

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142119/AO/2025
Date registered valid: 3 March 2025
Proposal: Installation of 2no. back lit individual letter signs at fascia level
Address: Marketing Suite, Potato Wharf, Manchester, M3 4NB
Ward(s): Deansgate Ward

Applicant: Mr Jitwar Singh 4 Pillars Investments (Manchester) Ltd
Agent (if any): Mr Alan Davies Northern Design (Oldham)
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 April 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 19 March 2025

Standard consultations:

Printed: 10 March 2025 Expired: 31 March 2025

Neighbour notifications

Printed: 10 March 2025 Expired: 31 March 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: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

This application refers to the Potato Wharf Marketing Suite in at No.40 Potato Wharf in Castlefield, which fronts onto Potato Wharf. The site is adjacent the River Medlock and close to the Bridgewater Canal. There is also railway structure nearby.

The building is not listed and is a contemporary clad structure with some large windows. It is in the Castlefield Conservation Area. The closest listed buildings are the Grade II Listed Viaduct and the Grade II Georgian giant 'cloverleaf' canal weir at Giants Basin.

Surrounding uses include residential accommodation, surface car parking, industrial and storage uses and restaurants and bars.

The permanent structure with an adjoining substation was given planning permission in March 2007 under app reference no. 08229/OF/2007/3 with an approved use as Sui Genesis.

In June 2020, application 126718/OF/2020 was granted for a flexible use as either a Professional and/or Financial Services Office (Use Class A 2) or as a Business premises (B1 a).

In January 2025 permission was granted for a single storey extension as part of application referenced 141410/FO/2024.

Description of development

Advertisement consent is sought for the installation of two externally illuminated individual letter signs. One would be located above shopfront windows on the Potato Wharf elevation and the other would be located above the shopfront windows on the New Elm Road elevation.

Consultations & Notification Responses

Highway Services - Advised that there are no concerns.

Environmental Health - The information submitted with the application confirms the illumination level (100 cd/m²) which is acceptable.

Publicity - Letters were sent to surrounding occupiers. No responses were received.

Issues

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front and signage works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

Paragraph 216 of Section 16 of the NPPF states that in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

The NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual Amenity -

The signage proposed is minimal and consists of individual letters attached to the cladding. The signs would be installed at fascia level meaning that they would relate to the existing features of the building.

It is not considered that the signs proposed would be excessive or lead to advertising clutter as there would be one sign per elevation.

The site is surrounded by vegetation and modern buildings and the signage is not considered to impact on the character and appearance of the Conservation Area or the setting of the nearest listed buildings.

In view of the above, it is considered that would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990 and Sections 12 and 16 of the National Planning Policy Framework and the Town and Country Planning (Control of Advertisements) Regulations 2007.

Residential Amenity -

The illumination of the sign will be restricted to 100 cd/m² in accordance with comments made by the City Council's Environmental Health service.

The signage would therefore comply with the Core Strategy for the City of Manchester, in particular Policies SP1 and DM1 and saved policies DC14.1 and 14.5 and DC19.1 of the Unitary Development Plan for the City of Manchester in relation to residential amenity.

Public Safety - No issues.

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

Not applicable

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:

The location plan received by the City Council as local planning authority on 10 February 2025

The drawings referenced:

2460 11 Rev B

received by the City Council as local planning authority on 25 April 2025

The drawing entitled 'Aluminium 'U' channel frame powder coated in black' received by the City Council as local planning authority on 20 February 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan.

3) The illumination levels of the signs hereby approved shall be limited to 100 cd/m².

Reason - To not affect public safety, in particular highway safety in accordance with policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1 and DC14.5 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Flat 209, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 713, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 508, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 313, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 101, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 407, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 109, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
PRAETURA CAPITAL LLP, Third Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 413, 37 Potato Wharf, Manchester, M3 4BD
Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat 504, 37 Potato Wharf, Manchester, M3 4BD
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 506, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 409, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 108, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 208, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 112, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 413, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 512, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 102, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 606, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G01, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 309, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 306, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 702, 37 Potato Wharf, Manchester, M3 4BD

Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 708, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 706, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 312, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 411, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 308, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G09, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 202, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 505, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 704, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 612, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 210, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 105, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G03, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 605, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 710, 37 Potato Wharf, Manchester, M3 4BD
Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat G02, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G06, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 509, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 711, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 601, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G05, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 103, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 702, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 605, 37 Potato Wharf, Manchester, M3 4BD

Flat 612, 37 Potato Wharf, Manchester, M3 4BD
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
40 Potato Wharf, Manchester, M3 4NB
Flat 302, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 405, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G07, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 406, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 608, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 212, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 311, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 408, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 410, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 501, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 206, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 203, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 404, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 603, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G04, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 707, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 510, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 607, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 507, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 403, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 207, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 305, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 113, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 111, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Second Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat 201, 37 Potato Wharf, Manchester, M3 4BB
Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 510, 37 Potato Wharf, Manchester, M3 4BD

Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD
Flat 310, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 613, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 104, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Crosby Lend Lease, Potato Wharf, Manchester, M3 4LA
Flat 705, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 604, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 503, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 611, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 504, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 201, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 211, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 402, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 412, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Giants Basin, Potato Wharf, Manchester, M3 4NB
Ground Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 512, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB
Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 609, 37 Potato Wharf, Manchester, M3 4BD
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 301, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 303, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 401, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 304, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G10, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 712, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 107, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 709, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 710, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 502, Whitworth, 39 Potato Wharf, Manchester, M3 4AR

Flat 610, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G12, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 701, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 213, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 106, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 204, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G08, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 513, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G11, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 110, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 602, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 307, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 609, Whitworth, 39 Potato Wharf, Manchester, M3 4AR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name:

DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL