MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143674/AOH/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: Advertisement Hoardings Consent

Development type: Advertisements

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
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/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 advertisement consent 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

143673/FO/2025 - Installation of 8no external artworks.
Approved in tandem with this application.

Consultations & Notification Responses

Environmental Health - Have no objections to the proposed lighting levels for the timings of luminance.

Highway Services – Have no objections on public safety grounds.

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.

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

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A 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.

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-P1 - Sustainable Places
- Policy JP-Strat2 – City Centre
- 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 EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC14 – Shop Fronts and Related Signs
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Shopfront and Signage Design Guide (2024)

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

Principle of the Proposal

The principle of the proposal is considered to be acceptable in this 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.

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

Public Safety

The luminance levels of the signage are 95cm/m2, which is within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

A condition has been added to ensure that the proposed luminance levels are controlled and complied to be within 300cd/m2.

All signage complies with headroom and carriageway clearance requirements.

Overall, there are no public safety concerns with the proposed signage.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places).

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 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
- Design and Access Statement, prepared by NEWSUBSTANCE
- Operational Management Plan, 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 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.

4) 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, EN3 and DM1 of the Manchester Core Strategy and saved policy DC14.1 of the Unitary Development Plan for the City of Manchester.

Informatives

1) 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.

2) 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 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
Metrolink
Mining Remediation Authority

Flat 32, 2 Stuart Street, Manchester, M11 4DG
14 Stuart Street, Manchester, M11 4DN
6 Stuart Street, Manchester, M11 4DN
4 Stuart Street, Manchester, M11 4DN
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 6, 2A The Waterfront, Manchester, M11 4BX
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
Flat 28, 2A The Waterfront, Manchester, M11 4BX
Flat 21, 2A The Waterfront, Manchester, M11 4BX
Flat 26, 2A The Waterfront, Manchester, M11 4BX
Flat 10, 2A The Waterfront, Manchester, M11 4BX
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
10 Stuart Street, Manchester, M11 4DN
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
Flat 31, 2A The Waterfront, Manchester, M11 4BX
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2A The Waterfront, Manchester, M11 4BX
Flat 5, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2A The Waterfront, Manchester, M11 4BX
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
Rugby Football League, Rowsley Street, Manchester, M11 3FF
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
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
Flat 43, 2A The Waterfront, Manchester, M11 4BX
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
Flat 48, 2A The Waterfront, Manchester, M11 4BX
Flat 38, 2A The Waterfront, Manchester, M11 4BX
Flat 54, 2A The Waterfront, Manchester, M11 4BX
Flat 45, 2A The Waterfront, Manchester, M11 4BX
Flat 50, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2A The Waterfront, Manchester, M11 4BX
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
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 20, 2A The Waterfront, Manchester, M11 4BX
Flat 30, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 23, 2A The Waterfront, Manchester, M11 4BX
Flat 16, 2A The Waterfront, Manchester, M11 4BX
Flat 3, 2A The Waterfront, Manchester, M11 4BX
Flat 44, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2A The Waterfront, Manchester, M11 4BX
Flat 29, 2A The Waterfront, Manchester, M11 4BX
Flat 53, 2A The Waterfront, Manchester, M11 4BX
Flat 41, 2A The Waterfront, Manchester, M11 4BX
Flat 31, 2 Stuart Street, Manchester, M11 4DG
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
16 Stuart Street, Manchester, M11 4DN
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 7, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Flat 35, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2A The Waterfront, Manchester, M11 4BX
Flat 18, 2A The Waterfront, Manchester, M11 4BX
Flat 42, 2A The Waterfront, Manchester, M11 4BX
Flat 22, 2A The Waterfront, Manchester, M11 4BX
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
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 25, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2A The Waterfront, Manchester, M11 4BX
Flat 33, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2A The Waterfront, Manchester, M11 4BX
National Squash Centre, Rowsley Street, Manchester, M11 3FF
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
12 Stuart Street, Manchester, M11 4DN
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 1, 2A The Waterfront, Manchester, M11 4BX
Flat 27, 2A The Waterfront, Manchester, M11 4BX
Flat 40, 2A The Waterfront, Manchester, M11 4BX
Flat 13, 2A The Waterfront, Manchester, M11 4BX
Flat 51, 2A The Waterfront, Manchester, M11 4BX
Flat 52, 2A The Waterfront, Manchester, M11 4BX
Flat 49, 2A The Waterfront, Manchester, M11 4BX
Flat 47, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2A The Waterfront, Manchester, M11 4BX

Flat 46, 2A The Waterfront, Manchester, M11 4BX
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
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
8 Stuart Street, Manchester, M11 4DN
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
Flat 55, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2A The Waterfront, Manchester, M11 4BX
Flat 39, 2A The Waterfront, Manchester, M11 4BX
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
Flat 24, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2A The Waterfront, Manchester, M11 4BX

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