MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141817/AO/2024
Date registered valid:	24 December 2024
Proposal:	Conversion of existing screens to allow moving images.
Address:	The Printworks, Withy Grove, Manchester, M4 2BS
Ward(s):	Piccadilly Ward
Applicant:	DTZ Investors
Agent (if any):	Heather Lindley-Clapp Nexus Planning
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	18 February 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 31 January 2025

Standard consultations:
Printed: 8 January 2025 Expired: 29 January 2025

Neighbour notifications
Printed: 8 January 2025 Expired: 29 January 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a building named the Printworks, which is bounded by Withy Grove, Garden Street, Well Street, Dantzic Street, Balloon Street and Corporation Street, and is located within the Shudehill Conservation Area. The property is a former newspaper printing works and is used as an entertainment complex with internal streets, night clubs, bars, restaurants and a cinema.

Listed building: Not applicable

Conservation area: Shudehill Conservation Area 1987

Tree Preservation Order: Not applicable

Description of area

Notable surrounding buildings include the Arndale Shopping Centre, the National Football Museum, Chetham's School of Music, Victoria Train Station, and Shudehill transport interchange. Surrounding uses include hotels, residential accommodation, offices, bars, restaurants and shops.

Description of development

The application seeks express advertisement consent for the display of moving graphic elements on the existing high level advertisement screens to Corporation Street and Withy Grove. These screens were given advertisement consent under application reference 136226/AO/2023. Condition 03 attached to this approval included the provision that '*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.*' The applicant wishes to remove this restriction.

Consultations & Notification Responses

Highway Services - Given the height/location of the screens, Highways have no concerns regarding the displaying static images with moving elements. Following any approval, it is requested that the remaining standard Highways conditions comprising the original planning approval are retained.

Environmental Health – recommended the application is refused and the condition remain as existing and not permit moving images, animation, video or full motion images. Moving images can be more noticeable and distracting to occupiers of surrounding buildings and likely to negatively impact amenity, especially as they are high level and visible to surrounding buildings.

Transport For Greater Manchester – no comments.

Metrolink – requested condition regarding safe working nearby to Metrolink in the event of an approval.

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

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), CC9 (Design and Heritage) and EN3 (Heritage) of the Manchester Core Strategy (2012), saved policies DC14 (Shop Fronts and Related Signs), DC15 (Advertisements, Hoardings and Posters), DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for the City of Manchester (1995).

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

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.

Amenity

The application seeks the additional ability to display moving elements alongside the static logo images displayed on the high-level digital advertisement screens to Corporation Street and Withy Grove. The Printworks has a longstanding precedent of displaying large, albeit static, logo signs on the rooftop and thus in this context the installation of screens for the purposes of a similar display was accepted.

The existing advertisement screens display static logo images. By virtue of their high-level siting, bright colours, large quantum and large scale these are highly visible both within their immediate context and from many vantage points across the local area, in particular the immediate environs of the Grade I listed Manchester Cathedral and Chetham's Library. The signage as currently displayed visually dominates the junction of Withy Grove and Corporation Street, ensuring the Printworks building is the most eye-catching structure when approached from the north, west, south and southeast.

Saved policy DC15.2 a states that developments of this kind should not harm the character or architectural features of a building. It is considered that the addition of moving elements to the content of the screens would make the advertisements particularly strident and visually obtrusive. The movement would draw the eye and further increase the visual dominance of the signage. This would detract from the appearance and character of the non-designated heritage asset on which the screens are mounted.

Saved policy 15.2 b states that advertisements should relate properly to the site on which they stand. Whilst the static logo signs already in situ clearly relate to the businesses/occupiers of the Printworks and thus can be supported, the proposed moving content would not. The applicant has confirmed that the content would be seasonal (e.g. snowflakes falling at Christmas time) and it is considered that this would not relate to the businesses themselves and thus is not necessary for the purposes of advertising said businesses. It is considered that the singular purpose would be to ensure the already highly-visible signage becomes even more eye-catching and thus does not accord with the aims of policy DC15.2 b.

DC15.1 j of the UDP and paragraph 141 of the NPPF are both clear that the cumulative impact of advertisements and the potential for unsightly visual clutter must be considered. The large quantum of screens already gives a strong impression of advertisement clutter and it is considered that the addition of movement would exacerbate this impression.

It is considered that the cumulative impacts of the proposal would be the detriment to the amenity of the local area, in particular negatively impacting the setting of the Shudehill Conservation Area in which the Printworks is situated, together with the Cathedral Conservation Area from which the building is highly visible when heading eastwards. The additional content to the screens, which are already read as anachronistic, decidedly modern interventions to the historic environment, would, by virtue of their increased prominence, be to the detriment of the special character and appearance of these designated heritage assets.

The Grade II listed Corn Exchange also sits opposite the Printworks and the screens are highly visible when viewing this designated heritage asset when heading westwards along Withy Grove. It is considered that the increase in visual prominence created by the moving displays would draw the eye away from the listed building, thereby lessening the appreciation of this listed building.

This is contrary to the provisions of policies EN3 and CC9 of the Manchester Core Strategy, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Section 16 of the NPPF, in particular paragraph 219, which all expect that new development to, or in the setting o,f designated heritage assets preserve or enhance the character and appearance of, or better reveal the significance of, designated heritage assets. For the reasons outline above, it is not considered that the additional moving elements to the screen content would accord with these aspirations.

Public safety

MCC Highways assessed the application and considered that, by virtue of the high-level siting of the signage, the addition of moving elements to the signage would not be potentially injurious to public safety. Thus, they had not objection to the removal of the element of the condition attached to 136226/AO/2023 that prohibited moving images. The signage itself is at sufficiently high level to meet minimum headroom requirements. Therefore, it is considered that there are no public safety concerns that would warrant a refusal.

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: Refuse

Reasons for recommendation to refuse

1) The proposed advertisements would, by virtue of their location and content (including moving elements) would have a detrimental impact on visual amenity, becoming highly obtrusive and a visually dominant feature located at a prominent City Centre location within the Shudehill Conservation Area (which also contains a number of listed buildings). The increased

visual prominence would, contingently, increase the sense of visual clutter created by these large and numerous digital advertisement screens. In conjunction with the high-level siting, the signage would be more noticeable to occupiers of surrounding buildings, thereby leading to an unduly harmful impact to to the amenity of nearby residential properties. The proposal would therefore be contrary to Government Guidance contained in Section 12 and 16 of the National Planning Policy Framework, the Core Strategy for the City of Manchester (2012) in particular policies EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management), SP1 (Spatial Principles) and DM1 (Development Management), the Guide to Development in Manchester, in particular paragraphs 2.6 and 11.45 and saved policies DC15.1, and DC15.2 (Advertisements, Hoardings and Posters), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of The Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Metrolink

Units Fc21 And Fc25 To Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 13 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 28 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Units Nf31 To Nf36, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc3-Fc6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf43 And Nf46, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
7 Shudehill, Manchester, M4 2AF
Unit Nf23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units R6 And R7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 26 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 703, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38A Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 28 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 104, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 802, The Works, 33 Withy Grove, Manchester, M4 2BJ
Second Floor Management Suite 2D, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 2, 15 Well Street, Manchester, M4 2AG
11 Shudehill, Manchester, M4 2AF
Basement To First Floor, 7 - 9 Thorniley Brow, Manchester, M4 2AB
Ground Floor, 15 Shudehill, Manchester, M4 2AF
23 Shudehill, Manchester, M4 2AF
Zizzi, Unit 14, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 203, 8 Dantzic Street, Manchester, M4 2AD
Flat 401, 8 Dantzic Street, Manchester, M4 2AD
Flat 306, 8 Dantzic Street, Manchester, M4 2AD
Flat 103, 8 Dantzic Street, Manchester, M4 2AD
Flat 110, 8 Dantzic Street, Manchester, M4 2AD
Flat 304, 8 Dantzic Street, Manchester, M4 2AD
Flat 107, 8 Dantzic Street, Manchester, M4 2AD
Unit 2, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Units 21 And 34, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fifth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Banyan, Unit 4, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Mowgli, Unit 16, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Byron, Unit 9, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
12 - 22 Thorniley Brow, Manchester, M4 2AJ
Unit 10, The Printworks, Withy Grove, Manchester, M4 2BS
Units 2 And 2C, The Printworks, Withy Grove, Manchester, M4 2BS

Unit 1, The Printworks, Withy Grove, Manchester, M4 2BS
Basement, 1 Balloon Street, Manchester, M4 4BE
Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Fourth Floor, Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
18 - 20 Dantzic Street, Manchester, M4 2AE
Unit 15 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ff2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls29, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf42, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
9 Shudehill, Manchester, M4 2AF
Units Nf15 And Nf16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Market Managers Office, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 17 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38B Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 11 And 12 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 20 And 21 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 301, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 201, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 1 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Chisholme Hunter, 60 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 12 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 33 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
29 Withy Grove, Manchester, M4 2BJ
Flat 901, The Works, 33 Withy Grove, Manchester, M4 2BJ
Atana Aparthotel, 33 Withy Grove, Manchester, M4 2BJ
Flat 106, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 304, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 501, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 103, The Works, 33 Withy Grove, Manchester, M4 2BJ
Third Floor Suite 340, The Corn Exchange, Fennel Street, Manchester, M4 3DU
Flat 1, 15 Shudehill, Manchester, M4 2AF
Flat 408, 8 Dantzic Street, Manchester, M4 2AD
Flat 209, 8 Dantzic Street, Manchester, M4 2AD
Flat 308, 8 Dantzic Street, Manchester, M4 2AD
Flat 309, 8 Dantzic Street, Manchester, M4 2AD
Flat 101, 8 Dantzic Street, Manchester, M4 2AD
Unit 22B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fourth Floor And Fifth Floor Suites 4A And 4B And 5B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR

Unit 19, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 21 And 22, The Printworks, Withy Grove, Manchester, M4 2BS
CARGO, Units 5 And 6, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 19, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 23A, The Printworks, Withy Grove, Manchester, M4 2BS
Old Bank Building, Hanover Street, Manchester, M4 4AH
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Kiosk, 18 - 20 Dantzic Street, Manchester, M4 2AE
Bluu Unit 1, Thomas Street, Manchester, M4 1LQ
Shudehill Interchange, Shudehill, Manchester, M4 4AN
Units Fc19 And Fc20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc13-Fc14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf2 And Nf3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf1-Mf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit R2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 14 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 402, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 203, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 205, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 902, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit MSU7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 15 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 404, The Works, 33 Withy Grove, Manchester, M4 2BJ
Second Floor Suite 204 And 206, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 1, 15 Well Street, Manchester, M4 2AG
Ground Floor, 19 Shudehill, Manchester, M4 2AF
Second Floor, 19 Shudehill, Manchester, M4 2AF
19 Shudehill, Manchester, M4 2AF
Salvis, Unit 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 207, 8 Dantzic Street, Manchester, M4 2AD
Flat 202, 8 Dantzic Street, Manchester, M4 2AD
Flat 301, 8 Dantzic Street, Manchester, M4 2AD
Flat 303, 8 Dantzic Street, Manchester, M4 2AD
The Corn Exchange, Fennel Street, Manchester, M4 3DU
Kiosk 7, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 6, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 15, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 16 To 17, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 2C, The Printworks, Withy Grove, Manchester, M4 4BS

Tenpin, Withy Grove, Manchester, M4 2BS
Holyoake House, Hanover Street, Manchester, M4 4AH
Unit C, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Units F4 To F6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf19 And Nf22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf55 To Nf57, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf17 To Nf18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls19, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf52, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls31, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 41 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 29 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 25 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 602, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 302, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 202, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 503, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 19A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 9 And 10 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 36 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 102, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 401, The Works, 33 Withy Grove, Manchester, M4 2BJ
Security Control Room Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 17, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
13 Shudehill, Manchester, M4 2AF
First Floor, Pleer House, 1 Fennel Street, Manchester, M4 3DU
Flat 206, 8 Dantzic Street, Manchester, M4 2AD
Flat 105, 8 Dantzic Street, Manchester, M4 2AD
Flat 405, 8 Dantzic Street, Manchester, M4 2AD
Flat 204, 8 Dantzic Street, Manchester, M4 2AD
Unit 32, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Second Floor, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Unit 4, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 14, The Printworks, Withy Grove, Manchester, M4 2BS
Nuffield Health, Physiothrapy Centre, Unit 4, Withy Grove, Manchester, M4 2BS
Ground First And Second Floors, 1 Balloon Street, Manchester, M4 4BE
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
3 Federation Street, Manchester, M4 4BF
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Unit B, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Units Nf34 And Nf35, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls27, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls5, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf9 To Mf12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit Nf13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Unit Ls24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F17-F18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf39 And Nf40, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc9-Fc12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf47-Nf49, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf50-Nf51, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc22-Fc24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit R8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 39 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 701, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 26 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
99 - 101 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 502, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 601, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 22, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 35, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
4 Dantzic Street, Manchester, M4 2AD
2 Dantzic Street, Manchester, M4 2AD
25 - 27 Shudehill, Manchester, M4 2AF
Level 3, 23 Shudehill, Manchester, M4 2AF
17 Shudehill, Manchester, M4 2AF
Flat 3, 15 Shudehill, Manchester, M4 2AF
Flat 2, 15 Shudehill, Manchester, M4 2AF
Ground Floor, 23 Shudehill, Manchester, M4 2AF
Level 1, 23 Shudehill, Manchester, M4 2AF
Fourth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 403, 8 Dantzic Street, Manchester, M4 2AD
Flat 409, 8 Dantzic Street, Manchester, M4 2AD
Flat 305, 8 Dantzic Street, Manchester, M4 2AD
Flat 210, 8 Dantzic Street, Manchester, M4 2AD
Flat 109, 8 Dantzic Street, Manchester, M4 2AD
Flat 208, 8 Dantzic Street, Manchester, M4 2AD
Unit 24, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 8, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 3, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 3, The Printworks, Withy Grove, Manchester, M4 2BS
Kiosk, The Printworks, Withy Grove, Manchester, M4 2BS
Units 11 And 12, The Printworks, Withy Grove, Manchester, M4 2BS
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS
Third Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Federation House, 2 Federation Street, Manchester, M4 4BF

Next, 100 Corporation Street, Manchester, M4 3AJ
Units Nf53 And Nf54, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc17 And Fc18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 14 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Ls21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 17A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit F16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf38, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit L9 Lower Mall And MSU3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Store For Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 23 And 24 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 801, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R9 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 13 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 101, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 204, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 603, The Works, 33 Withy Grove, Manchester, M4 2BJ
First Floor, 19 Shudehill, Manchester, M4 2AF
21 Shudehill, Manchester, M4 2AF
Flat 4, 15 Shudehill, Manchester, M4 2AF
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Third Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Flat 402, 8 Dantzic Street, Manchester, M4 2AD
Flat 307, 8 Dantzic Street, Manchester, M4 2AD
Flat 310, 8 Dantzic Street, Manchester, M4 2AD
Flat 201, 8 Dantzic Street, Manchester, M4 2AD
Flat 102, 8 Dantzic Street, Manchester, M4 2AD
Unit 11, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Roomzzz, The Corn Exchange, 35 Hanging Ditch, Manchester, M4 3TR
Unit 22A, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Third Floor Suite 339B, The Corn Exchange, Fennel Street, Manchester, M4 3DU
Unit 2A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 13, The Printworks, Withy Grove, Manchester, M4 2BS
Hard Rock Cafe, The Printworks, Corporation Street, Manchester, M4 2BS
2 Todd Street, Manchester, M3 1WU

Third Floor, 1 Balloon Street, Manchester, M4 4BE
Hanover Building, 130 Corporation Street, Manchester, M4 4GW
Mesh 03-04 Column 7, Long Millgate, Manchester, M3 1SB
TfGM Transport Interchange, Shudehill, Manchester, M4 4AN
Units Nf27 To Nf30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 3 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit Nf10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls17, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf5-Mf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
61 High Street, Manchester, M4 1AZ
Unit R3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 702, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 30 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Drome, 94 - 96 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 403, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 305, The Works, 33 Withy Grove, Manchester, M4 2BJ
Unit 18, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
29 Shudehill, Manchester, M4 2AF
21 - 23 Shudehill, Manchester, M4 2AF
15 Shudehill, Manchester, M4 2AF
4 Thorniley Brow, Manchester, M4 2AJ
Flat 410, 8 Dantzic Street, Manchester, M4 2AD
Flat 406, 8 Dantzic Street, Manchester, M4 2AD
Flat 106, 8 Dantzic Street, Manchester, M4 2AD
Flat 302, 8 Dantzic Street, Manchester, M4 2AD
Sky Bar, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 12, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Kiosk 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 1A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 3A, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 18, The Printworks, Withy Grove, Manchester, M4 2BS
Fourth Floor, 1 Balloon Street, Manchester, M4 4BE
Redfern Building, 30 Hanover Street, Manchester, M4 4AH
Unit A, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Units 28 And 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Units Nf44 And Nf45, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24A, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units F1 To F2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf 3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf37, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

Unit Ls13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit 34 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 30 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 40 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 37 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 35 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
35 - 39 Withy Grove, Manchester, M4 2BJ
Flat 303, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 604, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 803, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 504, The Works, 33 Withy Grove, Manchester, M4 2BJ
Flat 105, The Works, 33 Withy Grove, Manchester, M4 2BJ
31 Withy Grove, Manchester, M4 2BJ
2 Thorniley Brow, Manchester, M4 2AJ
Second Floor To Fourth Floor, 21 - 23 Shudehill, Manchester, M4 2AF
Level 2, 23 Shudehill, Manchester, M4 2AF
Flat 104, 8 Dantzic Street, Manchester, M4 2AD
Flat 407, 8 Dantzic Street, Manchester, M4 2AD
Flat 404, 8 Dantzic Street, Manchester, M4 2AD
Flat 205, 8 Dantzic Street, Manchester, M4 2AD
Flat 108, 8 Dantzic Street, Manchester, M4 2AD
3 Fennel Street, Manchester, M4 3DU
Unit 22 And 23, The Printworks, Withy Grove, Manchester, M4 2BS
The Printworks, Corporation Street, Manchester, M4 2BS
Unit 20, The Printworks, Withy Grove, Manchester, M4 2BS
Unit 15, The Printworks, Withy Grove, Manchester, M4 2BS
Treetop Adventure Golf, Unit 17A, The Printworks, 7 Dantzic Street, Manchester, M4 2AD
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Dantzic Building, 29 Dantzic Street, Manchester, M4 2AL
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
Unit D, Shudehill Interchange, Shudehill, Manchester, M4 4AN
Unit Fc2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc15 And Fc16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH

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
Conservation Area - Shudehill Conservation Area 1987
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) -
Area Team Boundary - Name: CENTRAL