MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143907/AO/2025
Date registered valid:	16 September 2025
Proposal:	Installation of 2no. internally illuminated building signs.
Address:	No.3 Circle Square , Land Bounded By Princess Street, Newman Street (Formerly Brancaster Road) And Cloak Street
Ward(s):	Deansgate Ward
Applicant:	Bruntwood Circle Square 12 Ltd
Agent (if any):	Mr. John Cooper Deloitte LLP
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	22/10/2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 23 September 2025

Standard consultations:
Printed: 22 September 2025 Expired: 13 October 2025

Neighbour notifications
Printed: 22 September 2025 Expired: 13 October 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

No.3 Circle Square is a multi-storey mixed-use building within the Circle Square development. It fronts on to Princess Road to the northeast, the Circle Square parking block to the southeast, Loverose Way to the southwest and Newman Street to the northwest.

The building is constructed of red brick, featuring large arches at ground floor and cut-out half arches at the northwestern corner.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within the Circle Square development along the Oxford Road Corridor within the City Centre. It consists of high-quality multi-storey buildings of varying architectural design, primarily centred around the Symphony Park public realm space. Public realm works are also underway between the Technology Building and No.3 Circle Square.

Surrounding uses include residential, office and educational uses with a number of bars, restaurants and shops to the lower ground floors.

Planning history

134288/FO/2022: Erection of 15 Storey building comprising office space (Use lass E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works.

CDN/20/0453: Discharge of condition 10 (g) (external signage) attached to application ref no 113832/FO/2016 as amended by 125554/JO/2019. Approved 09/10/2020.

Description of development

Advertisement Consent is sought retrospectively for 2 no. internally illuminated building signs.

The buildings signs serve to identify the building and are sited on the northern and western elevations of the building, at a minimum height of 3.81m above the external ground. They each measure 3185mm x 2000mm, with a depth of 80mm.

They are internally lit with illuminance levels of 280cd/m^2 to exhibit the text reading 'No.3' in a cool white LED temperature. They are comprised of a built-up aluminium frame (Metallic Matt Y2206F) with an opal acrylic face (Interpon D2525 Steel Bronze). They are mechanically fixed to the elevations with screw fixings.

Consultations & Notification Responses

Highways Services:
No objection.

Notification:
Occupiers of neighbouring buildings were notified of the proposal via notification letters. At the time of writing this report, no representations have been received.

Policy Context

Town and Country Planning (Control of Advertisements) Regulations 2007

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.

The following policies are also considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EN1 – Design Principles and Strategic Character Areas
- DM1 – Development Management

NPPF

- Section 12 (Achieving Well Designed Places)

Issues

Visual Amenity

The signs on each of the elevations are predominantly read separately and it is not considered that by virtue of their number would the proposed signage contribute to excessive advertisement with a negative impact on the prominent public space.

The signs are of the same dimensions and form a consistent approach to identifying the building, moreover being proportionate to the building's scale. It is not considered that they appear overly prominent to the detriment of the building. They would similarly be appropriate in their siting, with the northern elevation sign aligned to be visible from along Nobel Way and the western elevation sign aligned to be visible from Brancaster Road and Symphony Park. As such, the signage is considered well-integrated into the building's elevations and the Circle Square development as a whole.

The signs are of sufficient design quality and are limited to information required for identifying the premises, and it is therefore not considered that the design of the building signage would appear excessive or extraneous to the detriment of the building or street scene.

In view of the above, the proposed signage is considered to be acceptable in terms of visual amenity and compliant with Policies JP-Strat2 and JP-P1 of PfE; Policies SP1, EN1 and DM1 of the Core Strategy; as well as being in line with guidance contained within Section 12 the NPPF.

Public Safety

The primary public safety concern is the illuminance of the signs. The luminance level stated in the application form is 280cd/m2, which is acceptable to Local Highways Authority consultees. It is not considered that there would be a danger to public safety and it is recommended that a condition relating to the maximum illuminance is included in the approval.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 polices 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

Condition(s) to be attached to decision for approval

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 remain in accordance with the following drawings received by the City Council as Local Planning Authority on 09/09/2025:

[Location Plan]
L014-BAR-XX-01.XX-D-A-900100 drawing rev CR02
CS3-BAR-03-ES-DR-A-05-0200 drawing rev P05
CS3-BAR-03-ES-DR-A-05-0201 drawing rev P05
L014-ASL-49-ZZ-ZZ-D-X-000001 Revision P03 [Signage Details]
L014-ASL-49-ZZ-ZZ-D-X-000001 Revision P03 [North and West Elevation]
L014-ASL-49-ZZ-ZZ-D-X-000001 Revision P03 [North Elevation]
L014-ASL-49-ZZ-ZZ-D-X-000001 Revision P03 [West Elevation]

As well as the drawing no. 0256-CS3-BAR-03-ES-DR-A-05900 REV P01 received 16/09/2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies JP-Strat2 and JP-P1 of PfE, policies SP1, EN1 and DM1 of the Core Strategy, as well as guidance contained within Section 12 of the NPPF.

3. Luminance

The maximum luminance of the signage shall not exceed 280 cd/m2 in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, and DM1 of the Manchester Core Strategy and saved policy DC14 of the Unitary Development Plan for the

Appendix 1 – List of consultees & neighbours notified

Highway Services

27 Oxford Road, Manchester, M1 7BS
Armstrong House Suite 1D, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 8, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 31 To 32, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 23, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 26, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 27, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 33, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Flat 510, 2 Nobel Way, Manchester, M1 7FB
Flat 304, 2 Nobel Way, Manchester, M1 7FA
Flat 701, 2 Nobel Way, Manchester, M1 7FB
Flat 120, 2 Nobel Way, Manchester, M1 7FA
Flat 604, 2 Nobel Way, Manchester, M1 7FB
Flat 301, 2 Nobel Way, Manchester, M1 7FA
Flat 802, 2 Nobel Way, Manchester, M1 7FD
Flat 113, 2 Nobel Way, Manchester, M1 7FA
Flat 1004, 2 Nobel Way, Manchester, M1 7FD
Flat 715, 2 Nobel Way, Manchester, M1 7FB
Flat 521, 2 Nobel Way, Manchester, M1 7FB
Flat 815, 2 Nobel Way, Manchester, M1 7FD
Flat 119, 2 Nobel Way, Manchester, M1 7FA
Flat 504, 2 Nobel Way, Manchester, M1 7FB
Flat 708, 2 Nobel Way, Manchester, M1 7FB
Flat 722, 2 Nobel Way, Manchester, M1 7FB
Flat 902, 2 Nobel Way, Manchester, M1 7FD
Flat 622, 2 Nobel Way, Manchester, M1 7FB
Flat 812, 2 Nobel Way, Manchester, M1 7FD
Flat 706, 2 Nobel Way, Manchester, M1 7FB
Flat 314, 2 Nobel Way, Manchester, M1 7FA
Flat 405, 2 Nobel Way, Manchester, M1 7FA
Flat 519, 2 Nobel Way, Manchester, M1 7FB
Flat 1005, 2 Nobel Way, Manchester, M1 7FD
Flat 1012, 2 Nobel Way, Manchester, M1 7FD
Flat 1001, 2 Nobel Way, Manchester, M1 7FD
Flat 522, 2 Nobel Way, Manchester, M1 7FB
Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 34, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 5, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
25 Oxford Road, Manchester, M1 7BS

Oxford House Suite Gb And Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 11, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 16, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 13, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 25, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Sugden Sports Centre, 114 Grosvenor Street, Manchester, M1 7HL
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
2 Symphony Park, Manchester, M1 7FS
15 Symphony Park, Manchester, M1 7FS
3 Nobel Way, Manchester, M1 7FT
Flat 911, 2 Nobel Way, Manchester, M1 7FD
Flat 512, 2 Nobel Way, Manchester, M1 7FB
Flat 410, 2 Nobel Way, Manchester, M1 7FA
Flat 917, 2 Nobel Way, Manchester, M1 7FD
Flat 718, 2 Nobel Way, Manchester, M1 7FB
Flat 417, 2 Nobel Way, Manchester, M1 7FA
Flat 806, 2 Nobel Way, Manchester, M1 7FD
Flat 615, 2 Nobel Way, Manchester, M1 7FB
Flat 1009, 2 Nobel Way, Manchester, M1 7FD
Flat 316, 2 Nobel Way, Manchester, M1 7FA
Flat 311, 2 Nobel Way, Manchester, M1 7FA
Flat 403, 2 Nobel Way, Manchester, M1 7FA
Flat 122, 2 Nobel Way, Manchester, M1 7FA
Flat 621, 2 Nobel Way, Manchester, M1 7FB
Flat 501, 2 Nobel Way, Manchester, M1 7FB
Flat 412, 2 Nobel Way, Manchester, M1 7FA
Flat 613, 2 Nobel Way, Manchester, M1 7FB
Flat 610, 2 Nobel Way, Manchester, M1 7FB
Flat 307, 2 Nobel Way, Manchester, M1 7FA
Flat 1018, 2 Nobel Way, Manchester, M1 7FD
Flat 908, 2 Nobel Way, Manchester, M1 7FD
Flat 203, 2 Nobel Way, Manchester, M1 7FA
Flat 910, 2 Nobel Way, Manchester, M1 7FD
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP
Advertising Right Opposite Oxford House, Oxford Road, Manchester, M1 7ED
Armstrong House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Ga, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Retail Unit A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 6, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
17 Symphony Park, Manchester, M1 7FS
Flat 306, 2 Nobel Way, Manchester, M1 7FA

Flat 516, 2 Nobel Way, Manchester, M1 7FB
Flat 121, 2 Nobel Way, Manchester, M1 7FA
Flat 514, 2 Nobel Way, Manchester, M1 7FB
Flat 212, 2 Nobel Way, Manchester, M1 7FA
Flat 110, 2 Nobel Way, Manchester, M1 7FA
Flat 807, 2 Nobel Way, Manchester, M1 7FD
Flat 809, 2 Nobel Way, Manchester, M1 7FD
Flat 822, 2 Nobel Way, Manchester, M1 7FD
Flat 507, 2 Nobel Way, Manchester, M1 7FB
Flat 1019, 2 Nobel Way, Manchester, M1 7FD
Flat 116, 2 Nobel Way, Manchester, M1 7FA
Flat 821, 2 Nobel Way, Manchester, M1 7FD
Flat 719, 2 Nobel Way, Manchester, M1 7FB
Flat 505, 2 Nobel Way, Manchester, M1 7FB
Flat 710, 2 Nobel Way, Manchester, M1 7FB
Flat 704, 2 Nobel Way, Manchester, M1 7FB
Flat 319, 2 Nobel Way, Manchester, M1 7FA
Flat 1016, 2 Nobel Way, Manchester, M1 7FD
Flat 209, 2 Nobel Way, Manchester, M1 7FA
Flat 904, 2 Nobel Way, Manchester, M1 7FD
Flat 916, 2 Nobel Way, Manchester, M1 7FD
Flat 215, 2 Nobel Way, Manchester, M1 7FA
Flat 905, 2 Nobel Way, Manchester, M1 7FD
Flat 606, 2 Nobel Way, Manchester, M1 7FB
Flat 219, 2 Nobel Way, Manchester, M1 7FA
Flat 317, 2 Nobel Way, Manchester, M1 7FA
Flat 805, 2 Nobel Way, Manchester, M1 7FD
Flat 609, 2 Nobel Way, Manchester, M1 7FB
Flat 1021, 2 Nobel Way, Manchester, M1 7FD
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 2, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 3, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
1 Newman Street, Manchester, M1 7FQ
Second Floor, 1 Symphony Park, Manchester, M1 7FS
1 Symphony Park, Manchester, M1 7FS
Eighth Floor, 1 Symphony Park, Manchester, M1 7FS
Fourth Floor, 1 Symphony Park, Manchester, M1 7FS
Unit 15, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL
Apartment 25, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 36, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 616, 2 Nobel Way, Manchester, M1 7FB
Flat 321, 2 Nobel Way, Manchester, M1 7FA
Flat 118, 2 Nobel Way, Manchester, M1 7FA
Flat 302, 2 Nobel Way, Manchester, M1 7FA
Flat 305, 2 Nobel Way, Manchester, M1 7FA
Flat 422, 2 Nobel Way, Manchester, M1 7FA
Flat 705, 2 Nobel Way, Manchester, M1 7FB

Flat 1007, 2 Nobel Way, Manchester, M1 7FD
Flat 322, 2 Nobel Way, Manchester, M1 7FA
Flat 707, 2 Nobel Way, Manchester, M1 7FB
Flat 502, 2 Nobel Way, Manchester, M1 7FB
Flat 109, 2 Nobel Way, Manchester, M1 7FA
Flat 213, 2 Nobel Way, Manchester, M1 7FA
Flat 614, 2 Nobel Way, Manchester, M1 7FB
Flat 820, 2 Nobel Way, Manchester, M1 7FD
Flat 703, 2 Nobel Way, Manchester, M1 7FB
Flat 813, 2 Nobel Way, Manchester, M1 7FD
Flat 107, 2 Nobel Way, Manchester, M1 7FA
Flat 411, 2 Nobel Way, Manchester, M1 7FA
Flat 1013, 2 Nobel Way, Manchester, M1 7FD
Flat 601, 2 Nobel Way, Manchester, M1 7FB
Flat 210, 2 Nobel Way, Manchester, M1 7FA
Flat 611, 2 Nobel Way, Manchester, M1 7FB
Flat 208, 2 Nobel Way, Manchester, M1 7FA
Flat 105, 2 Nobel Way, Manchester, M1 7FA
Flat 919, 2 Nobel Way, Manchester, M1 7FD
Flat 803, 2 Nobel Way, Manchester, M1 7FD
Flat 714, 2 Nobel Way, Manchester, M1 7FB
Apartment 9, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 51, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 64, Princess House, 144 Princess Street, Manchester, M1 7EP
Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 67, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 63, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 4, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN
Armstrong House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 7, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 19, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 20, Princess House, 144 Princess Street, Manchester, M1 7EP
5 Nobel Way, Manchester, M1 7FT
Flat 406, 2 Nobel Way, Manchester, M1 7FA
Flat 402, 2 Nobel Way, Manchester, M1 7FA
Flat 101, 2 Nobel Way, Manchester, M1 7FA
Flat 817, 2 Nobel Way, Manchester, M1 7FD
Flat 922, 2 Nobel Way, Manchester, M1 7FD
Flat 222, 2 Nobel Way, Manchester, M1 7FA
Flat 618, 2 Nobel Way, Manchester, M1 7FB
Flat 816, 2 Nobel Way, Manchester, M1 7FD
Flat 605, 2 Nobel Way, Manchester, M1 7FB
Flat 607, 2 Nobel Way, Manchester, M1 7FB
Flat 513, 2 Nobel Way, Manchester, M1 7FB
Flat 914, 2 Nobel Way, Manchester, M1 7FD
Flat 1003, 2 Nobel Way, Manchester, M1 7FD
Flat 1011, 2 Nobel Way, Manchester, M1 7FD
Flat 811, 2 Nobel Way, Manchester, M1 7FD
Flat 1010, 2 Nobel Way, Manchester, M1 7FD
Flat 511, 2 Nobel Way, Manchester, M1 7FB
Flat 1002, 2 Nobel Way, Manchester, M1 7FD

Flat 901, 2 Nobel Way, Manchester, M1 7FD
Flat 108, 2 Nobel Way, Manchester, M1 7FA
Flat 420, 2 Nobel Way, Manchester, M1 7FA
Flat 413, 2 Nobel Way, Manchester, M1 7FA
Flat 315, 2 Nobel Way, Manchester, M1 7FA
Flat 206, 2 Nobel Way, Manchester, M1 7FA
Flat 1008, 2 Nobel Way, Manchester, M1 7FD
Flat 818, 2 Nobel Way, Manchester, M1 7FD
Flat 117, 2 Nobel Way, Manchester, M1 7FA
Flat 503, 2 Nobel Way, Manchester, M1 7FB
Flat 112, 2 Nobel Way, Manchester, M1 7FA
Flat 26, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 24, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 34, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 33, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 40, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 12, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 43, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 7, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 55, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 57, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 56, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 53, Princess House, 144 Princess Street, Manchester, M1 7EP
Fifteenth And Sixteenth Floor, 1 Symphony Park, Manchester, M1 7FS
Armstrong House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Fourth Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gc, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 14, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 24, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 28, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 29, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
2 Brook Street, Manchester, M1 7BJ
Interdisciplinary Bio-Centre, 131 Princess Street, Manchester, M1 7DN
Flat 709, 2 Nobel Way, Manchester, M1 7FB
Flat 414, 2 Nobel Way, Manchester, M1 7FA
Flat 711, 2 Nobel Way, Manchester, M1 7FB
Flat 308, 2 Nobel Way, Manchester, M1 7FA
Flat 808, 2 Nobel Way, Manchester, M1 7FD
Flat 103, 2 Nobel Way, Manchester, M1 7FA
Flat 801, 2 Nobel Way, Manchester, M1 7FD
Flat 620, 2 Nobel Way, Manchester, M1 7FB
Flat 418, 2 Nobel Way, Manchester, M1 7FA
Flat 221, 2 Nobel Way, Manchester, M1 7FA
Flat 205, 2 Nobel Way, Manchester, M1 7FA
Flat 520, 2 Nobel Way, Manchester, M1 7FB
Flat 419, 2 Nobel Way, Manchester, M1 7FA
Flat 907, 2 Nobel Way, Manchester, M1 7FD
Flat 716, 2 Nobel Way, Manchester, M1 7FB
Flat 721, 2 Nobel Way, Manchester, M1 7FB
Flat 409, 2 Nobel Way, Manchester, M1 7FA
Flat 717, 2 Nobel Way, Manchester, M1 7FB
Flat 106, 2 Nobel Way, Manchester, M1 7FA
Flat 312, 2 Nobel Way, Manchester, M1 7FA

Flat 1017, 2 Nobel Way, Manchester, M1 7FD
Flat 612, 2 Nobel Way, Manchester, M1 7FB
Flat 3, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 1, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 5, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 50, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 23, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 59, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 66, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Princess House, 144 Princess Street, Manchester, M1 7EP
Ninth And Tenth Floors, 1 Symphony Park, Manchester, M1 7FS
Oxford House, Manchester Technology Centre, Princess Street, Manchester, M1 7ED
Armstrong House Suite Gb, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1E, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Retail Unit B Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 9, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 35, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 17, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 416, 2 Nobel Way, Manchester, M1 7FA
Flat 608, 2 Nobel Way, Manchester, M1 7FB
Flat 318, 2 Nobel Way, Manchester, M1 7FA
Flat 408, 2 Nobel Way, Manchester, M1 7FA
Flat 810, 2 Nobel Way, Manchester, M1 7FD
Flat 712, 2 Nobel Way, Manchester, M1 7FB
Flat 713, 2 Nobel Way, Manchester, M1 7FB
Flat 912, 2 Nobel Way, Manchester, M1 7FD
Flat 506, 2 Nobel Way, Manchester, M1 7FB
Flat 814, 2 Nobel Way, Manchester, M1 7FD
Flat 320, 2 Nobel Way, Manchester, M1 7FA
Flat 407, 2 Nobel Way, Manchester, M1 7FA
Flat 819, 2 Nobel Way, Manchester, M1 7FD
Flat 515, 2 Nobel Way, Manchester, M1 7FB
Flat 909, 2 Nobel Way, Manchester, M1 7FD
Flat 218, 2 Nobel Way, Manchester, M1 7FA
Flat 1020, 2 Nobel Way, Manchester, M1 7FD
Flat 720, 2 Nobel Way, Manchester, M1 7FB
Flat 104, 2 Nobel Way, Manchester, M1 7FA
Flat 804, 2 Nobel Way, Manchester, M1 7FD
Flat 214, 2 Nobel Way, Manchester, M1 7FA
Flat 603, 2 Nobel Way, Manchester, M1 7FB
Flat 310, 2 Nobel Way, Manchester, M1 7FA
Flat 906, 2 Nobel Way, Manchester, M1 7FD
Flat 211, 2 Nobel Way, Manchester, M1 7FA
Flat 313, 2 Nobel Way, Manchester, M1 7FA
Flat 204, 2 Nobel Way, Manchester, M1 7FA
Flat 1015, 2 Nobel Way, Manchester, M1 7FD
Flat 918, 2 Nobel Way, Manchester, M1 7FD
Flat 518, 2 Nobel Way, Manchester, M1 7FB
Flat 619, 2 Nobel Way, Manchester, M1 7FB
Apartment 44, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 29, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 1, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Fifth To Seventh Floor, 1 Symphony Park, Manchester, M1 7FS
Armstrong House Suite 1C, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Bruntwood, Armstrong House Suite Gd, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1G, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite GB, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 12, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 17, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 18, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 30, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 20, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 21 And 22, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 27, Princess House, 144 Princess Street, Manchester, M1 7EP
1 Nobel Way, Manchester, M1 7FT
Flat 903, 2 Nobel Way, Manchester, M1 7FD
Flat 404, 2 Nobel Way, Manchester, M1 7FA
Flat 207, 2 Nobel Way, Manchester, M1 7FA
Flat 702, 2 Nobel Way, Manchester, M1 7FB
Flat 913, 2 Nobel Way, Manchester, M1 7FD
Flat 509, 2 Nobel Way, Manchester, M1 7FB
Flat 115, 2 Nobel Way, Manchester, M1 7FA
Flat 216, 2 Nobel Way, Manchester, M1 7FA
Flat 202, 2 Nobel Way, Manchester, M1 7FA
Flat 421, 2 Nobel Way, Manchester, M1 7FA
Flat 303, 2 Nobel Way, Manchester, M1 7FA
Flat 915, 2 Nobel Way, Manchester, M1 7FD
Flat 102, 2 Nobel Way, Manchester, M1 7FA
Flat 602, 2 Nobel Way, Manchester, M1 7FB
Flat 1022, 2 Nobel Way, Manchester, M1 7FD
Flat 114, 2 Nobel Way, Manchester, M1 7FA
Flat 220, 2 Nobel Way, Manchester, M1 7FA
Flat 201, 2 Nobel Way, Manchester, M1 7FA
Flat 217, 2 Nobel Way, Manchester, M1 7FA
Flat 921, 2 Nobel Way, Manchester, M1 7FD
Flat 111, 2 Nobel Way, Manchester, M1 7FA
Flat 508, 2 Nobel Way, Manchester, M1 7FB
Flat 517, 2 Nobel Way, Manchester, M1 7FB
Flat 1006, 2 Nobel Way, Manchester, M1 7FD
Flat 401, 2 Nobel Way, Manchester, M1 7FA
Flat 617, 2 Nobel Way, Manchester, M1 7FB
Flat 1014, 2 Nobel Way, Manchester, M1 7FD
Flat 309, 2 Nobel Way, Manchester, M1 7FA
Flat 920, 2 Nobel Way, Manchester, M1 7FD
Flat 415, 2 Nobel Way, Manchester, M1 7FA
Apartment 31, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 10, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zone Plus Climate Change -
Main River Consultation Zone -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL