MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142595/AO/2025
Date registered valid:	31 March 2025
Proposal:	Installation of 1no halo illuminated high level sign.
Address:	Macdonald Manchester Hotel, 91 London Road, Manchester, M1 2PG
Ward(s):	Piccadilly Ward
Applicant:	Hamilton Pyramid Europe
Agent (if any):	Mr Darren Friston Street Design Partnership
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve, with Conditions
Date of recommendation:	**13/05/2025**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 29/04/2025

Standard consultations:
Printed: 15 April 2025 Expired: 9 May 2025

Neighbour notifications
Printed: 15 April 2025 Expired: 9 May 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: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to the MacDonald Manchester Hotel, which is located at 91 London Road within the Eastern Gateway area of Manchester City Centre and is in close proximately to Piccadilly Train Station and the Inner Relief Route.

Due to its scale, massing and elevation design the hotel features prominently within the street scene, visible on the London Road city centre gateway radial route and from the nearby elevated Mancunian Way city centre gateway orbital route, with additional views possible from rail platforms and transit along the elevated viaduct line.

The development site itself is not within the Whitworth Street Conservation Area, however the hotel is visible within its setting, most notably from the Fairfield Street-A6 intersection. Moreover, from certain vantages the hotel is seen in conjunction with the settings of the Grade II listed railway viaduct immediately to the north, the Grade II Listed Piccadilly Railway Station, and the sculptural wall/sound buffer directly opposite the hotel on London Road.

The existing building exhibits a 'Lazy L' formation and is a notable example of 1960's architecture, understood to have been originally designed as a hotel though initially used as office accommodation and previously known as Telecommunications House.

In 2007 the building was sensitively refurbished for hotel use as the MacDonald Manchester Hotel in a manner that has retained the form and character of the original 1960's design (application reference 081135/FO/2006/C2).

Surrounding uses include the skate park located underneath the Inner Relief Route, modern student residential buildings on Berry Street, surface car parking, an electricity substation, part of the University of Manchester estate on the opposite side of London Road and Piccadilly Train Station.

Site History

A previous application referenced 108996/FO/2015/C2 allowed the two-storey extension of the ground floor coffee bar to create an executive lounge and an extension to provide two additional passenger lifts. This application was approved on 22nd March 2016.

A further application referenced 117879/FO/2017 allowed the construction of a ground floor extension to extend the existing reception area, construction of a terrace for use as an external seating area and remodelling of the existing main entrance with the addition of a new porte-cochere entrance.

A further application referenced 123095/FO/2019 allowed the construction of a full height extension to house 2no. passenger lifts, a two-storey ground floor extension to create a dedicated executive entrance and lounge with internal remodelling.

An application referenced 134666/FO/2022 allowed the erection of a two-storey extension at ground floor to extend hotel reception area and installation of a new entrance canopy.

An application referenced 136383/FO/2023 allowed the construction of a new entrance canopy that would be installed over the existing main entrance steps.

An application referenced 136499/FO/2023 allowed elevational alterations including replacement of cladding to bedroom floors 1-8.

The most recent application referenced 141753/AO/2024 allowed the installation of 1no. internally illuminated high level sign.

Description of development

Advertising consent is sought for 1 no. high-level sign to be installed on the hotel’s rooftop structure, sited on its northwestern elevation facing the viaduct.

The signage would consist of a large ‘M’ representing the Marriott logo and smaller individual lettering beneath, all in a RAL 7047 Tele Grey 4-coloured PPC metal face and with halo illumination.

Consultations & Notification Responses

Highways Services: Acceptable with respect to siting, overhang (lack thereof), luminance, headroom and carriage clearance. 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 The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Environmental Health: The information contained in the application (static signage, maximum Illuminance levels of 100 cd/m2) is acceptable.

HS2: No response received.

The application was advertised through notification letters sent to immediate occupants. No representations were received in response to the application.

Policy Context

In considering and determining this application, the local planning authority shall exercise its powers under the Town and Country Planning (Control of Advertisements) Regulations 2007 in the interests of amenity and public safety, taking into account the provisions of the development plan and the NPPF, so far as they are material, and any other relevant factors.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
(a)the provisions of the development plan, so far as they are material; and
(b)any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—
(a)factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
(b)factors relevant to public safety include—
(i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(ii)whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
(iii)whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The following policies are considered relevant to this application:

The Adopted Core Strategy for the City of Manchester
- CC9 – Design and Heritage
- DM1 – Development Management
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- SP1 – Spatial Principles

The Unitary Development Plan for the City of Manchester
- DC14 – Shop Fronts and Related Signs
- DC15 – Advertisements, Hoardings and Posters

- DC18 – Conservation Areas
- DC19 – Listed Buildings

Places for Everyone
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

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

Listed Buildings and Conservation Areas Act 1990
- Sections 16, 66 & 72

Issues

A previous application 141753/AO/2024 approved a simpler rendition of the signage subject to this application, featuring only the 'M' of the Marriott logo sited centrally on the rooftop structure. As such, the principle of a large sign has been accepted in this location and position.

With regards to the current proposal, its primary focal point would similarly be a large 'M' representing the Marriott logo. This element of the signage would be slightly smaller in scale as compared to the approved signage in application 141753/AO/2024, though it would remain sited centrally on the rooftop structure. This aspect of the proposal is therefore considered acceptable in scale and to relate to the existing features of the roof structure with respect to its position.

Regarding the additional lettering proposed within this application, it would be smaller in scale relative to the 'M', and is not considered excessive. Neither element of the signage is considered to obscure or compete with the crown design of the rooftop structure.

Given this, the distance between the application site and the train shed, as well as the siting of the viaduct and its and modern platforms between them, the sign is considered to cause less than substantial harm to the Grade II listed building seen in conjunction with the proposed works. Where it is visible within the Whitworth Street Conservation Area, it is similarly not considered to harm its setting.

The signage would therefore be acceptable with respect to the Manchester Core Strategy, the UDP, PfE, as well as complying with Sections 16 (2), 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 and Sections 12 and 16 of the National Planning Policy Framework.

Public Safety
The primary public safety concern is the illuminance of the signs. The luminance level stated in the application form is 100cd/m2, which is acceptable to Local Highways Authority consultees. It is not considered that there would be a danger to public safety and a condition relating to the maximum illuminance will be included in the approval.

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, with Conditions

Article 35 Declaration

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 referenced 7442 PS.401 Rev # received by the City Council as local planning authority on 31 March 2025.

The drawing referenced 7742 PS.404 Rev C received by the City Council as local planning authority on 31 March 2025.

The amended drawings:
7742 PS.405 Rev D
7742 PS.407 Rev D
7742 PS.408 Rev D

received by the City Council as local planning authority on 13 May 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 illuminated 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
High Speed Two (HS2) Limited

Flat 39, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 118, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 88, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 20, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 72, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 219, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 204, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 213, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 57, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 68, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 114, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 52, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 54, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 13, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 152, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 148, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 155, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 48, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 16, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 79, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 65, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 120, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 203, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 212, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 99, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 108, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 99, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 94, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 89, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 97, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 95, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 120, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 46, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 126, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 208, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 139, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 10, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 31, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 29, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 89, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 21, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 40, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 10, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 97, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 116, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 78, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 15, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 60, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 134, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 58, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 92, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 104, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 117, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 107, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 106, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 3, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 29, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 5, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 48, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 19, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 1, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 25, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 39, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 30, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 53, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 215, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 205, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 206, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 200, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 41, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 112, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 2, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 96, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 133, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 132, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 95, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 37, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 3, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 70, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 28, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 46, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 110, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 117, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 55, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 33, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 61, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 66, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 153, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 137, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 25, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 108, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 114, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 111, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 49, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 64, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 40, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 76, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 1, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 104, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 102, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 103, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 56, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 16, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 31, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 221, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 38, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 110, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 41, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 2, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 20, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 8, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 32, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 45, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 217, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 73, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 136, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 129, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 8, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 121, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 94, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 30, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 144, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG

Flat 105, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 90, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 100, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 121, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 116, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 33, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 218, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 220, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 119, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 109, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 12, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 22, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 9, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 26, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 18, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 42, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 124, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 32, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 107, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 4, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 24, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 149, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 93, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 91, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 112, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 9, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 210, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 216, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 21, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 123, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 44, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 47, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 35, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 47, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 5, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 69, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 44, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 82, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 100, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 109, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 101, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 201, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 118, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 115, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 23, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 27, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 7, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 45, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 222, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 36, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 17, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 14, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 12, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 119, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 111, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 7, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 49, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 113, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 24, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 36, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 43, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 98, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 122, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 4, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 6, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 15, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 28, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 50, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 11, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 14, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 34, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 37, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 17, Mill Point, 29 Berry Street, Manchester, M1 2AR

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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL