

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143673/FO/2025
Date registered valid: 7 August 2025
Proposal: Installation of 8no. external artworks.
Address: Co-Op Live Arena, Manchester,
Ward(s): Ancoats & Beswick Ward

Applicant: Eastlands Arena Ltd
Agent (if any): Mr John Cooper Deloitte LLP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 September 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 26 August 2025

Standard consultations:

Printed: 14 August 2025 Expired: 5 September 2025

Neighbour notifications

Printed: 14 August 2025 Expired: 5 September 2025

Site notice

Posted: 26 August 2025 Expired: 16 September 2025

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Site, spans 33.6 sq. m., comprises 8no. areas of landscaping along the Ashton Canal Tow Path in front of the Co-op Live Arena.

To the north of the Site, is the Co-op Live Arena and surface level car parks as part of the Etihad Campus.

To the east, is Alan Turing Way which comprises of a four lane boulevard with segregated cycle lanes. The area to the east of Alan Turing Way is also characterised by a number of residential dwellings, with the National Cycling Centre and Eastlands District Centre, located further to the east and south-east respectively, adding a positive contrast to and supporting the clusters of sports and entertainment facilities in this area.

To the south, the Site is restricted by the Ashton Canal, with the Etihad Stadium located south of the Canal. The North Stand development (Ref. 136763/FO/2023), which includes an extension to the North Stand of the Etihad Stadium, a new hotel and commercial building and City Square, is currently under construction.

To the west of the Site is Joe Mercer Way, an elevated pedestrian boulevard route to the Etihad Stadium, separating the Site from the adjacent Manchester Tennis and Football Centre located further to the west. It provides a key pedestrian route, over the Metrolink line and the Ashton Canal towards Sportcity Way and the surface car parks to the north of the Etihad Campus and Co-op Live.

The Site is not located within a conservation area and does not contain any designated heritage assets. There are, however, 4no. designated heritage assets located close to the Site (within 75m radius). They are listed as follows:

- Grade II listed Ashton Canal Lock Number 6 Immediately East of Forge Lane (Ref: 1207666).
- Grade II listed Ashton Canal Lock Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7
- Grade II listed Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge
- Grade II listed Ashton Canal Lock Keepers Cottage on South Side of Lock Number 7 of Ashton Canal

Description of Development

The proposal seeks planning permission for the installation of 8no. external artworks.

Each artwork is a Guitar shaped structure that shall be designed in an art style that represents an artist who has played at or will play at the Co-op Arena. 3 of these designs have been submitted so far, with the 5 further sculptures reserved for future artists who may play at the Arena.

The new installations will be located in various sites alongside the canal path which is located just outside the Coop Live venue.

Related applications

143674/AOH/2025 - Installation of 8no. external artworks.

Approved in tandem with this application.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Environmental Health - Have no objections to the proposed lighting levels for the timings of luminance. Are accepting of the Construction Management Plan.

Highway Services – Have no objection to the application and have no concerns that existing public footpaths will be impacted by the works. Are accepting of the Construction Management Plan.

Mining Remediation Authority (Coal Authority) - Confirmed that the application site falls partly within the defined Development High Risk Area (DHRA), but have no objection due to the fact that any structures that fall within DHRA will not require significant groundworks or foundations. An informative has been added at their request.

Transport for Greater Manchester/Metrolink - Confirmed the location of the proposed development is sufficiently remote from Metrolink that we have no comments to make from a Metrolink perspective in respect of this application.

Canal & Rivers Trust - Requested that an informative be added concerning liaising with the Canal & Rivers Trust.

Greater Manchester Ecology Unit - Advised that a CEMP condition is attached, confirmed that they are satisfied that there are no protected, priority or nesting bird issues associated with this development proposal, and recommended that a landscape & biodiversity mitigation, restoration and enhancement plan is attached as a condition.

Policy

The following policy and guidance are considered relevant to the consideration of this application:

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-S4 - Flood Risk and the Water Environment
- Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2 - Heritage

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy CC4 - Visitors - Tourism, Culture and Leisure
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy EN15 - Biodiversity and Geological Conservation
- Policy EN17 - Water Quality
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC10 - Food and Drink uses
- Policy DC19 - Listed Buildings
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of Development

As part of ongoing works to build upon the success of the Co-op Live arena complex and further activate the outdoor spaces, the addition of a series of sculptural guitars, representing key musical artists is proposed.

The applicant has stated that the purpose of these installations is to both celebrate musical icons linked to the venue and provide general beautification of and generate visitor interest in an otherwise underutilised area of land in the immediate vicinity of the venue's courtyard and outdoor areas.

Given the bespoke unique nature of the Co-op Arena, the principle of having such installations is considered to be acceptable in this particular case.

Visual Amenity

The design principle carried throughout the installation along a footpath adjacent to the Co-op live arena is based around strong geometric shapes defined by clean lines and coloured edge details achieved via lighting.

It is considered that the sculptures will add a degree of visual intrigue to this prominent elevation of the Co-op Arena, serving as an interesting contrast to the main building elevation and are considered to be designed to be complimentary to the existing surrounding soft landscaping.

In terms of scale and form, the sculptures are 4446mm tall, placed on a 500mm tall foundation structure.

Within the context of the Co-op Arena, the sculptures are considered to be of a proportionate size. Such large sized sculptures would probably not be deemed acceptable in many areas, but these sculptures have to be considered in the context of the dominance of the Arena structure.

The Guitar shaped structures are made out of Sheet Steel Grade S355 powdercoat/wet paint finish to C3 corrosion specification.

Material and fabrication choices have been made to meet performance requirements related to durability, quality, safety, and maintenance. All materials are selected for their resistance to corrosion, weather exposure, and environmental wear, ensuring long-term performance.

At present, the design of 5 of the artworks is not known. A condition has been attached to confirm that the designs of these be submitted prior to the design on each artwork being implemented. The 3 artworks that are currently known will be modest changes to the general guitar shaped structures.

The Canal and Rivers Trust have stated their point of view that the proposal will provide some visual interest along the canal corridor.

Taking all these aspects into consideration, the proposal can therefore be supported on visual amenity grounds.

Residential Amenity

The illumination most days will be on between 16:00 and 23:59. However, the applicant states that, it is expected that the timings of use will vary according to the schedule of events in the Etihad Campus including Co-op Live events, match days, other sporting events in MCC venues, and community engagement events.

Given the low luminance levels of the artworks, the Local Planning Authority have no major concerns about the luminance of the structures.

A Construction Management Plan has been attached to mitigate any residential amenity impacts during the construction phase.

Impact on heritage

Five of the guitar sculptures would be within the immediate setting of the listed lock.

The sculptures are modest in size in comparison to the Co-op Arena, which is also within the setting of the listed lock. The impact of the introduction of these structures within the setting of the heritage asset is considered to be minimal.

Highways Impact and Access

Access to the guitar park is via the existing pedestrian access route along the canal side footpath, and can be accessed from adjoining pathways from both the Alan Turing and Joe Mercer Ways, that connect to the venue courtyard area.

During the proposed construction phase, materials and machinery will be transported to the site via suitable vehicles (and carried, by hand, where required) using the existing road and footpath access routes. A Logistics Plan and Construction Management Plan have been submitted alongside the application and been approved.

Where vehicle or material movements along or alongside the pedestrian walkways are required, suitable planning, pedestrian protections, risk assessments and approvals should be sought from MCC's Highway Services. Informatives have been added to the decision concerning this.

Water Safety

The Canal and Rivers Trust have requested that the Operating Management Schedule be updated to confirm details of mitigation and protection measures for the canal, including how the cleaning of the structures will use robust containment methods to prevent run off to the canal, as well as specifications for the products that will be used for cleaning/graffiti removal to ensure that these are appropriate given the proximity to the canal.

This has been added as a condition.

Ecology

The Proposed Development is exempt from delivering 10% biodiversity net gain under the Environment Act 2021 as it falls below the de minimis threshold.

The applicant has proposed to place topsoil and seeds around the proposed artworks.

In terms of impact on ecology, in particular lighting impact on bats and other wildlife, this Application is accompanied by a Preliminary Ecological Survey prepared by Helen Hamilton Ecology. It is concluded that the lighting proposal of the Proposed Development will not bring forth significant impacts on bats or other wildlife on basis that the area is strongly impacted by existing lighting and canal towpath illumination, and there will be lighting controllers that can be managed, operated and integrated within the venue's content management system.

Greater Manchester Ecology Unit are satisfied that there are no protected, priority or nesting bird issues associated with this development proposal and therefore No further information or measures are required concerning wildlife.

The Ecology Unit have also recommended that a Construction Environmental Plan (CEMP) be attached to any approval.

Whilst the Ecology Unit accept that the development is exempt from mandatory 10% BNG, under the de minimis rule, they have recommended that a landscape & biodiversity mitigation, restoration and enhancement plan is conditioned as part of any permission.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 07 August 2025:

- Site Location Plan (Ref: GUI-101 Rev B)
- Guitar Park - Plan GUI-102 Rev B
- Guitar Park - Proposed Elevation GUI-104 Rev B
- NS2515_01_CONSTRUCTION_DETAIL Rev A
- NS2515_02_CONSTRUCTION_DETAIL Rev A
- NS2515_03_CONSTRUCTION_DETAIL Rev A
- NS2515_04_CONSTRUCTION_DETAIL Rev A
- Operational Management Plan, prepared by NEWSUBSTANCE
- Construction Management Plan, prepared by NEWSUBSTANCE
- Logistics Plan, prepared by NEWSUBSTANCE
- Ground Condition and Excavation Summary, prepared by NEWSUBSTANCE
- Ecology Survey (incl. Bat Survey) prepared by Helen Hamilton Ecology

And the following document received by the City Council as Local Planning Authority on 26 September 2025:

- Design and Access Statement, prepared by NEWSUBSTANCE

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

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of use of any of the external artworks, a revised Operational Management Plan shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, this shall include details of mitigation and protection measures for the canal, including how the cleaning of the structures will use robust containment methods to prevent run off to the canal, as well as specifications for the products that will be used for cleaning/graffiti removal to ensure that these are appropriate given the proximity to the canal.

The development shall then be carried out in accordance with this approved Operational Management Plan.

Reason - To ensure that the maintenance of the development does not negatively impact upon the Canal, in accordance with Policy JP-S4 and EN17.

4) Prior to the commencement of the development, a Construction Environmental Plan (CEMP) shall be submitted to and be approved in writing by the City Council as local planning authority. This CEMP shall include direct reference to the canal. The CEMP details shall then be implemented as part of the development.

Reason - In the interest of having an appropriate CEMP in place pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of any of the following sculptures; Guitar 4, Guitar 5, Guitar 6, Guitar 7, or Guitar 8, as set out on the drawing 'Guitar Park - Proposed Elevation GUI-104 Rev B', the full and final

design details of these sculptures shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. This condition can be discharged in parts as and when the design of each sculpture is known.

The approved details shall then be implemented as a part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

6) Prior to the commencement of above ground works, a landscape & biodiversity mitigation, restoration and enhancement plan, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with the approved landscape & biodiversity mitigation, restoration and enhancement plan

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

7) The Construction Phase of the development shall be carried out in accordance with the Construction Management Plan, prepared by NEWSUBSTANCE, received by the City Council as the Local Planning Authority on 07 August 2025.

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

8) The maximum luminance of the artworks shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC14.1 of the Unitary Development Plan for the City of Manchester.

9) The future maintenance of the structures, including the cleaning, removal of graffiti, and general maintenance, shall be carried out in accordance with the 'Design Considerations for the Operating Schedule and Management Plan', prepared by NEWSUBSTANCE, dated July 2025, for as long as the development is in situ.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

1) The application site lies partly within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could

include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:
<http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

What is a permit and how to get one? -

<https://www.gov.uk/government/publications/permit-process/permit-process>

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at:<https://www.gov.uk/government/organisations/mining-remediation-authority>

2) The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure the waterways are protected and safeguarded.

3) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

4) Access to all public routes should be maintained during the construction works. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink
Canal & River Trust
Mining Remediation Authority
Greater Manchester Ecology Unit

Flat 32, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2B The Waterfront, Manchester, M11 4DB

Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 60, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 2, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 3, 2 Stuart Street, Manchester, M11 4DG
Flat 41, 2 Stuart Street, Manchester, M11 4DG
1 Stuart Street, Manchester, M11 4DQ
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
5 Stuart Street, Manchester, M11 4DQ
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU
Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG
Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG
Philips Park Entrance Lodge, Philips Park, Stuart Street, Manchester, M11 4DQ
Apartment 25, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Flat 57, 2 Stuart Street, Manchester, M11 4DG

Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2 Stuart Street, Manchester, M11 4DG
13 Stuart Street, Manchester, M11 4DQ
11 Stuart Street, Manchester, M11 4DQ
9 Stuart Street, Manchester, M11 4DQ
7 Stuart Street, Manchester, M11 4DQ
Apartment 41, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Flat 53, 2 Stuart Street, Manchester, M11 4DG
Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Apartment 20, 2B The Waterfront, Manchester, M11 4DB
Apartment 17, 2B The Waterfront, Manchester, M11 4DB
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
3 Stuart Street, Manchester, M11 4DQ
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG

Flat 37, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
Lock House, 7 Alan Turing Way, Manchester, M11 4DW
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG
Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 50m Buffer -
Area Team Boundary - Name: CENTRAL