

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143205/AO/2025		
Date registered valid:	13 June 2025		
Proposal:	Installation of 2no. internally illuminated window sign and 2no. internally illuminated projecting sign.		
Address:	Aytoun Building, Aytoun Street, Manchester, M1 3GH		
Ward(s):	Piccadilly		Ward
Applicant:	Sainsbury's Supermarkets Ltd		
Agent (if any):	Alder King Planning Consultants		
Case officer:	Sam		Elliott
	Tel: 0161 219		2856
	Email: sam.elliott@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	28/07/2025		

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 20 June 2025

Standard consultations:

Printed: 20 June 2025 Expired: 11 July 2025

Neighbour notifications

Printed: 20 June 2025 Expired: 11 July 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site relates to the ground floor Unit 5/6 within Block F of the Kampus development. The block has 14-16 levels of residential accommodation above the ground floor commercial units, with the unit that is the subject of this application fronting both Chorlton Street and public realm within the cutout space.

The block features a unique fenestration design with dutch roofs to the top. The ground floor corner unit features prominent floor-to-ceiling glazing on each elevation, slimline mullions, and curving metal cladding comprised of thin projecting sheeting. A canopy is formed to the northwest by the building overhang and the balcony above, featuring curved brickwork corners and concrete columns for support.

The building is not within a conservation area, but is adjacent to the Whitworth Street Conservation Area and is moreover within the vicinity of the Grade II listed Shena Simon Sixth-Form College and Minshull House.

Surrounding uses include residential accommodation, offices, education facilities, shops, restaurants, cafes, drinking establishments, salons and a place of worship.

Description of development

Advertisement Consent is sought for 2 no. projecting signs. 1no. would be sited on the northwestern elevation facing Kampus public realm and 1no. would be sited on the southwestern elevation facing Chorlton Street.

Each sign would be rectangular in shape with rounded edges, measuring 500mm x 500mm with a depth of 50mm, projecting a maximum of 65mm from the face of the building. They would be internally lit to exhibit the 'Sainsbury's' graphic branding, comprised of an RAL 2011 orange background with a stylised white-coloured fret cut text behind. It would be an aluminium construction and fixed to the existing building cladding by connectors to the recessed area of the cladding.

Submitted plans also show internally illuminated signage sited behind the prominent glazing within the unit, though these elements do not require consent and do not form part of the application.

Planning History

112034/FO/2016/C2: Creation of approximately 478 residential units (160 x 1 bed and 318 x 2 bed) and commercial space comprising:

(a) Conversion and extension of existing 12 storey building to 15 storeys (The Tower) comprising residential accommodation (Class C3 - 123 units) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions - creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only),

(b) Erection of 2 x 14-16 storey buildings (Block C and F comprising residential accommodation (Class C3 - 136 units (C) and 209 units (F)) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions - creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), Building F and Tower to be linked by podium; and

(c) change of use of existing 1 storey building on stilts (The Bungalow) to Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Nonresidential institutions - cr?che, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only) and hard and soft landscaping comprising central public square, commercial and retail terraces, private residents terrace and public/private roof top gardens with car parking for 69 vehicles located at ground and first floor levels and associated works to facilitate servicing and access following demolition to existing teaching and library buildings. Approved 23/09/2016.

121311/NMC/2018: Application for a non-material amendment following a grant of planning permission under application 112034/FO/2016/C2 to allow for minor internal and external amendments to the approved scheme including amendments to internal layouts (including as required to achieve secure by design accreditation), relocation of entrances, the omission of staircases, to not provide shopfronts as part of the base scheme to some areas to allow tenants to provide their own design within the framework of a tenant design guide, amend design of balustrades, retention of the existing structure and provision of additional external seating area and improvements to accessibility levels. Approved 15/10/2025.

128213/NMC/2020: Non Material Amendment : Additional 3 bedroom apartment (level 13) and media room, private dining and lounge area (level 12) to replace approved gym on level 13 and residents lounge on level 12 (layout changes only) to provide overall 476 Apartments (previously

475 application ref no 121311)(no overall increase from 478 approved under application ref no 112034). Approved 02/11/2020.

130910/NMC/2021: S96 Non Material Amendment to application 112034/FO/2016/C2 (as amended by 128213 and 121311) to allow for removal of 2 number of roof lights to Dutch House roof to Minshull St/ Canal St Elevation. Approved 27/07/2021.

131814/NMC/2021: Application for a non-material amendment to application ref no 112034/FO/2016/C2 (as amended by 128213 and 121311) comprising removal of 3 glazed panels to be replaced with aluminium louvres. Approved 22/10/2021.

CDN/24/0095: Discharge of Conditions 27 (Signage and external seating) and 29 (Refuse Commercial) attached to Planning Permission 112034/FO/2016/C2 as amended by 121311/NMC/2018, 128213/NMC/2020, 130910/NMC/2021 and 131814/NMC/2021. Approved 27/03/2024.

Consultations & Notification Responses

Publicity:

The application was publicised through neighbour notification letters. No representations were received in response to the application.

Highways Services:

Regarding the projecting signs, sufficient headroom clearance and acceptable luminance levels. Noted that, for the avoidance of doubt, a projecting sign that extends greater than 350mm over the adopted highway requires the applicant to apply for a projection over license. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

Applicant is required to discuss and agree licensing, hoarding scaffolding, skips with MCC's Highways Licensing Team.

Applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team.

Comments relating to now removed external fascia signage no longer relevant to application.

Environmental Health:

No objection to luminance of signs and recommended a condition restricting luminance at a maximum of 300cd/m².

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 considered relevant to this application:

Places for Everyone

- JP-P1 – Sustainable Places
- JP-P2 – Heritage
- JP-Strat2 – City Centre

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs
- DC18 – Conservation Areas
- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Shopfront and Signage Design Guide

Commercial Signage Guide and Kampus Manchester Commercial Units Sign Zoning Block C, E & F, approved in application CDN/24/0095.

Issues

Amenity

The projecting signs would be sited on the northwestern and southwestern elevations. As a corner unit and with sufficient spacing between each projecting sign, the signs are considered to be read separately. Moreover, signage is not prevalent along Chorlton Street and the adjacent Kampus public realm does not suffer from advertisement clutter. It is not considered that by virtue of their number would the proposed signage contribute to excessive advertisement with a negative impact on the quality of the public realm.

Each sign would moreover be appropriately sited within their respective elevation, aligning with the top of the adjacent mullions and within the recessed bracket of the cladding, as set out in the signage strategy. As such, they are considered to be in keeping with the architectural features of the building and well-integrated into each elevation.

The graphics of the projecting signage are considered sufficiently minimalist and limited to information required for identifying the premises, not appearing extraneous to the detriment of the quality of building's design or street scene.

While the proposed projecting signs would exceed a 30mm depth contrary to the Council's Shopfront and Signage Design Guide and the 40mm depth agreed in the signage strategy, it is one element of the unit's advertisement proposal.

Despite their bulkier appearance, when the signage proposed for the unit is taken as a whole it is considered that the projecting signs would be acceptable on balance due to the overall quality of the signage to be installed within the unit.

Moreover, given the proposal's design and integration with the wider Kampus development which sits adjacent to the Whitworth Street Conservation Area and Grade II listed Minshull House, the proposal is not considered to result in any significant additional harm to the designated heritage assets.

In view of the above, the proposed signage is considered to be acceptable in terms of amenity and compliant with Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy, Policies DC14, DC18 and DC19 of the Unitary Development Plan, Policies JP-P1, JP-P2 and JP-Strat2 of PfE, as well as being in line with guidance contained within Sections 12 and 16 the NPPF, the Council's Shopfront and Signage Design Guide, and the 'Commercial Signage Guide' and 'Kampus Manchester Commercial Units Sign Zoning Block C, E & F' signage strategies approved in application CDN/24/0095.

Public Safety

The primary public safety concern is the illuminance of the signs. The luminance level stated in the application form is 300cd/m², which is acceptable to Local Highways Authority and Environmental Health consultees. It is not considered that there would be a danger to public safety and a condition relating to the maximum illuminance will be 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 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: Approval

Condition(s) to be attached to decision for approval

1. Advert Mandatory

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. Specified Plans

The 2no. internally illuminated projecting signs hereby approved shall be carried out in accordance with the Site Location Plan & Block Plan (PL-A-2001) received by the City Council as Local Planning Authority on 13/06/2025, and the following drawings received by the City Council as Local Planning Authority on 24/07/2025:

PL-A-2002 REV B

PL-A-2003 REV B

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14 and DC18 of the Unitary Development Plan, Policies JP-P1, JP-P2 and JP-Strat2 of PpE, as well as being in line with guidance contained within Sections 12 and 16 of the NPPF, the Council's Shopfront and Signage Design Guide and the 'Commercial Signage Guide' and 'Kampus Manchester Commercial Units Sign Zoning Block C, E & F' signage strategies approved in application CDN/24/0095.

3. Luminance

The maximum luminance of the signage shall not exceed 300 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 City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 1117, 59 Chorlton Street, Manchester, M1 3GD
Flat 506, 59 Chorlton Street, Manchester, M1 3FY
Flat 917, 59 Chorlton Street, Manchester, M1 3GD
Flat 507, 59 Chorlton Street, Manchester, M1 3FY
Flat 1503, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1115, 59 Chorlton Street, Manchester, M1 3GD
Flat 503, 59 Chorlton Street, Manchester, M1 3FY
Flat 1403, 59 Chorlton Street, Manchester, M1 3GJ
Flat 306, 59 Chorlton Street, Manchester, M1 3FY
Flat 1002, 59 Chorlton Street, Manchester, M1 3GD
Flat 716, 59 Chorlton Street, Manchester, M1 3GD
Flat 616, 59 Chorlton Street, Manchester, M1 3FY
Flat 310, 59 Chorlton Street, Manchester, M1 3FY
Flat 714, 59 Chorlton Street, Manchester, M1 3GD
Flat 904, 59 Chorlton Street, Manchester, M1 3GD
Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1101, 59 Chorlton Street, Manchester, M1 3GD
Flat 504, 44 Aytoun Street, Manchester, M1 3GL
Flat 1301, 44 Aytoun Street, Manchester, M1 3GN
Flat 909, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 804, 44 Aytoun Street, Manchester, M1 3GL
Flat 1004, 44 Aytoun Street, Manchester, M1 3GN
Flat 505, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 603, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
44 Aytoun Street, Manchester, M1 3GL
Flat 1101, 44 Aytoun Street, Manchester, M1 3GN
Flat 810, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 59 Chorlton Street, Manchester, M1 3FY
Flat 814, 59 Chorlton Street, Manchester, M1 3GD
Flat 512, 59 Chorlton Street, Manchester, M1 3FY
Flat 1110, 59 Chorlton Street, Manchester, M1 3GD
Flat 1211, 59 Chorlton Street, Manchester, M1 3GJ
Flat 401, 59 Chorlton Street, Manchester, M1 3FY
Flat 515, 59 Chorlton Street, Manchester, M1 3FY
Flat 1311, 59 Chorlton Street, Manchester, M1 3GJ
Flat 204, 59 Chorlton Street, Manchester, M1 3FY
Flat 806, 59 Chorlton Street, Manchester, M1 3GD
Flat 804, 59 Chorlton Street, Manchester, M1 3GD
Flat 509, 59 Chorlton Street, Manchester, M1 3FY
Flat 1303, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1209, 59 Chorlton Street, Manchester, M1 3GJ

Flat 909, 59 Chorlton Street, Manchester, M1 3GD
Flat 1304, 59 Chorlton Street, Manchester, M1 3GJ
Flat 210, 59 Chorlton Street, Manchester, M1 3FY
Flat 1306, 59 Chorlton Street, Manchester, M1 3GJ
Flat 502, 59 Chorlton Street, Manchester, M1 3FY
Flat 703, 59 Chorlton Street, Manchester, M1 3GD
Flat 1104, 59 Chorlton Street, Manchester, M1 3GD
Flat 1003, 59 Chorlton Street, Manchester, M1 3GD
Flat 1406, 59 Chorlton Street, Manchester, M1 3GJ
Flat 706, 59 Chorlton Street, Manchester, M1 3GD
Flat 203, 59 Chorlton Street, Manchester, M1 3FY
Flat 605, 59 Chorlton Street, Manchester, M1 3FY
Flat 1202, 59 Chorlton Street, Manchester, M1 3GJ
Flat 314, 59 Chorlton Street, Manchester, M1 3FY
Flat 610, 59 Chorlton Street, Manchester, M1 3FY
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 607, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 1010, 59 Chorlton Street, Manchester, M1 3GD
Flat 417, 59 Chorlton Street, Manchester, M1 3FY
Flat 1012, 59 Chorlton Street, Manchester, M1 3GD
Flat 902, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 703, 44 Aytoun Street, Manchester, M1 3GL
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 806, 44 Aytoun Street, Manchester, M1 3GL
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 1403, 44 Aytoun Street, Manchester, M1 3GN
Flat 609, 44 Aytoun Street, Manchester, M1 3GL
Flat 1010, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1001, 44 Aytoun Street, Manchester, M1 3GN
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 508, 44 Aytoun Street, Manchester, M1 3GL
Flat 216, 59 Chorlton Street, Manchester, M1 3FY
Flat 407, 59 Chorlton Street, Manchester, M1 3FY
Flat 711, 59 Chorlton Street, Manchester, M1 3GD
Flat 908, 59 Chorlton Street, Manchester, M1 3GD
Flat 212, 59 Chorlton Street, Manchester, M1 3FY
Flat 511, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 59 Chorlton Street, Manchester, M1 3FY
Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
Flat 615, 59 Chorlton Street, Manchester, M1 3FY
Flat 1309, 59 Chorlton Street, Manchester, M1 3GJ
Flat 404, 59 Chorlton Street, Manchester, M1 3FY
Flat 402, 59 Chorlton Street, Manchester, M1 3FY
Flat 1402, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1016, 59 Chorlton Street, Manchester, M1 3GD
Flat 1116, 59 Chorlton Street, Manchester, M1 3GD
Flat 803, 59 Chorlton Street, Manchester, M1 3GD
Flat 313, 59 Chorlton Street, Manchester, M1 3FY

Flat 807, 59 Chorlton Street, Manchester, M1 3GD
Flat 208, 59 Chorlton Street, Manchester, M1 3FY
Flat 1102, 59 Chorlton Street, Manchester, M1 3GD
Flat 701, 59 Chorlton Street, Manchester, M1 3GD
Flat 604, 59 Chorlton Street, Manchester, M1 3FY
Flat 1005, 59 Chorlton Street, Manchester, M1 3GD
Flat 1112, 59 Chorlton Street, Manchester, M1 3GD
Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 802, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 1207, 44 Aytoun Street, Manchester, M1 3GN
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 44 Aytoun Street, Manchester, M1 3GN
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 904, 44 Aytoun Street, Manchester, M1 3GL
Flat 803, 44 Aytoun Street, Manchester, M1 3GL
Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
Flat 610, 44 Aytoun Street, Manchester, M1 3GL
Flat 1105, 44 Aytoun Street, Manchester, M1 3GN
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 506, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
61 Chorlton Street, Manchester, M1 3FY
Flat 717, 59 Chorlton Street, Manchester, M1 3GD
Flat 1105, 59 Chorlton Street, Manchester, M1 3GD
Flat 603, 59 Chorlton Street, Manchester, M1 3FY
Flat 916, 59 Chorlton Street, Manchester, M1 3GD
Flat 809, 59 Chorlton Street, Manchester, M1 3GD
Flat 1302, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1114, 59 Chorlton Street, Manchester, M1 3GD
Flat 801, 59 Chorlton Street, Manchester, M1 3GD
Flat 811, 59 Chorlton Street, Manchester, M1 3GD
Flat 815, 59 Chorlton Street, Manchester, M1 3GD
Flat 1008, 59 Chorlton Street, Manchester, M1 3GD
Flat 913, 59 Chorlton Street, Manchester, M1 3GD
Flat 1205, 59 Chorlton Street, Manchester, M1 3GJ
Flat 413, 59 Chorlton Street, Manchester, M1 3FY
Flat 311, 59 Chorlton Street, Manchester, M1 3FY
Flat 510, 59 Chorlton Street, Manchester, M1 3FY
Flat 601, 59 Chorlton Street, Manchester, M1 3FY
Flat 408, 59 Chorlton Street, Manchester, M1 3FY
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD
Flat 517, 59 Chorlton Street, Manchester, M1 3FY
Flat 901, 59 Chorlton Street, Manchester, M1 3GD
Flat 206, 59 Chorlton Street, Manchester, M1 3FY
Flat 1212, 59 Chorlton Street, Manchester, M1 3GJ
Flat 414, 59 Chorlton Street, Manchester, M1 3FY
Flat 707, 59 Chorlton Street, Manchester, M1 3GD
Flat 710, 59 Chorlton Street, Manchester, M1 3GD
Flat 307, 59 Chorlton Street, Manchester, M1 3FY
Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL

Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 906, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 44 Aytoun Street, Manchester, M1 3GL
Flat 207, 44 Aytoun Street, Manchester, M1 3GL
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 302, 44 Aytoun Street, Manchester, M1 3GL
Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
Flat 710, 44 Aytoun Street, Manchester, M1 3GL
Flat 1013, 59 Chorlton Street, Manchester, M1 3GD
Flat 202, 59 Chorlton Street, Manchester, M1 3FY
Flat 1201, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1505, 59 Chorlton Street, Manchester, M1 3GJ
Flat 312, 59 Chorlton Street, Manchester, M1 3FY
Flat 606, 59 Chorlton Street, Manchester, M1 3FY
Flat 504, 59 Chorlton Street, Manchester, M1 3FY
Flat 902, 59 Chorlton Street, Manchester, M1 3GD
Flat 508, 59 Chorlton Street, Manchester, M1 3FY
Flat 1310, 59 Chorlton Street, Manchester, M1 3GJ
Flat 905, 59 Chorlton Street, Manchester, M1 3GD
Flat 613, 59 Chorlton Street, Manchester, M1 3FY
Flat 712, 59 Chorlton Street, Manchester, M1 3GD
Flat 617, 59 Chorlton Street, Manchester, M1 3FY
Flat 1001, 59 Chorlton Street, Manchester, M1 3GD
Flat 1103, 59 Chorlton Street, Manchester, M1 3GD
Flat 715, 59 Chorlton Street, Manchester, M1 3GD
Flat 907, 59 Chorlton Street, Manchester, M1 3GD
Flat 317, 59 Chorlton Street, Manchester, M1 3FY
Flat 316, 59 Chorlton Street, Manchester, M1 3FY
Flat 705, 59 Chorlton Street, Manchester, M1 3GD
Flat 214, 59 Chorlton Street, Manchester, M1 3FY
Flat 505, 59 Chorlton Street, Manchester, M1 3FY
Flat 1506, 59 Chorlton Street, Manchester, M1 3GJ
Flat 910, 59 Chorlton Street, Manchester, M1 3GD
Flat 309, 59 Chorlton Street, Manchester, M1 3FY
57 Chorlton Street, Manchester, M1 3FY
Flat 605, 44 Aytoun Street, Manchester, M1 3GL
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 701, 44 Aytoun Street, Manchester, M1 3GL
Flat 1102, 44 Aytoun Street, Manchester, M1 3GN
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 702, 44 Aytoun Street, Manchester, M1 3GL
Flat 1404, 44 Aytoun Street, Manchester, M1 3GN
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 203, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 1206, 44 Aytoun Street, Manchester, M1 3GN
Flat 1204, 44 Aytoun Street, Manchester, M1 3GN
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN

51 Chorlton Street, Manchester, M1 3FY
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
Flat 211, 59 Chorlton Street, Manchester, M1 3FY
Flat 611, 59 Chorlton Street, Manchester, M1 3FY
Flat 1207, 59 Chorlton Street, Manchester, M1 3GJ
Flat 709, 59 Chorlton Street, Manchester, M1 3GD
Flat 1405, 59 Chorlton Street, Manchester, M1 3GJ
Flat 813, 59 Chorlton Street, Manchester, M1 3GD
Flat 911, 59 Chorlton Street, Manchester, M1 3GD
Flat 1109, 59 Chorlton Street, Manchester, M1 3GD
Flat 1312, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1107, 59 Chorlton Street, Manchester, M1 3GD
Flat 805, 59 Chorlton Street, Manchester, M1 3GD
Flat 1210, 59 Chorlton Street, Manchester, M1 3GJ
Flat 501, 59 Chorlton Street, Manchester, M1 3FY
Flat 405, 59 Chorlton Street, Manchester, M1 3FY
Flat 305, 59 Chorlton Street, Manchester, M1 3FY
Flat 1305, 59 Chorlton Street, Manchester, M1 3GJ
Flat 416, 59 Chorlton Street, Manchester, M1 3FY
Flat 1208, 59 Chorlton Street, Manchester, M1 3GJ
Flat 406, 59 Chorlton Street, Manchester, M1 3FY
Flat 411, 59 Chorlton Street, Manchester, M1 3FY
Sainsbury's, 55 Chorlton Street, Manchester, M1 3FY
Flat 1109, 44 Aytoun Street, Manchester, M1 3GN
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 706, 44 Aytoun Street, Manchester, M1 3GL
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 805, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
Flat 415, 59 Chorlton Street, Manchester, M1 3FY
Flat 914, 59 Chorlton Street, Manchester, M1 3GD
Flat 217, 59 Chorlton Street, Manchester, M1 3FY
Flat 1401, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1307, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1206, 59 Chorlton Street, Manchester, M1 3GJ
Flat 304, 59 Chorlton Street, Manchester, M1 3FY
Flat 808, 59 Chorlton Street, Manchester, M1 3GD
Flat 412, 59 Chorlton Street, Manchester, M1 3FY
Flat 1111, 59 Chorlton Street, Manchester, M1 3GD
Flat 1009, 59 Chorlton Street, Manchester, M1 3GD
Flat 516, 59 Chorlton Street, Manchester, M1 3FY
Flat 209, 59 Chorlton Street, Manchester, M1 3FY
Flat 614, 59 Chorlton Street, Manchester, M1 3FY
Flat 702, 59 Chorlton Street, Manchester, M1 3GD
Flat 513, 59 Chorlton Street, Manchester, M1 3FY
Flat 302, 59 Chorlton Street, Manchester, M1 3FY
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ
Flat 213, 59 Chorlton Street, Manchester, M1 3FY

Flat 1502, 59 Chorlton Street, Manchester, M1 3GJ
Flat 708, 59 Chorlton Street, Manchester, M1 3GD
Flat 704, 59 Chorlton Street, Manchester, M1 3GD
Flat 812, 59 Chorlton Street, Manchester, M1 3GD
Flat 1004, 59 Chorlton Street, Manchester, M1 3GD
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
Flat 1406, 44 Aytoun Street, Manchester, M1 3GN
Flat 503, 44 Aytoun Street, Manchester, M1 3GL
Flat 1202, 44 Aytoun Street, Manchester, M1 3GN
Flat 903, 44 Aytoun Street, Manchester, M1 3GL
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 1106, 44 Aytoun Street, Manchester, M1 3GN
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 1405, 44 Aytoun Street, Manchester, M1 3GN
Flat 301, 44 Aytoun Street, Manchester, M1 3GL
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 510, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
Flat 602, 59 Chorlton Street, Manchester, M1 3FY
Flat 1308, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1501, 59 Chorlton Street, Manchester, M1 3GJ
Flat 207, 59 Chorlton Street, Manchester, M1 3FY
Flat 1011, 59 Chorlton Street, Manchester, M1 3GD
Flat 802, 59 Chorlton Street, Manchester, M1 3GD
Flat 1301, 59 Chorlton Street, Manchester, M1 3GJ
Flat 810, 59 Chorlton Street, Manchester, M1 3GD
Flat 1017, 59 Chorlton Street, Manchester, M1 3GD
Flat 609, 59 Chorlton Street, Manchester, M1 3FY
Flat 403, 59 Chorlton Street, Manchester, M1 3FY
Flat 514, 59 Chorlton Street, Manchester, M1 3FY
Flat 906, 59 Chorlton Street, Manchester, M1 3GD
Flat 1113, 59 Chorlton Street, Manchester, M1 3GD
Flat 816, 59 Chorlton Street, Manchester, M1 3GD
Flat 1203, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1204, 59 Chorlton Street, Manchester, M1 3GJ
Flat 912, 59 Chorlton Street, Manchester, M1 3GD
Flat 915, 59 Chorlton Street, Manchester, M1 3GD
Flat 1108, 59 Chorlton Street, Manchester, M1 3GD
Flat 308, 59 Chorlton Street, Manchester, M1 3FY
Flat 1504, 59 Chorlton Street, Manchester, M1 3GJ
Flat 608, 59 Chorlton Street, Manchester, M1 3FY
Flat 409, 59 Chorlton Street, Manchester, M1 3FY
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD
Flat 215, 59 Chorlton Street, Manchester, M1 3FY
Flat 817, 59 Chorlton Street, Manchester, M1 3GD
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 1408, 44 Aytoun Street, Manchester, M1 3GN
Flat 901, 44 Aytoun Street, Manchester, M1 3GL
Flat 1205, 44 Aytoun Street, Manchester, M1 3GN
42 Aytoun Street, Manchester, M1 3GL
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 602, 44 Aytoun Street, Manchester, M1 3GL
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN

Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 1208, 44 Aytoun Street, Manchester, M1 3GN
Flat 408, 44 Aytoun Street, Manchester, M1 3GL
Flat 507, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 808, 44 Aytoun Street, Manchester, M1 3GL
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 707, 44 Aytoun Street, Manchester, M1 3GL
Flat 903, 59 Chorlton Street, Manchester, M1 3GD
Flat 315, 59 Chorlton Street, Manchester, M1 3FY
Flat 1015, 59 Chorlton Street, Manchester, M1 3GD
Flat 713, 59 Chorlton Street, Manchester, M1 3GD
Flat 303, 59 Chorlton Street, Manchester, M1 3FY
Flat 612, 59 Chorlton Street, Manchester, M1 3FY

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
Area Team Boundary - Name: CENTRAL