 1 Lockgate Mews, Manchester, M4 6GE
Flat 4, 1 Lockgate Mews, Manchester, M4 6GE
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 706, 1 Lockgate Mews, Manchester, M4 6GE
Flat 603, 1 Lockgate Mews, Manchester, M4 6GE
Flat 506, 1 Lockgate Mews, Manchester, M4 6GE
Flat 305, 1 Lockgate Mews, Manchester, M4 6GE
Flat 206, 1 Lockgate Mews, Manchester, M4 6GE
Flat 102, 1 Lockgate Mews, Manchester, M4 6GE
Flat 6, 1 Lockgate Mews, Manchester, M4 6GE
Flat 1, 1 Lockgate Mews, Manchester, M4 6GE
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 902, 1 Lockgate Mews, Manchester, M4 6GE
Flat 904, 1 Lockgate Mews, Manchester, M4 6GE
Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 703, 1 Lockgate Mews, Manchester, M4 6GE
Flat 606, 1 Lockgate Mews, Manchester, M4 6GE
Flat 601, 1 Lockgate Mews, Manchester, M4 6GE
Flat 502, 1 Lockgate Mews, Manchester, M4 6GE
Flat 407, 1 Lockgate Mews, Manchester, M4 6GE
Flat 404, 1 Lockgate Mews, Manchester, M4 6GE
Flat 402, 1 Lockgate Mews, Manchester, M4 6GE
Flat 106, 1 Lockgate Mews, Manchester, M4 6GE
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 705, 1 Lockgate Mews, Manchester, M4 6GE
Flat 406, 1 Lockgate Mews, Manchester, M4 6GE
Flat 302, 1 Lockgate Mews, Manchester, M4 6GE
Flat 107, 1 Lockgate Mews, Manchester, M4 6GE
Flat 204, 1 Lockgate Mews, Manchester, M4 6GE
Flat 201, 1 Lockgate Mews, Manchester, M4 6GE
Flat 108, 1 Lockgate Mews, Manchester, M4 6GE
Flat 105, 1 Lockgate Mews, Manchester, M4 6GE
Flat 7, 1 Lockgate Mews, Manchester, M4 6GE
Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 604, 1 Lockgate Mews, Manchester, M4 6GE
Flat 501, 1 Lockgate Mews, Manchester, M4 6GE
Flat 403, 1 Lockgate Mews, Manchester, M4 6GE
Flat 401, 1 Lockgate Mews, Manchester, M4 6GE
Flat 304, 1 Lockgate Mews, Manchester, M4 6GE
Flat 303, 1 Lockgate Mews, Manchester, M4 6GE
Flat 207, 1 Lockgate Mews, Manchester, M4 6GE
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 405, 1 Lockgate Mews, Manchester, M4 6GE
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Area Team Boundary - Name: NORTH2