MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143999/AO/2025
Date registered valid:	17 September 2025
Proposal:	Installation of 2no. high level internally Illuminated individual letter signs.
Address:	Car Park Adjacent 25 To 27 Rochdale Road, Manchester, M4 4HT
Ward(s):	Piccadilly Ward
Applicant:	Mrs Helen Binns Premier Inn Hotels Ltd
Agent (if any):	Mrs Helen Binns Walsingham Planning Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30/10/2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 26 September 2025

Standard consultations:
Printed: 24 September 2025 Expired: 15 October 2025

Neighbour notifications
Printed: 24 September 2025 Expired: 15 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

The application site is the 11 storey, 229 bedroom hotel originally approved under application 127537/FO/2020 that is now under construction.

Upon completion, the building will have a predominately red brick façade and recessed vertical windows, with profiled glazed bricks used at the spandrel panel between the windows. A saw toothed glazed façade will form the ground floor to Rochdale Road. The top of the building will have an angled crown. The main entrance will be via Rochdale Road, with a secondary entrance off Ludgate Street.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Area

The application site is at 25-27 Rochdale Road, a main arterial route into the City Centre with the area immediately around the application site being characterised by tall modern buildings.

The site is positioned at the southwest end of Rochdale Road circa 120 metres from the Ring Road. It is bounded by Ludgate Street to the southwest, Dyche Street to the northwest, a church to the northeast and Rochdale Road to the southwest.

With respect to surrounding uses in the vicinity, the area comprises a mix of residential development and hotel accommodation interspersed with commercial uses.

Planning History

127537/FO/2020 – Erection of 11 storey 229 bedroom hotel (Class C1) with ancillary ground floor bar/ restaurant, together with associated public realm and other associated works. Approved July 2020.

138248/NMC/2023 – Non-Material Amendment to planning permission 127537/FO/2020 to amend the triggers within condition 4 (local labour) and 8 (archaeology). Approved October 2023.

143589/NMC/2025 – Non-Material Amendments to planning permission 127537/FO/2020 to make elevational alterations and update the building travel plan, together with alterations to conditions 2, 11, 12, 17, 24 and 25. Approved August 2025.

It is noted that condition 30 attached to the approval decision notice for application 127537/FO/2020 requiring a signage strategy for the building is yet to be discharged:

> *30) Prior to the first use of the development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building. Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).*

Description of Development

Advertisement Consent is sought for high level signage to identify the new Premier Inn hotel on Rochdale Road, comprising 2 no. internally illuminated individual letter signs with roundels.

The signs would be comprised of internally illuminated aluminium letters with acrylic faces, also featuring an internally illuminated roundel. They would be sited 22465mm and 223300mm above ground level on the northeast elevation facing the Baptist Church and the Ludgate Street elevation respectively.

The signs would each have an overall height of 7837mm (including the roundel), with the lettering having a maximum width of 856mm and the roundel having a height of 1800mm. The lettering and roundel would be powder coated in a purple powder mix (Cromadex 261c 70% gloss). Both text and roundel would be internally lit with illuminance levels of 250cd/m^2, with only the moon and star icons lit within the roundels.

This application is running conjunction with application 144000/AO/2025: Installation of 1no. internally illuminated individual letter and 1no. internally illuminated projecting sign.

Consultations & Notification Responses

Publicity:
Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Highways Services:
No objection.

Environmental Health:
No objection.

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
- CC1 – City Centre and Fringe
- 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

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

Listed Buildings and Conservation Areas Act 1990
- Section 72

Shopfront and Signage Design Guide

Issues

Visual Amenity

The proposed high level signage would be sited on two separate elevations, providing visibility from vantages along Rochdale Road coming into and exiting the City Centre. Given their siting on separate elevations that are read independently from one another, it is not considered that by virtue of their number would the proposed signage contribute to excessive advertisement with a negative impact on the busy radial route as it undergoes regeneration. They would similarly be appropriate in their siting, with the text of the signs lining through with the 8th and 9th storeys of the building.

The scale of the signs is considered appropriate to the scale of the building and given their sufficient design quality and their being limited to information required for identifying the premises, it is not considered that the design of the signage would appear extraneous to the detriment of the building or street scene. It is noted that high level building signage is more prevalent as Rochdale Road regenerates, with the Hampton by Hilton high level sign also visible within the street scene.

Given the above, and considering the proposal's distance from the Ancoats Conservation Area, the proposal is not considered to result in any significant harm to the setting of the conservation area.

In view of the above, the proposed signage is considered to be acceptable in terms of amenity and compliant with 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 PfE, Section 72 of the Listed Building and Conservation Areas Act 1990, as well as being in line with guidance contained within the NPPF and the Council's Shopfront and Signage Design Guide.

Public Safety

The primary public safety concern is the illuminance of the signs. The luminance level stated in the signage detail plan is 250cd/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 it is recommended that a condition relating to the maximum illuminance is included in the approval.

The proposed signage is not likely to cause a distraction to road users, nor does it over sail the pavement or highway. As such, the Local Highways Authority does not consider that a Projection over License will not be required.

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 carried out in accordance with the plans received by the City Council as Local Planning Authority on 17/09/2025:

196508 (Rev F) Page 1 of 5
196508 (Rev F) Page 2 of 5

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies JP-P1, JP-P2 and JP-Strat2 of PfE, policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14 and DC18 of the Unitary Development Plan, as well as being in line with guidance contained within Sections 12 and 16 of the NPPF and the Council's Shopfront and Signage Design Guide.

3.

The maximum luminance of the signage shall not exceed 250 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 706, 50 Goulden Street, Manchester, M4 5EJ
Flat G8, 50 Goulden Street, Manchester, M4 5EH
Flat 617, 50 Goulden Street, Manchester, M4 5EJ
Flat 505, 50 Goulden Street, Manchester, M4 5EH
Flat 507, 50 Goulden Street, Manchester, M4 5EJ
Flat 1505, 49 Goulden Street, Manchester, M4 5EN
Flat 1605, 49 Goulden Street, Manchester, M4 5EN
The Angel Inn, 6 Angel Street, Manchester, M4 4BR
Flat 607, 49 Goulden Street, Manchester, M4 5EL
Flat 804, 49 Goulden Street, Manchester, M4 5EL
Flat 1308, 49 Goulden Street, Manchester, M4 5EN
Flat 601, 49 Goulden Street, Manchester, M4 5EL
Flat 503, 49 Goulden Street, Manchester, M4 5EL
Flat 1002, 49 Goulden Street, Manchester, M4 5EL
Flat 1608, 49 Goulden Street, Manchester, M4 5EN
Flat 1507, 49 Goulden Street, Manchester, M4 5EN
Flat 207, 50 Goulden Street, Manchester, M4 5EH
Flat 601, 50 Goulden Street, Manchester, M4 5EJ
Flat 406, 50 Goulden Street, Manchester, M4 5EH
Flat 703, 49 Goulden Street, Manchester, M4 5EL
Flat 308, 49 Goulden Street, Manchester, M4 5EL
Flat 1402, 49 Goulden Street, Manchester, M4 5EN
Flat 1606, 49 Goulden Street, Manchester, M4 5EN
Flat 1206, 49 Goulden Street, Manchester, M4 5EN
Flat 211, 50 Goulden Street, Manchester, M4 5EH
Flat 402, 50 Goulden Street, Manchester, M4 5EH
Flat 112, 50 Goulden Street, Manchester, M4 5EH
Flat 201, 50 Goulden Street, Manchester, M4 5EH
Flat 405, 50 Goulden Street, Manchester, M4 5EH
Flat 1002, 50 Goulden Street, Manchester, M4 5EJ
Flat G16, 50 Goulden Street, Manchester, M4 5EH
Flat 316, 50 Goulden Street, Manchester, M4 5EH
Flat 215, 50 Goulden Street, Manchester, M4 5EH
Flat 703, 50 Goulden Street, Manchester, M4 5EJ
Flat 317, 50 Goulden Street, Manchester, M4 5EH
Flat 1106, 49 Goulden Street, Manchester, M4 5EN
Flat 205, 49 Goulden Street, Manchester, M4 5EL
Flat 1503, 49 Goulden Street, Manchester, M4 5EN
Flat 1404, 49 Goulden Street, Manchester, M4 5EN
Flat 1408, 49 Goulden Street, Manchester, M4 5EN
Serviced Apartment 606, 49 Goulden Street, Manchester, M4 5EL
Flat 704, 49 Goulden Street, Manchester, M4 5EL
Flat 403, 49 Goulden Street, Manchester, M4 5EL
Flat 801, 49 Goulden Street, Manchester, M4 5EL
Flat 1102, 49 Goulden Street, Manchester, M4 5EL
Flat 1401, 49 Goulden Street, Manchester, M4 5EN
Flat 1601, 49 Goulden Street, Manchester, M4 5EN
Flat 405, 49 Goulden Street, Manchester, M4 5EL
Flat 104, 50 Goulden Street, Manchester, M4 5EH

Flat 107, 50 Goulden Street, Manchester, M4 5EH
Flat 108, 50 Goulden Street, Manchester, M4 5EH
Flat 509, 50 Goulden Street, Manchester, M4 5EJ
Flat 307, 50 Goulden Street, Manchester, M4 5EH
Flat 603, 49 Goulden Street, Manchester, M4 5EL
Flat 904, 49 Goulden Street, Manchester, M4 5EL
Flat 1001, 49 Goulden Street, Manchester, M4 5EL
Flat 1208, 49 Goulden Street, Manchester, M4 5EN
Flat 202, 50 Goulden Street, Manchester, M4 5EH
Flat 603, 50 Goulden Street, Manchester, M4 5EJ
Flat 401, 50 Goulden Street, Manchester, M4 5EH
Flat 308, 50 Goulden Street, Manchester, M4 5EH
Flat 715, 50 Goulden Street, Manchester, M4 5EJ
Flat 418, 50 Goulden Street, Manchester, M4 5EH
Flat 709, 50 Goulden Street, Manchester, M4 5EJ
Flat 701, 50 Goulden Street, Manchester, M4 5EJ
Flat 301, 50 Goulden Street, Manchester, M4 5EH
Flat G15, 50 Goulden Street, Manchester, M4 5EH
Flat 103, 49 Goulden Street, Manchester, M4 5EL
Flat 806, 49 Goulden Street, Manchester, M4 5EL
Flat 907, 49 Goulden Street, Manchester, M4 5EL
Flat 1207, 49 Goulden Street, Manchester, M4 5EN
Flat 407, 49 Goulden Street, Manchester, M4 5EL
Flat 1101, 49 Goulden Street, Manchester, M4 5EL
Flat 502, 49 Goulden Street, Manchester, M4 5EL
Flat 1301, 49 Goulden Street, Manchester, M4 5EN
Flat 1406, 49 Goulden Street, Manchester, M4 5EN
Flat 1705, 49 Goulden Street, Manchester, M4 5EN
Flat 118, 50 Goulden Street, Manchester, M4 5EH
Flat 102, 50 Goulden Street, Manchester, M4 5EH
Flat 606, 50 Goulden Street, Manchester, M4 5EJ
Flat 309, 50 Goulden Street, Manchester, M4 5EH
Flat 409, 50 Goulden Street, Manchester, M4 5EH
Flat 808, 49 Goulden Street, Manchester, M4 5EL
Flat 501, 49 Goulden Street, Manchester, M4 5EL
Flat 701, 49 Goulden Street, Manchester, M4 5EL
Flat 312, 50 Goulden Street, Manchester, M4 5EH
Flat 209, 50 Goulden Street, Manchester, M4 5EH
Flat 602, 50 Goulden Street, Manchester, M4 5EJ
Flat 607, 50 Goulden Street, Manchester, M4 5EJ
Flat 212, 50 Goulden Street, Manchester, M4 5EH
Flat 901, 50 Goulden Street, Manchester, M4 5EJ
Flat 416, 50 Goulden Street, Manchester, M4 5EH
Flat 515, 50 Goulden Street, Manchester, M4 5EJ
Flat G18, 50 Goulden Street, Manchester, M4 5EH
Flat 517, 50 Goulden Street, Manchester, M4 5EJ
Flat 313, 50 Goulden Street, Manchester, M4 5EH
Flat 404, 49 Goulden Street, Manchester, M4 5EL
Flat 508, 49 Goulden Street, Manchester, M4 5EL
Flat 201, 49 Goulden Street, Manchester, M4 5EL
Flat 1108, 49 Goulden Street, Manchester, M4 5EN
Flat 1306, 49 Goulden Street, Manchester, M4 5EN
Flat 1003, 49 Goulden Street, Manchester, M4 5EL
Flat 1005, 49 Goulden Street, Manchester, M4 5EL

Flat 902, 49 Goulden Street, Manchester, M4 5EL
Flat 203, 49 Goulden Street, Manchester, M4 5EL
Flat 803, 49 Goulden Street, Manchester, M4 5EL
Flat 1006, 49 Goulden Street, Manchester, M4 5EL
Flat 402, 49 Goulden Street, Manchester, M4 5EL
Flat 616, 50 Goulden Street, Manchester, M4 5EJ
Flat 103, 50 Goulden Street, Manchester, M4 5EH
Flat 505, 49 Goulden Street, Manchester, M4 5EL
Flat 1204, 49 Goulden Street, Manchester, M4 5EN
Flat 203, 50 Goulden Street, Manchester, M4 5EH
Flat 105, 50 Goulden Street, Manchester, M4 5EH
Flat 518, 50 Goulden Street, Manchester, M4 5EJ
Flat 1101, 50 Goulden Street, Manchester, M4 5EJ
Flat 618, 50 Goulden Street, Manchester, M4 5EJ
Flat 501, 50 Goulden Street, Manchester, M4 5EH
Flat 208, 50 Goulden Street, Manchester, M4 5EH
Flat 718, 50 Goulden Street, Manchester, M4 5EJ
Flat 803, 50 Goulden Street, Manchester, M4 5EJ
Flat 604, 50 Goulden Street, Manchester, M4 5EJ
Flat 503, 50 Goulden Street, Manchester, M4 5EH
Flat 311, 50 Goulden Street, Manchester, M4 5EH
Flat 707, 50 Goulden Street, Manchester, M4 5EJ
Flat G7, 50 Goulden Street, Manchester, M4 5EH
Flat 114, 50 Goulden Street, Manchester, M4 5EH
Flat 1801, 49 Goulden Street, Manchester, M4 5EN
Flat 705, 49 Goulden Street, Manchester, M4 5EL
Flat 807, 49 Goulden Street, Manchester, M4 5EL
Flat 406, 49 Goulden Street, Manchester, M4 5EL
Flat 1007, 49 Goulden Street, Manchester, M4 5EL
Flat 1502, 49 Goulden Street, Manchester, M4 5EN
Flat 908, 49 Goulden Street, Manchester, M4 5EL
Serviced Apartment 206, 49 Goulden Street, Manchester, M4 5EL
Flat 303, 49 Goulden Street, Manchester, M4 5EL
Flat 1205, 49 Goulden Street, Manchester, M4 5EN
Flat 905, 49 Goulden Street, Manchester, M4 5EL
Flat 506, 49 Goulden Street, Manchester, M4 5EL
Flat 1403, 49 Goulden Street, Manchester, M4 5EN
Flat 116, 50 Goulden Street, Manchester, M4 5EH
EDDISONS RESIDENTIAL LTD, SKYLINE 1, 12 Rochdale Road, Manchester, M4 4JR
Flat 1201, 49 Goulden Street, Manchester, M4 5EN
Flat 1607, 49 Goulden Street, Manchester, M4 5EN
Flat 1704, 49 Goulden Street, Manchester, M4 5EN
Flat 1604, 49 Goulden Street, Manchester, M4 5EN
Flat 516, 50 Goulden Street, Manchester, M4 5EJ
Flat 117, 50 Goulden Street, Manchester, M4 5EH
Flat 214, 50 Goulden Street, Manchester, M4 5EH
Flat 403, 50 Goulden Street, Manchester, M4 5EH
Flat 504, 50 Goulden Street, Manchester, M4 5EH
Flat 106, 50 Goulden Street, Manchester, M4 5EH
Flat 305, 50 Goulden Street, Manchester, M4 5EH
Flat 605, 50 Goulden Street, Manchester, M4 5EJ
Flat 304, 50 Goulden Street, Manchester, M4 5EH
Flat 615, 50 Goulden Street, Manchester, M4 5EJ
Flat 1001, 50 Goulden Street, Manchester, M4 5EJ

Flat 708, 50 Goulden Street, Manchester, M4 5EJ
Flat 302, 50 Goulden Street, Manchester, M4 5EH
Flat 104, 49 Goulden Street, Manchester, M4 5EL
Flat 306, 49 Goulden Street, Manchester, M4 5EL
Serviced Apartment 604, 49 Goulden Street, Manchester, M4 5EL
Flat 1506, 49 Goulden Street, Manchester, M4 5EN
10 Rochdale Road, Manchester, M4 4JR
Flat 1304, 49 Goulden Street, Manchester, M4 5EN
Serviced Apartment 207, 49 Goulden Street, Manchester, M4 5EL
Flat 1405, 49 Goulden Street, Manchester, M4 5EN
Flat 1105, 49 Goulden Street, Manchester, M4 5EN
Serviced Apartment 204, 49 Goulden Street, Manchester, M4 5EL
Flat 805, 49 Goulden Street, Manchester, M4 5EL
Flat 1104, 49 Goulden Street, Manchester, M4 5EN
Flat 708, 49 Goulden Street, Manchester, M4 5EL
Flat 1203, 49 Goulden Street, Manchester, M4 5EN
Flat 717, 50 Goulden Street, Manchester, M4 5EJ
Flat 506, 50 Goulden Street, Manchester, M4 5EH
Flat G17, 50 Goulden Street, Manchester, M4 5EH
Flat 205, 50 Goulden Street, Manchester, M4 5EH
Flat 413, 50 Goulden Street, Manchester, M4 5EH
Flat 1508, 49 Goulden Street, Manchester, M4 5EN
Flat 605, 49 Goulden Street, Manchester, M4 5EL
Flat 504, 49 Goulden Street, Manchester, M4 5EL
Flat 1307, 49 Goulden Street, Manchester, M4 5EN
Flat 417, 50 Goulden Street, Manchester, M4 5EH
Flat 218, 50 Goulden Street, Manchester, M4 5EH
Flat 109, 50 Goulden Street, Manchester, M4 5EH
Flat 216, 50 Goulden Street, Manchester, M4 5EH
Flat 608, 50 Goulden Street, Manchester, M4 5EJ
Flat 306, 50 Goulden Street, Manchester, M4 5EH
Flat 111, 50 Goulden Street, Manchester, M4 5EH
Flat 508, 50 Goulden Street, Manchester, M4 5EJ
Flat 304, 49 Goulden Street, Manchester, M4 5EL
Flat 1302, 49 Goulden Street, Manchester, M4 5EN
Flat 901, 49 Goulden Street, Manchester, M4 5EL
Flat 101, 49 Goulden Street, Manchester, M4 5EL
Flat 802, 49 Goulden Street, Manchester, M4 5EL
Flat 1303, 49 Goulden Street, Manchester, M4 5EN
Flat 1103, 49 Goulden Street, Manchester, M4 5EL
Flat 1501, 49 Goulden Street, Manchester, M4 5EN
Flat 906, 49 Goulden Street, Manchester, M4 5EL
Flat 1602, 49 Goulden Street, Manchester, M4 5EN
Flat 706, 49 Goulden Street, Manchester, M4 5EL
Flat 707, 49 Goulden Street, Manchester, M4 5EL
Flat 602, 49 Goulden Street, Manchester, M4 5EL
Serviced Apartment 608, 49 Goulden Street, Manchester, M4 5EL
Flat 315, 50 Goulden Street, Manchester, M4 5EH
Flat 408, 50 Goulden Street, Manchester, M4 5EH
Flat 115, 50 Goulden Street, Manchester, M4 5EH
Flat 401, 49 Goulden Street, Manchester, M4 5EL
Flat 307, 49 Goulden Street, Manchester, M4 5EL
Flat 105, 49 Goulden Street, Manchester, M4 5EL
Flat 1504, 49 Goulden Street, Manchester, M4 5EN

Flat 1305, 49 Goulden Street, Manchester, M4 5EN
Flat 1202, 49 Goulden Street, Manchester, M4 5EN
Flat 502, 50 Goulden Street, Manchester, M4 5EH
Flat 412, 50 Goulden Street, Manchester, M4 5EH
Flat 217, 50 Goulden Street, Manchester, M4 5EH
Flat 213, 50 Goulden Street, Manchester, M4 5EH
Flat 101, 50 Goulden Street, Manchester, M4 5EH
Flat 702, 50 Goulden Street, Manchester, M4 5EJ
Flat 204, 50 Goulden Street, Manchester, M4 5EH
Flat 318, 50 Goulden Street, Manchester, M4 5EH
Flat 802, 50 Goulden Street, Manchester, M4 5EJ
Flat 206, 50 Goulden Street, Manchester, M4 5EH
Flat 716, 50 Goulden Street, Manchester, M4 5EJ
Flat 609, 50 Goulden Street, Manchester, M4 5EJ
Flat 507, 49 Goulden Street, Manchester, M4 5EL
Flat 1407, 49 Goulden Street, Manchester, M4 5EN
Flat 102, 49 Goulden Street, Manchester, M4 5EL
Flat 1706, 49 Goulden Street, Manchester, M4 5EN
Flat 202, 49 Goulden Street, Manchester, M4 5EL
Flat 1107, 49 Goulden Street, Manchester, M4 5EN
Flat 208, 49 Goulden Street, Manchester, M4 5EL
Flat 1008, 49 Goulden Street, Manchester, M4 5EL
Flat 305, 49 Goulden Street, Manchester, M4 5EL
Flat 903, 49 Goulden Street, Manchester, M4 5EL
Flat 702, 49 Goulden Street, Manchester, M4 5EL
Flat 408, 49 Goulden Street, Manchester, M4 5EL
Flat 404, 50 Goulden Street, Manchester, M4 5EH
Flat G6, 50 Goulden Street, Manchester, M4 5EH
Flat 303, 50 Goulden Street, Manchester, M4 5EH
Flat 113, 50 Goulden Street, Manchester, M4 5EH
Flat 411, 50 Goulden Street, Manchester, M4 5EH
Flat 1707, 49 Goulden Street, Manchester, M4 5EN
Flat 301, 49 Goulden Street, Manchester, M4 5EL
Flat 302, 49 Goulden Street, Manchester, M4 5EL
Flat 1004, 49 Goulden Street, Manchester, M4 5EL
Flat 415, 50 Goulden Street, Manchester, M4 5EH
Flat 407, 50 Goulden Street, Manchester, M4 5EH
Flat 314, 50 Goulden Street, Manchester, M4 5EH
Flat 902, 50 Goulden Street, Manchester, M4 5EJ
Flat 903, 50 Goulden Street, Manchester, M4 5EJ
Flat 801, 50 Goulden Street, Manchester, M4 5EJ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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