MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141753/AO/2024
Date registered valid:	16 December 2024
Proposal:	Installation of 1no. internally 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:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	10 February 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 5 January 2025

Standard consultations:
Printed: 6 January 2025 Expired: 27 January 2025

Neighbour notifications
Printed: 7 January 2025 Expired: 28 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

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. The hotel is in close proximately to Piccadilly Train Station and the Inner Relief Route. The building is not within a conservation area but is near to the Whitworth Street Conservation Area and is seen from limited extent in views into and out of the conservation area. It can in certain views be seen in conjunction with - and contributes to 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 building is a particularly striking example of 1960's architecture with a 'Lazy L' formation and is understood to have been originally designed as a hotel but was initially put into use as office accommodation and was previously known as Telecommunications House.

In 2007 the building has been sensitively refurbished for hotel use as the MacDonald Manchester Hotel in a manner that has successfully retained the original 1960's robust design as the over-riding form and character of the building (application reference 081135/FO/2006/C2). Due to its scale, massing and elevation design the proposal building is extremely prominent both on the London Road city centre gateway radial route but also in other

views including from the nearby elevated Mancunian Way city centre gateway orbital route which forms a part of the Inner Relief Route.

Surrounding uses include the skate park located underneath the inner relief route, the 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.

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.

Description of development

Advertisement Consent is now sought to install 1no. high level halo illuminated individual letter sign to be installed on the rooftop structure on the corner elevation of the building that is closest to Piccadilly Train Station.

Consultations & Notification Responses

Highway Services - Confirmed that the proposals are acceptable and provided advice on traffic management and fit outs.

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

Network Rail - No comments received.

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

Issues

The Adopted Core Strategy for the City of Manchester

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

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

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

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

The Unitary Development Plan for the City of Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone

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

The following policies are considered relevant to this application.

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

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

National Policy

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

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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

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

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

The signage proposed is minimal and would relate to the existing features of the roof. It would be individual letters constituting a simple sign.

It is not considered that the signs proposed would be excessive or would compete with the architectural features of the building.

Due to the distance between the buildings and that there is a viaduct and modern platforms between them the sign is not considered to cause harm to the setting of the Grade ll Listed Piccadilly Station train shed.

In view of the above, it is considered that due to the proposals would cause less than substantial harm to the Grade II listed building affected by the works. The signage would comply with Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.

Public safety - No issues.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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

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 16 December 2024.

The drawings referenced:

7442 PS.404 Rev B
7442 PS.407 Rev B
7442 PS.408 Rev B
7442 PS.405 Rev B

received by the City Council as local planning authority on 05 February 2025.

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

3) The illumination levels of the 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
Network Rail

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 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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 110, Mill Point, 29 Berry Street, Manchester, M1 2AR
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 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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 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 37, 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 221, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 56, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 80, 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 45, 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 119, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 109, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 9, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD
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 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 18, 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 118, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 115, 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 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 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 124, 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 123, 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 201, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
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 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 50, 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 98, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 113, Mill Point, 29 Berry Street, Manchester, M1 2AR
Flat 122, Mill Point, 29 Berry Street, Manchester, M1 2AR
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 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 208, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH
Flat 126, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG
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 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 6, 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 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 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 99, 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 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 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 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

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