

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132677/AO/2022
Date registered valid: 28 January 2022
Proposal: Repositioning of existing signs plus new signs on 2 elevations
Address: Porcelanosa , Water Street, Manchester, M3 4JU
Ward(s): Hulme Ward

Applicant: Mr Jorge Fernandez Porcelanosa Water Street, Manchester, M3 4JU
Agent (if any): Gary Young Place 54 Architects 54 Boston Place , London , NW1 6ER
Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 March 2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 7 February 2022 Expired: 28 February 2022

Neighbour notifications

Printed: 7 February 2022 Expired: 28 February 2022

Site notice

Posted: 15 February 2022 Expired: 8 March 2022

Press advert

Published: 15 February 2022 Expired: 8 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

The application site is a standalone, single storey warehouse style building use for the retail of floors and fixtures for kitchen and bathroom areas. The application site is in the Castlefield Conservation Area.

There are two black illuminated PORCELANOSA signs on the building. One sign with 1.3m high lettering is on the top right corner of the south east elevation fronting Egerton Street and the second PORCELANOSA sign also with 1.3m high lettering and on the top left corner of the north west elevation.

There is a black sign reading, TILES BATHROOMS KITCHENS HARDWOOD on the north east elevation with 1.1m high lettering.

The current application is for advertisement consent for the repositioning of signs. The PORCELANOSA sign is proposed to be repositioned on the north east elevation to the top left corner. The TILES BATHROOMS KITCHENS HARDWOOD sign on the existing north east elevation will be removed. Instead, another sign is proposed in the top right corner of the north east elevation above the glazing reading TILES BATHROOMS KITCHENS which will be 1.1m in height. The PORCELANOSA sign will remain in the same position on the south east elevation. The PORCELANOSA sign located on the North West elevation will be removed due to the close proximity to the block of flats opposite.

The proposed letters for the PORCELANOSA sign are 1m high and the top of the lettering is 7.4m from ground level. The overall length of the PORCELANOSA signage is 12.6m. The TILES BATHROOMS KITCHENS signage located on the north east elevation has an overall length of 16.9m. On the north east elevation there is a gap of 5m between the PORCELANOSA sign and the TILES BATHROOMS KITCHENS sign.

The signage is created from individual letters, and the design is appropriate to both the scale and design of the building and the location adjacent to a busy highway and reflects Porcelanosa's commitment to high quality design in their products and buildings.

Description of area

Description of development

Consultations & Notification Responses

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity.

Environmental Health - have requested that conditions are attached to any permission to control Floodlighting/external lighting scheme. They have also asked for a condition to control DEMOLITION/CONSTRUCTION HOURS and this will be attached as an informative

Issues

The main issues for consideration relate to the impact of the proposals on amenity, (environmental impact and visual amenity). The main policies that relate to the proposal are Section 12 (Requiring Good Design) and Section 2 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), EN3 (Heritage), CC9 (Design and Heritage), CC10 (A Place for Everyone), EN1 (Design Principles and Strategic Character Areas) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC14 (Shop fronts and related signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Visual Amenity

The proposals will result in the complete removal of signage on the north west and south-west elevations.

The north-east elevation will have more signage than at present as the sign on the north-west elevation will be relocated plus a new sign will be installed informing the public of the products that are available from the store.

Although the proposals will increase the level of signage on the north-east elevation, they will also result in the complete elimination of signage from the north-west elevation where there has been signage in the past.

The proposals will keep the level of signage the same as at present and therefore they are considered to be acceptable in terms of visual amenity

Amenity - Environmental Health have been consulted on this issue and have requested that conditions are attached to any permission to control Floodlighting/external lighting scheme to be designed and installed in accordance with a scheme so as to control glare and overspill onto nearby residential properties. There are no residential properties on the 2 elevations that will have signage and therefore it is not considered necessary to attach this condition.

Environmental Health have also requested a condition to control DEMOLITION/CONSTRUCTION HOURS. This will be attached to this as an informative

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions were attached to the decision to ensure an acceptable development to which the applicant raised no objection.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 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.

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

Drawings

Proposed drawing Proposed NE and SW Elevations 21029 (P) 102 Revision 10/01/22
Proposed drawing Proposed SE and NW Elevations 21029 (P) 103 Revision 10/01/22
Proposed drawing Proposed Plan 21029 (P) 104 Revision 10/01/22
Proposed Detail 21029 (P) 105 Revision 10/01/22
Location Plan 21029 (P) 011 Revision 10/01/22 all received 11 Jan 2022

Documents

Design and Access Statement received 11 Jan 2022
Heritage Statement received 28 January 2022

Other

Existing and proposed photomontage 21029 (P) 106 Revision First issue 28/01/22 received 28th January 2022

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.

Informatives

1) The applicant is advised that construction/demolition works should be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 94, 189 Water Street, Manchester, M3 4JE
Flat 57, 191 Water Street, Manchester, M3 4JA
Flat 41, 191 Water Street, Manchester, M3 4JA
Flat 93, 189 Water Street, Manchester, M3 4JE
Flat 91, 189 Water Street, Manchester, M3 4JE
Flat 88, 189 Water Street, Manchester, M3 4JE
Flat 86, 189 Water Street, Manchester, M3 4JE
Flat 71, 189 Water Street, Manchester, M3 4JE
Flat 70, 189 Water Street, Manchester, M3 4JE
Flat 117, 189 Water Street, Manchester, M3 4JE
Flat 111, 189 Water Street, Manchester, M3 4JE
Flat 109, 189 Water Street, Manchester, M3 4JE
Flat 106, 189 Water Street, Manchester, M3 4JE
Flat 154, 187 Water Street, Manchester, M3 4JD
Flat 158, 187 Water Street, Manchester, M3 4JD
Flat 152, 187 Water Street, Manchester, M3 4JD
Flat 146, 187 Water Street, Manchester, M3 4JD
Flat 143, 187 Water Street, Manchester, M3 4JD
Apartment 142, 187 Water Street, Manchester, M3 4JD
Apartment 133, 187 Water Street, Manchester, M3 4JD
Flat 204, 185 Water Street, Manchester, M3 4JU
Flat 201, 185 Water Street, Manchester, M3 4JU
Flat 200, 185 Water Street, Manchester, M3 4JU
Flat 180, 185 Water Street, Manchester, M3 4JU
Flat 602, 1 Regent Road, Manchester, M3 4AZ
Flat 420, 1 Regent Road, Manchester, M3 4AY
Flat 408, 1 Regent Road, Manchester, M3 4AY
Flat 406, 1 Regent Road, Manchester, M3 4AY
Flat 311, 1 Regent Road, Manchester, M3 4AY
Flat 215, 1 Regent Road, Manchester, M3 4AY
Flat 214, 1 Regent Road, Manchester, M3 4AY
Flat 204, 1 Regent Road, Manchester, M3 4AY
Flat 201, 1 Regent Road, Manchester, M3 4AY
Flat 114, 1 Regent Road, Manchester, M3 4AY
Flat 105, 1 Regent Road, Manchester, M3 4AY
188 Water Street, Manchester, M3 4AU
Flat 6, 183 Water Street, Manchester, M3 4JU
Flat 25, 191 Water Street, Manchester, M3 4JA
Flat 12, 191 Water Street, Manchester, M3 4JA
Flat 1, 191 Water Street, Manchester, M3 4JA
Flat 2508, 1 Regent Road, Manchester, M3 4BE
Flat 2304, 1 Regent Road, Manchester, M3 4BE
Flat 2204, 1 Regent Road, Manchester, M3 4BE
Flat 2001, 1 Regent Road, Manchester, M3 4BE
Flat 1805, 1 Regent Road, Manchester, M3 4BE
Flat 1802, 1 Regent Road, Manchester, M3 4BE
Flat 1704, 1 Regent Road, Manchester, M3 4BE
Flat 1406, 1 Regent Road, Manchester, M3 4BA
Flat 1306, 1 Regent Road, Manchester, M3 4BA
Flat 1109, 1 Regent Road, Manchester, M3 4BA

Flat 1104, 1 Regent Road, Manchester, M3 4BA
Flat 1102, 1 Regent Road, Manchester, M3 4BA
Flat 914, 1 Regent Road, Manchester, M3 4BA
Flat 803, 1 Regent Road, Manchester, M3 4AZ
Flat 701, 1 Regent Road, Manchester, M3 4AZ
Flat 614, 1 Regent Road, Manchester, M3 4AZ
Flat 610, 1 Regent Road, Manchester, M3 4AZ
Flat 61, 191 Water Street, Manchester, M3 4JA
Flat 59, 191 Water Street, Manchester, M3 4JA
Flat 90, 189 Water Street, Manchester, M3 4JE
Flat 80, 189 Water Street, Manchester, M3 4JE
Flat 122, 189 Water Street, Manchester, M3 4JE
Flat 110, 189 Water Street, Manchester, M3 4JE
Flat 108, 189 Water Street, Manchester, M3 4JE
Flat 107, 189 Water Street, Manchester, M3 4JE
Flat 165, 187 Water Street, Manchester, M3 4JD
Flat 150, 187 Water Street, Manchester, M3 4JD
Flat 149, 187 Water Street, Manchester, M3 4JD
Flat 153, 187 Water Street, Manchester, M3 4JD
Flat 128, 187 Water Street, Manchester, M3 4JD
Apartment 134, 187 Water Street, Manchester, M3 4JD
Flat 131, 187 Water Street, Manchester, M3 4JD
Flat 207, 185 Water Street, Manchester, M3 4JU
Flat 202, 185 Water Street, Manchester, M3 4JU
Flat 192, 185 Water Street, Manchester, M3 4JU
Flat 185, 185 Water Street, Manchester, M3 4JU
Flat 170, 185 Water Street, Manchester, M3 4JU
Flat 606, 1 Regent Road, Manchester, M3 4AZ
Flat 605, 1 Regent Road, Manchester, M3 4AZ
Flat 603, 1 Regent Road, Manchester, M3 4AZ
Flat 520, 1 Regent Road, Manchester, M3 4AZ
Flat 519, 1 Regent Road, Manchester, M3 4AZ
Flat 507, 1 Regent Road, Manchester, M3 4AZ
Flat 501, 1 Regent Road, Manchester, M3 4AZ
Flat 414, 1 Regent Road, Manchester, M3 4AY
Flat 317, 1 Regent Road, Manchester, M3 4AY
Flat 315, 1 Regent Road, Manchester, M3 4AY
Flat 304, 1 Regent Road, Manchester, M3 4AY
Flat 207, 1 Regent Road, Manchester, M3 4AY
Flat 119, 1 Regent Road, Manchester, M3 4AY
Flat 113, 1 Regent Road, Manchester, M3 4AY
Flat 107, 1 Regent Road, Manchester, M3 4AY
Flat M07, 1 Regent Road, Manchester, M3 4AY
Flat M04, 1 Regent Road, Manchester, M3 4AY
Flat M02, 1 Regent Road, Manchester, M3 4AY
184 Water Street, Manchester, M3 4AU
Flat 1, 183 Water Street, Manchester, M3 4JU
Flat 35, 191 Water Street, Manchester, M3 4JA
Flat 22, 191 Water Street, Manchester, M3 4JA
Flat 9, 191 Water Street, Manchester, M3 4JA
Flat 1003, 1 Regent Road, Manchester, M3 4BA
Flat 1002, 1 Regent Road, Manchester, M3 4BA
Apartment 144, 187 Water Street, Manchester, M3 4JD
Flat 802, 1 Regent Road, Manchester, M3 4AZ

Flat 2501, 1 Regent Road, Manchester, M3 4BE
Flat 2406, 1 Regent Road, Manchester, M3 4BE
Flat 2404, 1 Regent Road, Manchester, M3 4BE
Flat 2402, 1 Regent Road, Manchester, M3 4BE
Flat 2305, 1 Regent Road, Manchester, M3 4BE
Flat 2302, 1 Regent Road, Manchester, M3 4BE
Flat 2105, 1 Regent Road, Manchester, M3 4BE
Flat 2005, 1 Regent Road, Manchester, M3 4BE
Flat 1905, 1 Regent Road, Manchester, M3 4BE
Flat 1901, 1 Regent Road, Manchester, M3 4BE
Flat 1806, 1 Regent Road, Manchester, M3 4BE
Flat 1803, 1 Regent Road, Manchester, M3 4BE
Flat 1706, 1 Regent Road, Manchester, M3 4BE
Flat 1604, 1 Regent Road, Manchester, M3 4BE
Flat 1601, 1 Regent Road, Manchester, M3 4BE
Flat 1501, 1 Regent Road, Manchester, M3 4BE
Flat 1407, 1 Regent Road, Manchester, M3 4BA
Flat 1401, 1 Regent Road, Manchester, M3 4BA
Flat 1310, 1 Regent Road, Manchester, M3 4BA
Flat 1309, 1 Regent Road, Manchester, M3 4BA
Flat 1212, 1 Regent Road, Manchester, M3 4BA
Flat 1206, 1 Regent Road, Manchester, M3 4BA
Flat 1110, 1 Regent Road, Manchester, M3 4BA
Flat 1105, 1 Regent Road, Manchester, M3 4BA
Flat 1010, 1 Regent Road, Manchester, M3 4BA
Flat 1009, 1 Regent Road, Manchester, M3 4BA
Flat 1004, 1 Regent Road, Manchester, M3 4BA
Flat 1001, 1 Regent Road, Manchester, M3 4BA
Flat 912, 1 Regent Road, Manchester, M3 4BA
Flat 911, 1 Regent Road, Manchester, M3 4BA
Flat 906, 1 Regent Road, Manchester, M3 4BA
Flat 905, 1 Regent Road, Manchester, M3 4BA
Flat 712, 1 Regent Road, Manchester, M3 4AZ
Flat 710, 1 Regent Road, Manchester, M3 4AZ
Flat 707, 1 Regent Road, Manchester, M3 4AZ
Flat 704, 1 Regent Road, Manchester, M3 4AZ
Flat 66, 191 Water Street, Manchester, M3 4JA
Flat 32, 191 Water Street, Manchester, M3 4JA
Flat 29, 191 Water Street, Manchester, M3 4JA
Flat 89, 189 Water Street, Manchester, M3 4JE
Flat 85, 189 Water Street, Manchester, M3 4JE
Flat 83, 189 Water Street, Manchester, M3 4JE
Flat 118, 189 Water Street, Manchester, M3 4JE
Flat 114, 189 Water Street, Manchester, M3 4JE
Flat 105, 189 Water Street, Manchester, M3 4JE
Flat 98, 189 Water Street, Manchester, M3 4JE
Flat 145, 187 Water Street, Manchester, M3 4JD
Flat 135, 187 Water Street, Manchester, M3 4JD
Flat 137, 187 Water Street, Manchester, M3 4JD
Flat 138, 187 Water Street, Manchester, M3 4JD
Apartment 164, 187 Water Street, Manchester, M3 4JD
Flat 208, 185 Water Street, Manchester, M3 4JU
Flat 199, 185 Water Street, Manchester, M3 4JU
Flat 198, 185 Water Street, Manchester, M3 4JU

Flat 181, 185 Water Street, Manchester, M3 4JU
Flat 177, 185 Water Street, Manchester, M3 4JU
Flat 176, 185 Water Street, Manchester, M3 4JU
Flat 506, 1 Regent Road, Manchester, M3 4AZ
Flat 505, 1 Regent Road, Manchester, M3 4AZ
Flat 504, 1 Regent Road, Manchester, M3 4AZ
Flat 415, 1 Regent Road, Manchester, M3 4AY
Flat 307, 1 Regent Road, Manchester, M3 4AY
Flat 306, 1 Regent Road, Manchester, M3 4AY
Flat 206, 1 Regent Road, Manchester, M3 4AY
Flat 202, 1 Regent Road, Manchester, M3 4AY
Flat 109, 1 Regent Road, Manchester, M3 4AY
Flat 103, 1 Regent Road, Manchester, M3 4AY
Flat M05, 1 Regent Road, Manchester, M3 4AY
186 Water Street, Manchester, M3 4AU
Flat 42, 191 Water Street, Manchester, M3 4JA
Flat 34, 191 Water Street, Manchester, M3 4JA
Flat 26, 191 Water Street, Manchester, M3 4JA
Flat 15, 191 Water Street, Manchester, M3 4JA
Flat 52, 191 Water Street, Manchester, M3 4JA
Flat 2507, 1 Regent Road, Manchester, M3 4BE
Flat 2306, 1 Regent Road, Manchester, M3 4BE
Flat 2206, 1 Regent Road, Manchester, M3 4BE
Flat 2203, 1 Regent Road, Manchester, M3 4BE
Flat 1904, 1 Regent Road, Manchester, M3 4BE
Flat 1705, 1 Regent Road, Manchester, M3 4BE
Flat 1606, 1 Regent Road, Manchester, M3 4BE
Flat 1509, 1 Regent Road, Manchester, M3 4BE
Flat 1304, 1 Regent Road, Manchester, M3 4BA
Flat 1302, 1 Regent Road, Manchester, M3 4BA
Flat 1210, 1 Regent Road, Manchester, M3 4BA
Flat 910, 1 Regent Road, Manchester, M3 4BA
Flat 907, 1 Regent Road, Manchester, M3 4BA
Flat 801, 1 Regent Road, Manchester, M3 4AZ
Flat 709, 1 Regent Road, Manchester, M3 4AZ
Flat 708, 1 Regent Road, Manchester, M3 4AZ
Flat 705, 1 Regent Road, Manchester, M3 4AZ
Flat 64, 191 Water Street, Manchester, M3 4JA
Flat 60, 191 Water Street, Manchester, M3 4JA
Flat 31, 191 Water Street, Manchester, M3 4JA
Flat 75, 189 Water Street, Manchester, M3 4JE
Flat 67, 189 Water Street, Manchester, M3 4JE
Flat 125, 189 Water Street, Manchester, M3 4JE
Flat 123, 189 Water Street, Manchester, M3 4JE
Flat 120, 189 Water Street, Manchester, M3 4JE
Flat 104, 189 Water Street, Manchester, M3 4JE
Flat 101, 189 Water Street, Manchester, M3 4JE
Flat 95, 189 Water Street, Manchester, M3 4JE
Flat 136, 187 Water Street, Manchester, M3 4JD
Apartment 157, 187 Water Street, Manchester, M3 4JD
Apartment 140, 187 Water Street, Manchester, M3 4JD
Flat 193, 185 Water Street, Manchester, M3 4JU
Flat 188, 185 Water Street, Manchester, M3 4JU
Flat 183, 185 Water Street, Manchester, M3 4JU

Flat 174, 185 Water Street, Manchester, M3 4JU
Flat 412, 1 Regent Road, Manchester, M3 4AY
Flat 319, 1 Regent Road, Manchester, M3 4AY
Flat 314, 1 Regent Road, Manchester, M3 4AY
Flat 218, 1 Regent Road, Manchester, M3 4AY
Flat 213, 1 Regent Road, Manchester, M3 4AY
Flat 212, 1 Regent Road, Manchester, M3 4AY
Flat 203, 1 Regent Road, Manchester, M3 4AY
Flat 116, 1 Regent Road, Manchester, M3 4AY
Flat 3A, 183 Water Street, Manchester, M3 4JU
Flat 4, 183 Water Street, Manchester, M3 4JU
Flat 2, 183 Water Street, Manchester, M3 4JU
Flat 37, 191 Water Street, Manchester, M3 4JA
Flat 23, 191 Water Street, Manchester, M3 4JA
Flat 14, 191 Water Street, Manchester, M3 4JA
Flat 11, 191 Water Street, Manchester, M3 4JA
Flat 44, 191 Water Street, Manchester, M3 4JA
Flat 45, 191 Water Street, Manchester, M3 4JA
Flat 47, 191 Water Street, Manchester, M3 4JA
Flat 53, 191 Water Street, Manchester, M3 4JA
Flat 2102, 1 Regent Road, Manchester, M3 4BE
Flat 2101, 1 Regent Road, Manchester, M3 4BE
Flat 1801, 1 Regent Road, Manchester, M3 4BE
Flat 1703, 1 Regent Road, Manchester, M3 4BE
Flat 1603, 1 Regent Road, Manchester, M3 4BE
Flat 1510, 1 Regent Road, Manchester, M3 4BE
Flat 1508, 1 Regent Road, Manchester, M3 4BE
Flat 1410, 1 Regent Road, Manchester, M3 4BA
Flat 1408, 1 Regent Road, Manchester, M3 4BA
Flat 1402, 1 Regent Road, Manchester, M3 4BA
Flat 1305, 1 Regent Road, Manchester, M3 4BA
Flat 1211, 1 Regent Road, Manchester, M3 4BA
Flat 1013, 1 Regent Road, Manchester, M3 4BA
Flat 1008, 1 Regent Road, Manchester, M3 4BA
Flat 915, 1 Regent Road, Manchester, M3 4BA
Flat 814, 1 Regent Road, Manchester, M3 4AZ
Flat 811, 1 Regent Road, Manchester, M3 4AZ
Flat 808, 1 Regent Road, Manchester, M3 4AZ
Flat 715, 1 Regent Road, Manchester, M3 4AZ
Flat 703, 1 Regent Road, Manchester, M3 4AZ
Flat 62, 191 Water Street, Manchester, M3 4JA
Flat 40, 191 Water Street, Manchester, M3 4JA
Flat 38, 191 Water Street, Manchester, M3 4JA
Flat 81, 189 Water Street, Manchester, M3 4JE
Flat 77, 189 Water Street, Manchester, M3 4JE
Flat 74, 189 Water Street, Manchester, M3 4JE
Flat 121, 189 Water Street, Manchester, M3 4JE
Flat 102, 189 Water Street, Manchester, M3 4JE
Flat 97, 189 Water Street, Manchester, M3 4JE
Flat 162, 187 Water Street, Manchester, M3 4JD
Flat 166, 187 Water Street, Manchester, M3 4JD
Flat 167, 187 Water Street, Manchester, M3 4JD
Flat 160, 187 Water Street, Manchester, M3 4JD
Flat 147, 187 Water Street, Manchester, M3 4JD

Flat 129, 187 Water Street, Manchester, M3 4JD
Flat 132, 187 Water Street, Manchester, M3 4JD
Apartment 163, 187 Water Street, Manchester, M3 4JD
Flat 148, 187 Water Street, Manchester, M3 4JD
Flat 3B, 183 Water Street, Manchester, M3 4JU
Flat 2201, 1 Regent Road, Manchester, M3 4BE
Flat 19, 191 Water Street, Manchester, M3 4JA
Flat 196, 185 Water Street, Manchester, M3 4JU
Flat 195, 185 Water Street, Manchester, M3 4JU
Flat 197, 185 Water Street, Manchester, M3 4JU
Flat 175, 185 Water Street, Manchester, M3 4JU
Flat 513, 1 Regent Road, Manchester, M3 4AZ
Flat 512, 1 Regent Road, Manchester, M3 4AZ
Flat 514, 1 Regent Road, Manchester, M3 4AZ
Flat 511, 1 Regent Road, Manchester, M3 4AZ
Flat 103, 189 Water Street, Manchester, M3 4JE
Flat 100, 189 Water Street, Manchester, M3 4JE
Flat 99, 189 Water Street, Manchester, M3 4JE
Flat 96, 189 Water Street, Manchester, M3 4JE
Flat 161, 187 Water Street, Manchester, M3 4JD
Apartment 151, 187 Water Street, Manchester, M3 4JD
Flat 203, 185 Water Street, Manchester, M3 4JU
Flat 206, 185 Water Street, Manchester, M3 4JU
Ground Floor, 183 Water Street, Manchester, M3 4JU
Flat 205, 185 Water Street, Manchester, M3 4JU
Flat 189, 185 Water Street, Manchester, M3 4JU
Flat 186, 185 Water Street, Manchester, M3 4JU
Flat 173, 185 Water Street, Manchester, M3 4JU
Flat 171, 185 Water Street, Manchester, M3 4JU
Flat 604, 1 Regent Road, Manchester, M3 4AZ
Flat 419, 1 Regent Road, Manchester, M3 4AY
Flat 418, 1 Regent Road, Manchester, M3 4AY
Flat 407, 1 Regent Road, Manchester, M3 4AY
Flat 403, 1 Regent Road, Manchester, M3 4AY
Flat 312, 1 Regent Road, Manchester, M3 4AY
Flat 219, 1 Regent Road, Manchester, M3 4AY
Flat 210, 1 Regent Road, Manchester, M3 4AY
Flat 209, 1 Regent Road, Manchester, M3 4AY
Flat 118, 1 Regent Road, Manchester, M3 4AY
Flat 110, 1 Regent Road, Manchester, M3 4AY
Flat M01, 1 Regent Road, Manchester, M3 4AY
Flat 5, 183 Water Street, Manchester, M3 4JU
Flat 28, 191 Water Street, Manchester, M3 4JA
Flat 24, 191 Water Street, Manchester, M3 4JA
Flat 18, 191 Water Street, Manchester, M3 4JA
Flat 46, 191 Water Street, Manchester, M3 4JA
Flat 51, 191 Water Street, Manchester, M3 4JA
Flat 2502, 1 Regent Road, Manchester, M3 4BE
Flat 2301, 1 Regent Road, Manchester, M3 4BE
Flat 2004, 1 Regent Road, Manchester, M3 4BE
Flat 2003, 1 Regent Road, Manchester, M3 4BE
Flat 1906, 1 Regent Road, Manchester, M3 4BE
Flat 1602, 1 Regent Road, Manchester, M3 4BE
Flat 1505, 1 Regent Road, Manchester, M3 4BE

Flat 1502, 1 Regent Road, Manchester, M3 4BE
Flat 1404, 1 Regent Road, Manchester, M3 4BA
Flat 1312, 1 Regent Road, Manchester, M3 4BA
Flat 1311, 1 Regent Road, Manchester, M3 4BA
Flat 1307, 1 Regent Road, Manchester, M3 4BA
Flat 1301, 1 Regent Road, Manchester, M3 4BA
Flat 1205, 1 Regent Road, Manchester, M3 4BA
Flat 1204, 1 Regent Road, Manchester, M3 4BA
Flat 1106, 1 Regent Road, Manchester, M3 4BA
Flat 1101, 1 Regent Road, Manchester, M3 4BA
Flat 908, 1 Regent Road, Manchester, M3 4BA
Flat 902, 1 Regent Road, Manchester, M3 4BA
Flat 816, 1 Regent Road, Manchester, M3 4AZ
Flat 815, 1 Regent Road, Manchester, M3 4AZ
Flat 813, 1 Regent Road, Manchester, M3 4AZ
Flat 810, 1 Regent Road, Manchester, M3 4AZ
Flat 809, 1 Regent Road, Manchester, M3 4AZ
Flat 804, 1 Regent Road, Manchester, M3 4AZ
Flat 714, 1 Regent Road, Manchester, M3 4AZ
Flat 608, 1 Regent Road, Manchester, M3 4AZ
Flat 607, 1 Regent Road, Manchester, M3 4AZ
Flat 58, 191 Water Street, Manchester, M3 4JA
Flat 36, 191 Water Street, Manchester, M3 4JA
Flat 8, 191 Water Street, Manchester, M3 4JA
Flat 87, 189 Water Street, Manchester, M3 4JE
Flat 84, 189 Water Street, Manchester, M3 4JE
Flat 68, 189 Water Street, Manchester, M3 4JE
Flat 115, 189 Water Street, Manchester, M3 4JE
Flat 112, 189 Water Street, Manchester, M3 4JE
Flat 156, 187 Water Street, Manchester, M3 4JD
Flat 159, 187 Water Street, Manchester, M3 4JD
Flat 130, 187 Water Street, Manchester, M3 4JD
Apartment 139, 187 Water Street, Manchester, M3 4JD
Apartment 126, 187 Water Street, Manchester, M3 4JD
Flat 184, 185 Water Street, Manchester, M3 4JU
Flat 601, 1 Regent Road, Manchester, M3 4AZ
Flat 518, 1 Regent Road, Manchester, M3 4AZ
Flat 517, 1 Regent Road, Manchester, M3 4AZ
Flat 515, 1 Regent Road, Manchester, M3 4AZ
Flat 510, 1 Regent Road, Manchester, M3 4AZ
Flat 509, 1 Regent Road, Manchester, M3 4AZ
Flat 417, 1 Regent Road, Manchester, M3 4AY
Flat 411, 1 Regent Road, Manchester, M3 4AY
Flat 409, 1 Regent Road, Manchester, M3 4AY
Flat 320, 1 Regent Road, Manchester, M3 4AY
Flat 313, 1 Regent Road, Manchester, M3 4AY
Flat 305, 1 Regent Road, Manchester, M3 4AY
Flat 217, 1 Regent Road, Manchester, M3 4AY
Flat 216, 1 Regent Road, Manchester, M3 4AY
Flat 211, 1 Regent Road, Manchester, M3 4AY
Flat 205, 1 Regent Road, Manchester, M3 4AY
Flat 112, 1 Regent Road, Manchester, M3 4AY
Flat 106, 1 Regent Road, Manchester, M3 4AY
Flat M06, 1 Regent Road, Manchester, M3 4AY

182 Water Street, Manchester, M3 4AU
190 Water Street, Manchester, M3 4AU
Flat 7, 183 Water Street, Manchester, M3 4JU
Flat 33, 191 Water Street, Manchester, M3 4JA
Flat 30, 191 Water Street, Manchester, M3 4JA
Flat 20, 191 Water Street, Manchester, M3 4JA
Flat 17, 191 Water Street, Manchester, M3 4JA
Flat 5, 191 Water Street, Manchester, M3 4JA
Flat 4, 191 Water Street, Manchester, M3 4JA
Flat 48, 191 Water Street, Manchester, M3 4JA
Flat 2503, 1 Regent Road, Manchester, M3 4BE
Flat 2303, 1 Regent Road, Manchester, M3 4BE
Flat 2202, 1 Regent Road, Manchester, M3 4BE
Flat 1702, 1 Regent Road, Manchester, M3 4BE
Flat 1701, 1 Regent Road, Manchester, M3 4BE
Flat 1507, 1 Regent Road, Manchester, M3 4BE
Flat 1209, 1 Regent Road, Manchester, M3 4BA
Flat 1207, 1 Regent Road, Manchester, M3 4BA
Flat 1202, 1 Regent Road, Manchester, M3 4BA
Flat 1014, 1 Regent Road, Manchester, M3 4BA
Flat 916, 1 Regent Road, Manchester, M3 4BA
Flat 913, 1 Regent Road, Manchester, M3 4BA
Flat 805, 1 Regent Road, Manchester, M3 4AZ
Flat 616, 1 Regent Road, Manchester, M3 4AZ
Flat 615, 1 Regent Road, Manchester, M3 4AZ
Flat 612, 1 Regent Road, Manchester, M3 4AZ
Flat 65, 191 Water Street, Manchester, M3 4JA
Flat 63, 191 Water Street, Manchester, M3 4JA
Flat 92, 189 Water Street, Manchester, M3 4JE
Flat 78, 189 Water Street, Manchester, M3 4JE
Flat 76, 189 Water Street, Manchester, M3 4JE
Flat 72, 189 Water Street, Manchester, M3 4JE
Flat 69, 189 Water Street, Manchester, M3 4JE
Flat 119, 189 Water Street, Manchester, M3 4JE
Flat 116, 189 Water Street, Manchester, M3 4JE
Flat 113, 189 Water Street, Manchester, M3 4JE
Flat 194, 185 Water Street, Manchester, M3 4JU
Flat 187, 185 Water Street, Manchester, M3 4JU
Flat 182, 185 Water Street, Manchester, M3 4JU
Flat 178, 185 Water Street, Manchester, M3 4JU
Flat 508, 1 Regent Road, Manchester, M3 4AZ
Flat 502, 1 Regent Road, Manchester, M3 4AZ
Flat M03, 1 Regent Road, Manchester, M3 4AY
Flat 16, 191 Water Street, Manchester, M3 4JA
Flat 10, 191 Water Street, Manchester, M3 4JA
Flat 7, 191 Water Street, Manchester, M3 4JA
Flat 56, 191 Water Street, Manchester, M3 4JA
Flat 1605, 1 Regent Road, Manchester, M3 4BE
Flat 1203, 1 Regent Road, Manchester, M3 4BA
Flat 82, 189 Water Street, Manchester, M3 4JE
Flat 79, 189 Water Street, Manchester, M3 4JE
Flat 73, 189 Water Street, Manchester, M3 4JE
Flat 21, 191 Water Street, Manchester, M3 4JA
Flat 124, 189 Water Street, Manchester, M3 4JE

Flat 155, 187 Water Street, Manchester, M3 4JD
Apartment 141, 187 Water Street, Manchester, M3 4JD
Apartment 127, 187 Water Street, Manchester, M3 4JD
Flat 50, 191 Water Street, Manchester, M3 4JA
Flat 54, 191 Water Street, Manchester, M3 4JA
Flat 55, 191 Water Street, Manchester, M3 4JA
Flat 191, 185 Water Street, Manchester, M3 4JU
Flat 190, 185 Water Street, Manchester, M3 4JU
Flat 179, 185 Water Street, Manchester, M3 4JU
Flat 172, 185 Water Street, Manchester, M3 4JU
Flat 169, 185 Water Street, Manchester, M3 4JU
Flat 168, 185 Water Street, Manchester, M3 4JU
Flat 516, 1 Regent Road, Manchester, M3 4AZ
Flat 503, 1 Regent Road, Manchester, M3 4AZ
Flat 416, 1 Regent Road, Manchester, M3 4AY
Flat 413, 1 Regent Road, Manchester, M3 4AY
Flat 405, 1 Regent Road, Manchester, M3 4AY
Flat 402, 1 Regent Road, Manchester, M3 4AY
Flat 316, 1 Regent Road, Manchester, M3 4AY
Flat 404, 1 Regent Road, Manchester, M3 4AY
Flat 401, 1 Regent Road, Manchester, M3 4AY
Flat 318, 1 Regent Road, Manchester, M3 4AY
Flat 310, 1 Regent Road, Manchester, M3 4AY
Flat 308, 1 Regent Road, Manchester, M3 4AY
Flat 309, 1 Regent Road, Manchester, M3 4AY
Flat 303, 1 Regent Road, Manchester, M3 4AY
Flat 302, 1 Regent Road, Manchester, M3 4AY
Flat 301, 1 Regent Road, Manchester, M3 4AY
Flat 208, 1 Regent Road, Manchester, M3 4AY
Flat 8, 183 Water Street, Manchester, M3 4JU
Flat 39, 191 Water Street, Manchester, M3 4JA
Flat 27, 191 Water Street, Manchester, M3 4JA
Flat 3, 191 Water Street, Manchester, M3 4JA
Flat 2, 191 Water Street, Manchester, M3 4JA
Flat 43, 191 Water Street, Manchester, M3 4JA
Flat 49, 191 Water Street, Manchester, M3 4JA
Flat 6, 191 Water Street, Manchester, M3 4JA
Flat 410, 1 Regent Road, Manchester, M3 4AY
Flat 104, 1 Regent Road, Manchester, M3 4AY
180 Water Street, Manchester, M3 4AU
Flat 2506, 1 Regent Road, Manchester, M3 4BE
Flat 2403, 1 Regent Road, Manchester, M3 4BE
Flat 2205, 1 Regent Road, Manchester, M3 4BE
Flat 2106, 1 Regent Road, Manchester, M3 4BE
Flat 1903, 1 Regent Road, Manchester, M3 4BE
Flat 1902, 1 Regent Road, Manchester, M3 4BE
Flat 1506, 1 Regent Road, Manchester, M3 4BE
Flat 1503, 1 Regent Road, Manchester, M3 4BE
Flat 1409, 1 Regent Road, Manchester, M3 4BA
Flat 1403, 1 Regent Road, Manchester, M3 4BA
Flat 1308, 1 Regent Road, Manchester, M3 4BA
Flat 1208, 1 Regent Road, Manchester, M3 4BA
Flat 1201, 1 Regent Road, Manchester, M3 4BA
Flat 1108, 1 Regent Road, Manchester, M3 4BA

Flat 1012, 1 Regent Road, Manchester, M3 4BA
Flat 909, 1 Regent Road, Manchester, M3 4BA
Flat 903, 1 Regent Road, Manchester, M3 4BA
Flat 901, 1 Regent Road, Manchester, M3 4BA
Flat 812, 1 Regent Road, Manchester, M3 4AZ
Flat 807, 1 Regent Road, Manchester, M3 4AZ
Flat 706, 1 Regent Road, Manchester, M3 4AZ
Flat 613, 1 Regent Road, Manchester, M3 4AZ
Flat 611, 1 Regent Road, Manchester, M3 4AZ
Flat 117, 1 Regent Road, Manchester, M3 4AY
Flat 111, 1 Regent Road, Manchester, M3 4AY
Flat 108, 1 Regent Road, Manchester, M3 4AY
Flat 102, 1 Regent Road, Manchester, M3 4AY
Flat 101, 1 Regent Road, Manchester, M3 4AY
Flat 2505, 1 Regent Road, Manchester, M3 4BE
Flat 2504, 1 Regent Road, Manchester, M3 4BE
Flat 2104, 1 Regent Road, Manchester, M3 4BE
Flat 2103, 1 Regent Road, Manchester, M3 4BE
Flat 2006, 1 Regent Road, Manchester, M3 4BE
Flat 2002, 1 Regent Road, Manchester, M3 4BE
Flat 1804, 1 Regent Road, Manchester, M3 4BE
Flat 1504, 1 Regent Road, Manchester, M3 4BE
Flat 1405, 1 Regent Road, Manchester, M3 4BA
Flat 1303, 1 Regent Road, Manchester, M3 4BA
Flat 115, 1 Regent Road, Manchester, M3 4AY
Flat 2405, 1 Regent Road, Manchester, M3 4BE
Flat 2401, 1 Regent Road, Manchester, M3 4BE
Flat 1111, 1 Regent Road, Manchester, M3 4BA
Flat 1107, 1 Regent Road, Manchester, M3 4BA
Flat 1103, 1 Regent Road, Manchester, M3 4BA
Flat 1011, 1 Regent Road, Manchester, M3 4BA
Flat 1007, 1 Regent Road, Manchester, M3 4BA
Flat 1006, 1 Regent Road, Manchester, M3 4BA
Flat 1005, 1 Regent Road, Manchester, M3 4BA
Flat 904, 1 Regent Road, Manchester, M3 4BA
Flat 806, 1 Regent Road, Manchester, M3 4AZ
Flat 1112, 1 Regent Road, Manchester, M3 4BA
Flat 716, 1 Regent Road, Manchester, M3 4AZ
Flat 713, 1 Regent Road, Manchester, M3 4AZ
Flat 711, 1 Regent Road, Manchester, M3 4AZ
Flat 702, 1 Regent Road, Manchester, M3 4AZ
Flat 609, 1 Regent Road, Manchester, M3 4AZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CITY1