

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142082/AOH/2025
Date registered valid: 11 February 2025
Proposal: 1 no LED digital advertisement to replace 1 no 96 sheet and 2 no 48 sheet backlit advertisements.
Address: ECP Car Park , Aytoun Street, Manchester
Ward(s): Piccadilly Ward

Applicant: Mr Stephen Smith City Outdoor Media Ltd
Agent (if any): Mrs Susan Jones Susan Jones Consultancy
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 28/04/2025

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 11 February 2025 Expired: 04 March 2025

Neighbour notifications

Printed: 11 February 2025 Expired: 04 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

This application relates to an existing surface car park bounded by Auburn Street, Aytoun Street and Minshull Street. The site isn't within a conservation area, but is adjacent to the Grade II* Listed Manchester Crown Courts located to the North West of the site.

Within the car park there are 2no. 48 sheet (6.1m (h) x 3m (w) and 1no. 96 sheet (12.3m (h) x 3.1m (w) static backlit advertising hoardings. The height of the advertisements including their support structures from pavement level ranges between 4.6m and 5.8m and the distance of the existing advertisements from the boundary between the car park and the pavement ranges from 0.2m to 2.8m. The applicant states that these hoardings benefit from deemed consent and has provided some information to support this statement.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area relates to the Piccadilly area of Manchester City Centre, where this area abuts Canal Street and the Gay Village. The character of the area comprises many different uses including office, residential, entertainment and leisure, judicial and hotel. There are a greater number of listed buildings and non-designated assets within its environs, together with some flagship mixed use redevelopment.

Description of proposal

The submitted application seeks advertisement consent for the removal of 1 no. 96 sheet, 2 no. 48 sheet advertisement hoardings and the erection of 1no. digital display, together with an associated boundary treatment. Documents submitted by the applicant in support of this application suggest that the new display would be installed in the same location as the existing 96 sheet display and would be of the same overall proportions, albeit with a smaller display by virtue of the digital screen's border. The display would be illuminated to 300cd/m2.

Consultations & Notification Responses

Publicity - letters were sent to surrounding occupiers notifying them of the proposed advertisement. No representations have been received as a result of this publicity.

Environmental Health - No comments to make.

The screen needs to be installed in accordance with the illuminance levels as stated in the application form.

Highways Services - no objections, require that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

Condition

- (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel should not exceed 600 cd/m2 during non-daylight/ inclement weather.

Issues

Planning history

106884/AOH/2014/C2 - Display of 1no. backlit 'Mega 96 sheet' advertising hoarding measuring 18.6m x 4.65m x 0.265m following the removal of 3no. existing advertising hoardings and 2no. car park signs together with replacement of existing boundary treatment.

- This application was approved for a temporary period of 39 months starting on 18th December 2014, expiring on 19th March 2018.

132240/AOH/2021 - Erection of 1 no. 96 sheet display and the removal of 1 no. 96 sheet, 2 no. 48 sheet advertisement hoardings, 2 no. car park signs and replacement of existing boundary fence

- This application was refused for the following reasons
- - o 1) The proposed advertisement would by virtue of its size, location, design and appearance have a detrimental impact on visual amenity, in particular on the character, appearance and condition of the adjacent listed building, and the character and appearance of the surrounding area constituting an unduly obtrusive and incongruous feature within the street scene, potentially delaying the redevelopment of the site. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and constitute unjustifiable harm to a listed building contrary to Government Guidance contained in Section 12 and 16 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management) and SP1 (Spatial Principles), and saved policies DC15.1, and DC15.2 (Advertisements, Hoardings and Posters), DC19.1 (Listed Buildings) of The Unitary Development Plan for the City of Manchester (UDP).
 - o 2) The proposed advertisement, due to its siting and appearance, including its size and design, would have a detrimental impact upon visual amenity and regeneration - including the ongoing regeneration of the area in a prominent location within an area of the City Centre, which has seen considerable financial investment and regeneration activity resulting in an area of increasingly high amenity value - by delaying the redevelopment of a site in a highly prominent location and having a poor appearance within the street scene. It is therefore considered that the proposal would be inconsistent with the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles).
- The decision was appealed, with the subsequent appeal dismissed under appeal ref: APP/B4215/Z/22/3294291.

140398/AOH/2024

- The City Council declined to determine the application on the following basis:
 - o Under Section 70A of the Town and Country Planning Act 1990 (as amended), as modified in Part 2 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), a local planning authority may decline to determine an application for express consent, if the Secretary of State has dismissed an appeal against the refusal of a similar application in the two years prior to the submission of that application.

In the opinion of the local planning authority, the proposal of this application as set out in the documents and associated plans, is similar to the previous application for express consent considered under reference: 132240/AOH/2021, that the local planning authority refused by notice on 14 January 2022, and the Secretary of State subsequently dismissed at appeal under reference: APP/B4215/Z/22/3294291 on 29 November 2022.

There has been no significant change in the relevant considerations since the dismissal of the appeal and the Council remain of the view that the proposal fails to comply with local and national policy, in so far as they are material to the application; and the factors relevant to amenity and public safety that the local planning authority are required to take into account when exercising their powers under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Therefore, pursuant to Section 70A of the Town and Country Planning Act 1990 (as amended), as modified in Part 2 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), the Council as local planning authority, hereby declines to determine the application.

As the decision to decline to determine the application has been made within the statutory 8-week period, there is no right of appeal to the Secretary of State against non-determination under Section 78 as that right is lost under the provision of Section 78(2), as modified in Part 3 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

ENF/15345/22

- On 19 November 2024, the local planning authority issued a Discontinuance Notice under Regulation 8, to secure the cessation of the use of the site for the display of those advertisements deemed to fall within Class 13. An appeal has been lodged (APP/B4215/G/25/3359189), and therefore at present the notice is held in abeyance.

Relevant legislation and policy

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

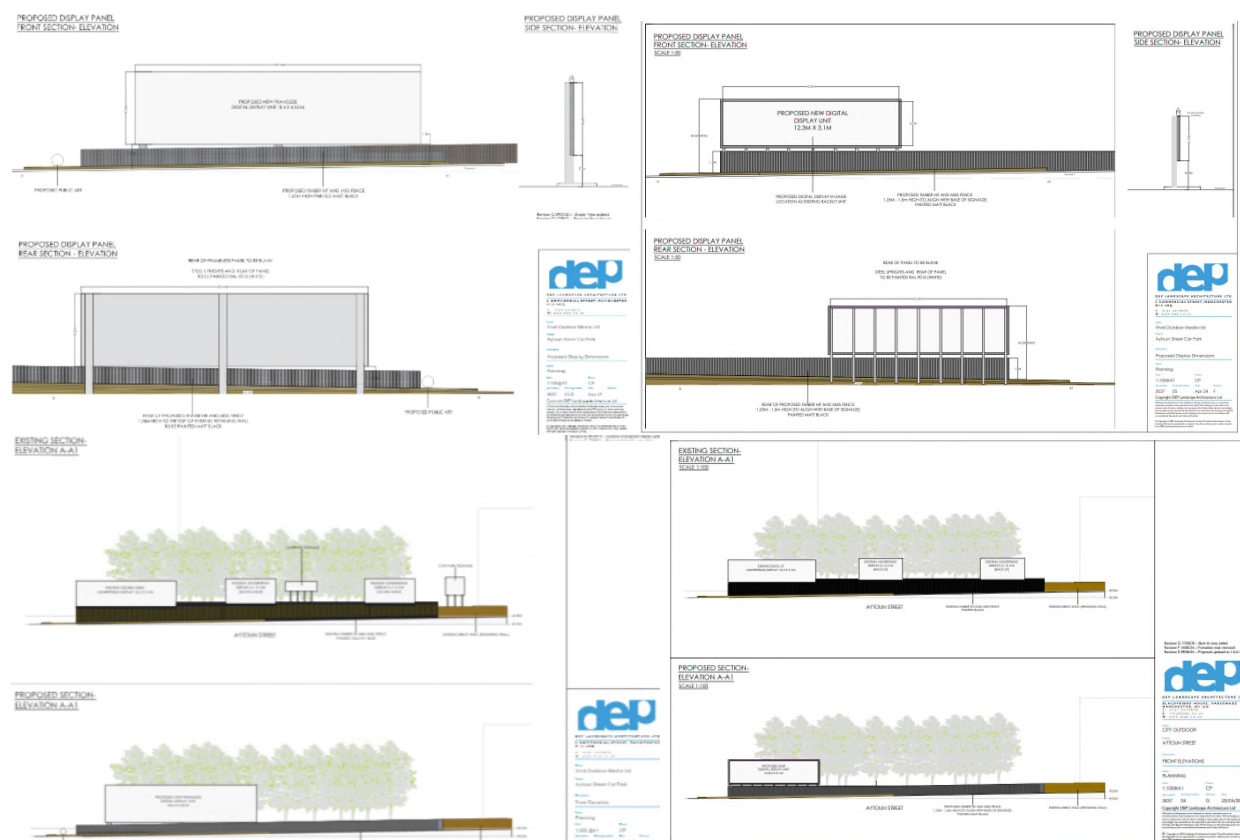
The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity, impact upon the adjacent Conservation Area and Public Safety. The main policies that relate to the assessment of the proposal are the Town and Country Planning (Control of Advertisements) Regulations 2007 and Core Strategy policies DM1 (Development Management), SP1 (Spatial Principles), the Saved Policies contained within the Unitary Development Plan for Manchester in particular DC15 (Advertisements, Hoardings and Posters) and DC19 (Listed Buildings) and the National Planning Policy Framework, in particular Section 12 (Achieving well-designed places).

Issues

The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. An assessment of the proposals under these criteria is outlined below.

Visual amenity

The proposal would see the removal of 2no. 48 sheet backlit displays and 1no. 96 sheet backlit display and the installation of 1no. digital billboard in the same location as the existing the 96-sheet billboard. The particulars of the proposal are broadly like the advertisement board that was refused under application 132240/AOH/2021, although the display currently under consideration is smaller in size, with the related appeal dismissed. (See below). The proposal does not include for the removal of any car park signage, as previously proposed under the 2021 application.



Left hand side: drawings submitted under Application reference 132240/AOH/2021

Right hand side: drawings submitted under Application reference: 142082/AOH/2025

Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. Saved policy DC15.2 states adverts 'should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity

value' and that adverts 'should be in scale with the locality and relate properly to the site on which they stand'. Policy EN1 of the Manchester Core Strategy (2012) states that new development 'should also contribute positively to the experience of all at street level'

In this instance, the City Council considers that the proposed advertisement, by virtue of its siting and design, would be harmful to visual amenity both of the surrounding area and the setting of the Grade II* listed building within which the advertisement site sits.

Digital displays, by virtue of the increased vibrancy of the displays and the movement created by the rotation of advertisements, are more obtrusive than their non-digital counterparts. Hence, they have an additional prominence within the street scene, which results in a dominant and strident feature. Whilst the display under consideration is smaller than that refused under application reference 132240/AOH/2021, by virtue of the digital technology employed the City Council considers that the billboard would still have a significant adverse impact on visual amenity.

Recent decisions by the Planning Inspectorate have concurred with this assessment of digital advertisement displays. A digital display was refused under application reference 127006/AO/2020. The Inspector dismissed the subsequent appeal, under appeal ref: APP/B4215/Z/20/3257260 (appended to this report), noting that:

The significant changes would arise from the use of LED displays and a capability to regularly scroll through individual static images up to a frequency of one every 10 seconds. Although the displays would be slimmer and appear more modern than their existing counterparts, the combined effects of the generally brighter and vivid images, when taken with the 'movement' of the changing individual displays, would cause them to be more obtrusive and increase their visual prominence in comparison to the existing hoardings.

A digital billboard was refused under application reference 133244/AOH/2022, with the appeal against this decision was dismissed under appeal ref: APP/B4215/Z/22/3305629 (appended to this report). The inspector considered that digital displays have increased visual prominence over traditional displays:

'The current arrangement displays paper advertisements externally illuminated by downlights. The differences would be particularly due to the qualities of the paper material and the distinct effect of the lighting which washes down the sign. By contrast the proposed LED sign would have a constant and consistent illumination with a more strident appearance that would catch the eye in a more noticeable manner in both daylight and hours of darkness.'

Given the above, it is considered that a digital billboard at this location, by virtue of its highly prominent appearance, would create a dominant feature in the street scene, thereby harming the visual amenity of the area.

Visual amenity and regeneration

The City Council considers that the creation of an obtrusive, unsightly and unduly prominent element within the street scene at this location would significantly undermine the long-term efforts to uplift the appearance of this area of the City Centre. This is most clearly represented by the Kampus development directly behind the proposed advertisement site, which forms part of the regeneration of the area undertaken as part of the Aytoun Street SRF. The proposed advertisement site is within the Aytoun Street Strategic Regeneration Framework area. The

Aytoun Street SRF has an overarching objective to improve the attractiveness of the area to investment and improve physical connections and permeability.

The regeneration of the area has been a key consideration to the City Council's approach to development in this locale. A previous temporary advertisement consent from 2014 that was granted on the site for the installation of 1no. backlit 'Mega 96 sheet' and the removal of 5 no. signs. The delegated report concluded that, at the time, the proposals would have significantly improved the appearance of the site, by removing the current advertisement clutter and replacing the existing fence with one that is a more neutral colour.

The report also concludes that proposed hoarding would be within the setting of the Grade II*-listed Manchester Crown Court, albeit located further from the building than two of the existing double-sided hoardings and the car park signage. At the time, it was considered that securing the removal of the existing advertisements, could help open up views of the listed building and help to remove the advertisement clutter currently affecting its setting. At that time, this also include the removal of some of the car parking signs.

Crucially, the report is clear that the City Council doesn't consider advertisement boards acceptable as a permanent feature in the carpark, given the continuing improvements and investment likely to be made in the locality and its location within views of the Grade II* -listed Manchester Crown Court, which would be improved by new development. Given this, a temporary consent of three years was applied to the approval, although this was never implemented.

Over ten years on from this decision, the improvements to the area have been realised through the delivery of the Kampus development, one of the flagship regeneration developments of the Aytoun Street SRF, and in the City Centre as a whole. The development and its environs are considered to be an area of high amenity by virtue of the high-quality architecture and landscaping. The Kampus development is also residential led and hence it is considered that the advert would intrude into a residential neighbourhood. Resultingly, it is considered that the proposed advertisement would be contrary to the provisions of policy DC15.2 of the Unitary Development Plan for Manchester (1995).

The proposed digital billboard would visually compete with and obscure the well design development that has been delivered directly behind the site, which has been approved and constructed in line with the City Council's identified regeneration strategies and development plan. The proposed advertisement does not similarly accord with these policies and strategies, demonstrated by the location of the site within an area of the SRF earmarked for further residential development. Its presence would, thus, undermine the City Council's aspirations for the locale and wider City Centre. The Kampus development represents a deliberately planned and coherent design effort of significant architectural quality, which the utilitarian structure of the billboard and the bright, kinetic digital display would stand in stark contrast with thereby undermining the visual presence of Kampus.

Furthermore, the Aytoun Street SRF requires that *'The new development should create active frontages at street level enlivening the public realm towards Chorlton Street, Whitworth Street and Aytoun Street.* Furthermore, the Aytoun Street SRF states that:

The development should enhance the permeability of the area, creating cross-site pedestrian routes. It should positively improve linkages across the Site in order to establish effective connections with the wider area, particularly around key public spaces and pedestrian desire lines – it should seek to ensure that new development helps to contribute to a walkable, pedestrian-friendly environment.

The City Council considers that the presence of the advertisement and related fencing would fail to satisfy this aim, creating a visually imposing and impermeable frontage along Aytoun Street. As per the submitted Transport Issues Statement prepared by Eddisons, the height of the proposed billboard would stand at 4.8m and 5m in height. It is considered that this would not be at a human scale, forming an overly tall feature, thereby creating a feeling of overbearing for pedestrians passing along the footway. This section of Aytoun Street sees a particularly high level of pedestrian traffic owing to the proximity to Manchester Piccadilly station, a major national transport hub.

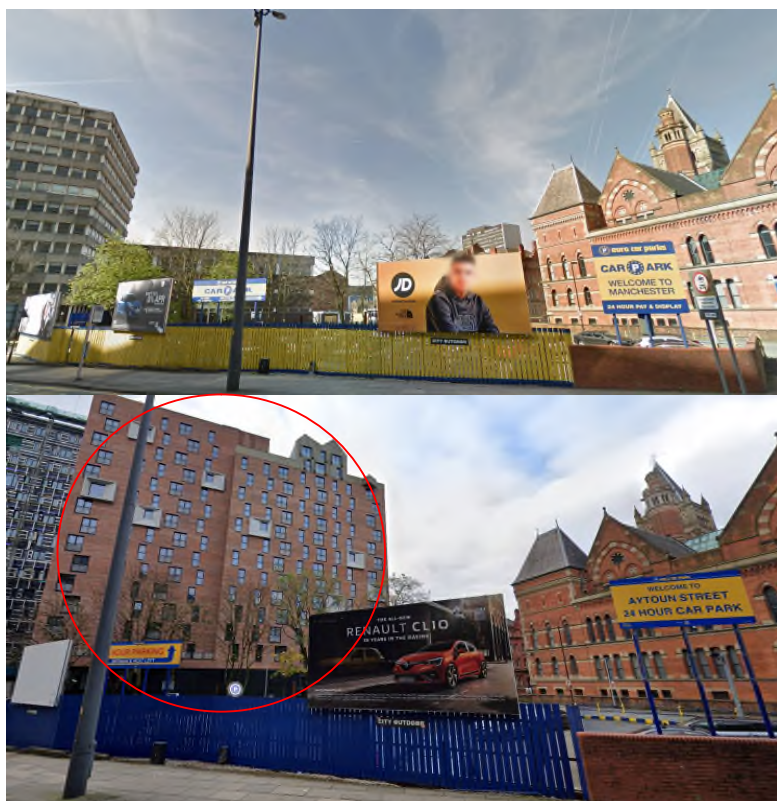
The effect of the proposal would be no different than that created by the existing billboard, which stands at a similar height of c5m. It is considered that the existing display also has this negative impact on the street scene and the way it is experienced. The only manner in which this impact could be successfully ameliorated would be the removal of all advertisement billboards at this location. This is successfully shown by the applicant's own submission 'proposed view 2' (see below). This demonstrates what an improvement to the street scene would be made if the adverts in the entirety were removed. A lack of any billboards would result in a much-improved setting to the listed building and the wider street scene.



Thus, given the overbearing effect that would result from the proposed advertisement, it is considered that the proposal would be counter to the provisions of Saved policy DC15.2 (b) of the Unitary Development Plan for Manchester and Policy EN1 of the Manchester Core Strategy (2012).

Given the above, it is considered that this scheme would be unacceptable as the proposal would create a significant and harmful impact in terms of visual amenity. This would create a

negative impact upon regeneration efforts and improvements to the environment taking place within the area. As a consequence, the overall image of the City Centre would also suffer.



Upper image: the site in 2016
Lower image: the site June 2023 (Kampus in red)
(Source: Google Maps)

Visual amenity and designate heritage assets

The Aytoun Street SRF states that development within the SRF area ‘seek to improve the setting and appearance of the Listed buildings on the site, as well as secure their long term future through active reuse’, that ‘The proposals should demonstrate that it will not have an adverse visual impact on the setting of the identified heritage assets from either inward or outward looking views’ and that ‘Particular attention should be given to the expression of the development in views into the site from Minshull Street, Whitworth Street, Chorlton Street and Aytoun Street.’

It is considered that the proposal would fail to meet these requirements and that the digital advertisement would be inappropriate within the setting of the listed building, failing to improve its setting; a view that the inspector previously expressed and which formed an integral part of the decision of appeal ref: APP/B4215/Z/22/3294291. The design would be unsympathetic to its special character and appearance, appearing as a clearly modern intervention by virtue of the digital technology that would be employed, thereby harming views of the listed building by the creation of visually intrusive element in the street scene.



Image showing the relationship between the proposed location (in red) and Grade II* listed Crown Courts
(Source: Author's own)

The inspector concurred with this assessment of harm to the setting of the listed building when a decision to refuse a similar digital display at the same location was appealed;

Accordingly, the proposed digital display would appear overly prominent and visually obtrusive in public views of the listed building on the approach along Aytoun Street. This would have a significant adverse visual effect on the setting of the listed building.

The applicant has submitted a heritage statement and planning statement in support of the application. The heritage statement concludes that there would be a slight and positive impact on nearby heritage assets. It is contended that the proposal would result in the removal of existing billboards, thereby opening views through to the listed building. The City Council strongly disagrees with the findings of the Heritage Statement and considers that the digital billboard would create harm to the appearance of the listed building by virtue of its prominent position in views of its south-east facing elevation.

The City Council accepts that the removal of two of the existing billboards would have a positive effect on the setting of the building. However, the introduction of a significantly more incongruous, modern element into the setting of the listed building, would be harmful to the appearance and character of the building.

The City Council wishes to highlight a number of recent decisions on digital advertisement hoardings that it considers pertinent to this application. A digital replacement of backlit non-digital advertisement boards was refused under application reference 127006/AO/2020, with the appeal of the decision dismissed by the planning inspector. This scheme shared similar context to the one under consideration, with the site outside of a conservation area but in the immediate setting of a listed building, the Grade II listed St Chads Church, albeit of less significance than the Grade II* listed Crown Courts. The inspector stated:

'Furthermore, the proximity of the signs to the church would ensure that they feature significantly in the main views of that building and, as they are intended to do, would draw the eye. Although Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply to applications for Advertisement Consent the effect on the listed building is material to consideration of the effects of the visual amenity. The scale of the hoardings and images on display, the illumination and frequency of changing

pictures would detract significantly from the setting and visual experience of the listed building.'

More recently, a digital billboard was refused under application reference 133244/AOH/2022 on visual amenity ground, including the detrimental impact on the appearance of a designated heritage asset, the Grade II*listed London Road Fire and Police Station. The appeal against this decision was dismissed under appeal ref: APP/B4215/Z/22/3305629 (appended to this report). The inspector found that a digital billboard's *'conspicuous situation within the cityscape would render it a discordant feature.'*

A digital billboard replacement was refused under application reference 137288/AOH/2023. The context to this application site was similar insofar that the digital billboard was assessed as being particularly harmful to visual amenity by virtue of its impact on the setting of a designated heritage asset, in this instance the Ancoats Conservation Area. The appeal against the decision was dismissed under appeal ref: APP/B4215/Z/23/3329390 (appended to this report), with the inspector stating the report:

'The scale of the proposal and method of illumination are such that it would be an incongruous feature whose prominence would lead to unacceptable harm to the visual amenity of the area. It would be visible for a significant distance along Oldham Road and would be viewed partly in the context of the more traditional buildings. Consequently, the proposal would be unsympathetic to the character of the CA.'

The City Council asserts that these decisions are supportive of the position that advertisement billboards are inappropriate and unsightly within the setting of designated heritage assets and that there would be a contingent harm to visual amenity stemming from this incongruity.

Other amenity considerations

The applicant has suggested that the digital display would be more easily maintained owing to a coating that allows graffiti to be removed. Any benefits in terms of maintenance and management the proposal may have would largely be benefits for the operator, by virtue of the requirements of the standard condition to which any granting of express consent would be subject in terms of maintenance and amenity. Thus, the City Council considers that this mooted benefit is not material to the considerations of the amenity impacts of this application.

Public safety

No concerns have been raised in regard to public safety by either Environmental Health or Manchester City Council Highways Services, subject to the adherence to a condition controlling the display with regard to content, illuminance (controlled to 300cd/m²) and method of remote control in the event of malfunction.

Enforcement

As noted earlier, the City Council has issued a discontinuance notice against the existing advertisements on the site. This is currently being considered appeal APP/B4215/G/25/3359189).

Conclusion

In summary, the proposed advertisement is considered to be poorly placed due its elevated and highly visible location and its relationship with the nearby listed building. The digital nature of the

display is considered to result in a greater visual impact on the street scene, whilst intruding into a residential area of high amenity value.

Thus, taking into account all material considerations, it is considered that on balance, the proposed sign is poorly placed and would have a significant, negative impact on the visual amenity of the surrounding area, including nearby designated heritage assets, and undermine regeneration efforts.

This application relates solely to the proposal which has been submitted to the City Council and the application is therefore determined accordingly.

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 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: Refuse

Reasons for recommendation to refuse

- 1) The proposed advertisement would, by virtue of its siting, design and appearance, have a detrimental impact on visual amenity, and in particular on the character and appearance of the adjacent listed building and the ongoing regeneration of the area. The advertisement would form an unduly obtrusive and incongruous feature within the street scene, thereby negatively impacting on the character and appearance of the surrounding area. The proposal would therefore have an unacceptable and detrimental impact on the visual amenity of the area and constitute unjustifiable harm to a listed building contrary to Sections 12 and 16 of the National Planning Policy Framework, policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012), saved policies DC15 and DC19 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Metrolink

Transport For Greater Manchester

Flat 1203, 28 Minshull Street, Manchester, M1 3GP
Flat 301, 28 Minshull Street, Manchester, M1 3EF
Flat 1104, 28 Minshull Street, Manchester, M1 3GP
Flat 209, 28 Minshull Street, Manchester, M1 3EF
Flat 908, 28 Minshull Street, Manchester, M1 3GP
Flat 210, 28 Minshull Street, Manchester, M1 3EF
Flat 504, 28 Minshull Street, Manchester, M1 3EF
26A Minshull Street, Manchester, M1 3EF
Flat 704, 28 Minshull Street, Manchester, M1 3EF
Flat 702, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1201, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 28 Minshull Street, Manchester, M1 3GP
Flat 403, 28 Minshull Street, Manchester, M1 3EF
Flat 410, 28 Minshull Street, Manchester, M1 3EF
Flat 603, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
Flat 1011, 28 Minshull Street, Manchester, M1 3GP
Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 507, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 28 Minshull Street, Manchester, M1 3GP
4C Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
The Crown Court, Minshull Street, Manchester, M1 3FS
Flat 39, 12 Minshull Street, Manchester, M1 3FP
Flat 25, 12 Minshull Street, Manchester, M1 3FP
Flat 1, 12 Minshull Street, Manchester, M1 3FP
Flat 14, 12 Minshull Street, Manchester, M1 3FP
Flat 17, 12 Minshull Street, Manchester, M1 3FP
20 Minshull Street, Manchester, M1 3EF
Flat 804, 28 Minshull Street, Manchester, M1 3GP
Flat 1303, 28 Minshull Street, Manchester, M1 3GP
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 703, 28 Minshull Street, Manchester, M1 3EF
Flat 1001, 28 Minshull Street, Manchester, M1 3GP
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1502, 28 Minshull Street, Manchester, M1 3GP
Flat 1009, 28 Minshull Street, Manchester, M1 3GP
Flat 602, 28 Minshull Street, Manchester, M1 3EF
Flat 501, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1006, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 1205, 28 Minshull Street, Manchester, M1 3GP

First Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 6, 12 Minshull Street, Manchester, M1 3FP
Flat 9, 12 Minshull Street, Manchester, M1 3FP
Flat 11, 12 Minshull Street, Manchester, M1 3FP
Flat 34, 12 Minshull Street, Manchester, M1 3FP
4A Piccadilly Place, Manchester, M1 3BN
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 308, 28 Minshull Street, Manchester, M1 3EF
Flat 707, 28 Minshull Street, Manchester, M1 3EF
24A Minshull Street, Manchester, M1 3EF
Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 803, 28 Minshull Street, Manchester, M1 3GP
Flat 1308, 28 Minshull Street, Manchester, M1 3GP
Flat 906, 28 Minshull Street, Manchester, M1 3GP
Flat 1202, 28 Minshull Street, Manchester, M1 3GP
Flat 1209, 28 Minshull Street, Manchester, M1 3GP
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 905, 28 Minshull Street, Manchester, M1 3GP
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 1103, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 509, 28 Minshull Street, Manchester, M1 3EF
City Inn, 1 Piccadilly Place, Manchester, M1 3DG
Flat 19, 12 Minshull Street, Manchester, M1 3FP
Flat 37, 12 Minshull Street, Manchester, M1 3FP
Flat 10, 12 Minshull Street, Manchester, M1 3FP
Flat 30, 12 Minshull Street, Manchester, M1 3FP
Flat 31, 12 Minshull Street, Manchester, M1 3FP
Flat 7, 12 Minshull Street, Manchester, M1 3FP
Flat 24, 12 Minshull Street, Manchester, M1 3FP
24 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
Flat 1401, 28 Minshull Street, Manchester, M1 3GP
Flat 611, 28 Minshull Street, Manchester, M1 3EF
Flat 605, 28 Minshull Street, Manchester, M1 3EF
Flat 705, 28 Minshull Street, Manchester, M1 3EF
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 1207, 28 Minshull Street, Manchester, M1 3GP
Flat 1107, 28 Minshull Street, Manchester, M1 3GP
Flat 1307, 28 Minshull Street, Manchester, M1 3GP
Flat 303, 28 Minshull Street, Manchester, M1 3EF
Flat 608, 28 Minshull Street, Manchester, M1 3EF
Flat 1407, 28 Minshull Street, Manchester, M1 3GP
Flat 607, 28 Minshull Street, Manchester, M1 3EF
Flat 1404, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
Flat 304, 28 Minshull Street, Manchester, M1 3EF
Flat 609, 28 Minshull Street, Manchester, M1 3EF
Flat 1108, 28 Minshull Street, Manchester, M1 3GP
Flat 1305, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 1501, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP

Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 1005, 28 Minshull Street, Manchester, M1 3GP
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 27, 12 Minshull Street, Manchester, M1 3FP
Flat 23, 12 Minshull Street, Manchester, M1 3FP
Flat 18, 12 Minshull Street, Manchester, M1 3FP
Flat 3, 12 Minshull Street, Manchester, M1 3FP
Flat 33, 12 Minshull Street, Manchester, M1 3FP
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 806, 28 Minshull Street, Manchester, M1 3GP
Flat 910, 28 Minshull Street, Manchester, M1 3GP
Flat 201, 28 Minshull Street, Manchester, M1 3EF
Flat 505, 28 Minshull Street, Manchester, M1 3EF
Flat 409, 28 Minshull Street, Manchester, M1 3EF
Flat 1204, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 302, 28 Minshull Street, Manchester, M1 3EF
Flat 909, 28 Minshull Street, Manchester, M1 3GP
Flat 604, 28 Minshull Street, Manchester, M1 3EF
Flat 701, 28 Minshull Street, Manchester, M1 3EF
Flat 1507, 28 Minshull Street, Manchester, M1 3GP
Flat 407, 28 Minshull Street, Manchester, M1 3EF
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 711, 28 Minshull Street, Manchester, M1 3EF
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
Flat 4, 12 Minshull Street, Manchester, M1 3FP
Flat 16, 12 Minshull Street, Manchester, M1 3FP
Flat 5, 12 Minshull Street, Manchester, M1 3FP
Flat 2, 12 Minshull Street, Manchester, M1 3FP
Flat 311, 28 Minshull Street, Manchester, M1 3EF
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1109, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
Flat 601, 28 Minshull Street, Manchester, M1 3EF
Flat 904, 28 Minshull Street, Manchester, M1 3GP
Flat 208, 28 Minshull Street, Manchester, M1 3EF
Flat 1008, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
Flat 309, 28 Minshull Street, Manchester, M1 3EF
Flat 401, 28 Minshull Street, Manchester, M1 3EF
Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Crown Courts, Minshull Street, Manchester, M1 3FS
Flat 13, 12 Minshull Street, Manchester, M1 3FP
Flat 8, 12 Minshull Street, Manchester, M1 3FP
Flat 20, 12 Minshull Street, Manchester, M1 3FP
Flat 26, 12 Minshull Street, Manchester, M1 3FP
Flat 35, 12 Minshull Street, Manchester, M1 3FP
Flat 1302, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 809, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 28 Minshull Street, Manchester, M1 3GP

Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
Flat 1405, 28 Minshull Street, Manchester, M1 3GP
Flat 508, 28 Minshull Street, Manchester, M1 3EF
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 1111, 28 Minshull Street, Manchester, M1 3GP
24B Minshull Street, Manchester, M1 3EF
Flat 1309, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 802, 28 Minshull Street, Manchester, M1 3GP
Flat 903, 28 Minshull Street, Manchester, M1 3GP
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 511, 28 Minshull Street, Manchester, M1 3EF
Flat 411, 28 Minshull Street, Manchester, M1 3EF
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 206, 28 Minshull Street, Manchester, M1 3EF
Flat 12, 12 Minshull Street, Manchester, M1 3FP
Flat 29, 12 Minshull Street, Manchester, M1 3FP
Flat 22, 12 Minshull Street, Manchester, M1 3FP
Flat 28, 12 Minshull Street, Manchester, M1 3FP
Flat 32, 12 Minshull Street, Manchester, M1 3FP
Flat 408, 28 Minshull Street, Manchester, M1 3EF
Flat 808, 28 Minshull Street, Manchester, M1 3GP
Flat 1211, 28 Minshull Street, Manchester, M1 3GP
Flat 1402, 28 Minshull Street, Manchester, M1 3GP
Flat 205, 28 Minshull Street, Manchester, M1 3EF
Flat 811, 28 Minshull Street, Manchester, M1 3GP
Flat 1010, 28 Minshull Street, Manchester, M1 3GP
Flat 211, 28 Minshull Street, Manchester, M1 3EF
Flat 1004, 28 Minshull Street, Manchester, M1 3GP
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 606, 28 Minshull Street, Manchester, M1 3EF
Flat 510, 28 Minshull Street, Manchester, M1 3EF
Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 1101, 28 Minshull Street, Manchester, M1 3GP
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 1206, 28 Minshull Street, Manchester, M1 3GP
Flat 404, 28 Minshull Street, Manchester, M1 3EF
Flat 706, 28 Minshull Street, Manchester, M1 3EF
4 Piccadilly Place, Manchester, M1 3BN
Holiday Inn Manchester City Centre, 25 Aytoun Street, Manchester, M1 3AE
Flat 21, 12 Minshull Street, Manchester, M1 3FP
Flat 15, 12 Minshull Street, Manchester, M1 3FP
Flat 36, 12 Minshull Street, Manchester, M1 3FP
Flat 38, 12 Minshull Street, Manchester, M1 3FP

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL