

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140753/AO/2024

Date registered valid: 18 December 2024

Proposal: Retention of an internally illuminated projecting sign and externally illuminated individual letter signage on the external face of glass.

Address: 23 Blossom Street, Manchester, M4 5EP

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Steven Stockton-King, American Pies Mcr Ltd

Agent (if any): Mrs Sarah Schofield, iCatch Design

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: **07 February 2025**

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 23 December 2024

Standard consultations:

Printed: 19 December 2024

Expired: 12 January 2025

Neighbour notifications

Printed: 19 December 2024

Expired: 12 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/Area

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

The application site relates to a commercial unit at the ground floor of a four storey building, which forms an extension to the Edinburgh Castle public house.

The building which immediately fronts the cobbled road of Henry Street is predominantly constructed from red brick masonry with buff detailing and grey aluminium window/door openings.

The ground floor which is presently vacant, has permission for two units comprising a restaurant and restaurant and bar (previously classes A3 and A4).

The site is located within the Ancoats Conservation Area, a short distance to the south west from Cutting Room Square - an area of public realm which has been created to serve the residents of Ancoats and opened in 2008 and extended in 2014.

The site is bounded by Cotton Street to the north east, Blossom Street to the south east and to the south west by Henry Street. The application site is situated within the Ancoats Conservation Area, which also includes some important Listed Buildings nearby, but none that directly affect the application site.

To the north east of the application site is Cutting Room Square which is an area of public realm which has been created to serve the residents of Ancoats and opened in 2008 and was extended in 2014.

Along the northern edge of the square is the Ice Plant, a part 7, part 9 storey building. In the northeastern part of the square is St Peters Hall a Grade II Listed Building now used by the Halle Orchestra. To the west of the square is the Fairbairn Building, a mixed-use development which consists principally of car parking and residential accommodation. Situated immediately to the south of the application site is Paragon Mill, a Grade II* Listed Building which forms part of the Royal Mills complex. This building measures 7 storeys in height.

Beyond the immediate area is Great Ancoats Street which provides access to the City Centre and the other amenities. The application site is located within a highly sustainable area and is within walking distance of Metrolink stops and the City's train stations ensuring access to non car modes of transport.

Description of Development

The proposal seeks the retention of an internally illuminated projecting sign and externally illuminated individual letter signage on the external face of glass.

Related Applications

130342/FO/2021 - Alterations to the use of the ground floor to form 3 no. commercial units comprising Unit 2A and Unit 2B for the sale, display and occasional consumption of alcohol (Use Class E(a)); and the use of Unit 2C as food deli for preparation and sale of food (Use Class E(a)), together with associated external alterations.

Approved July 2021.

Consultations & Notification Responses

Highway Services – Confirmed that the luminance of the signage is acceptable and that they comply with headroom and carriageway clearances.

Environmental Health – Had no comments to make.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A 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 Adopted Core Strategy for the City of Manchester (2012)

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

SP1 (Spatial Principle) states the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space and provide good access to sustainable transport provision.

CC9 (Design and Heritage) states that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

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

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts

and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Paragraph 8.53 of the supporting text states that the City Centre has 14 conservation areas and numerous listed buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC14.1 (Shops and Related Signs) states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) states that the Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

- a) signs should not normally be positioned other than at fascia level.
- b) signs should respect the architectural form of buildings and shop frontages.
- c) where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
- d) projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
- e) The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.
- f) fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- g) long canopies which ignore the architectural form of frontages will not normally be permitted.

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

Places for Everyone (2024)

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:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be

expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

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.

Shopfront and Signage Design Guide (2024)

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

The SPD states that new signage should:

- be limited to one fascia signage or internal hanging signage per elevation;
- be located below the first-floor eills, unless there is historic evidence of signage above;
- have a maximum depth of 30mm;
- not be in the form of internally illuminated lightbox signage;
- not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

National Planning Policy Framework (NPPF) (2024)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

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.

Paragraph 141 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that Local Planning Authorities (LPAs) should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 advises that in determining applications, local planning authorities should take account of:

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

Paragraph 212 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

Paragraph 213 states that any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 214 states that where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 219 states that local planning authorities should look for opportunities for development in Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Other Legislation

Sections 16, 66, and 72 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

The Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case.

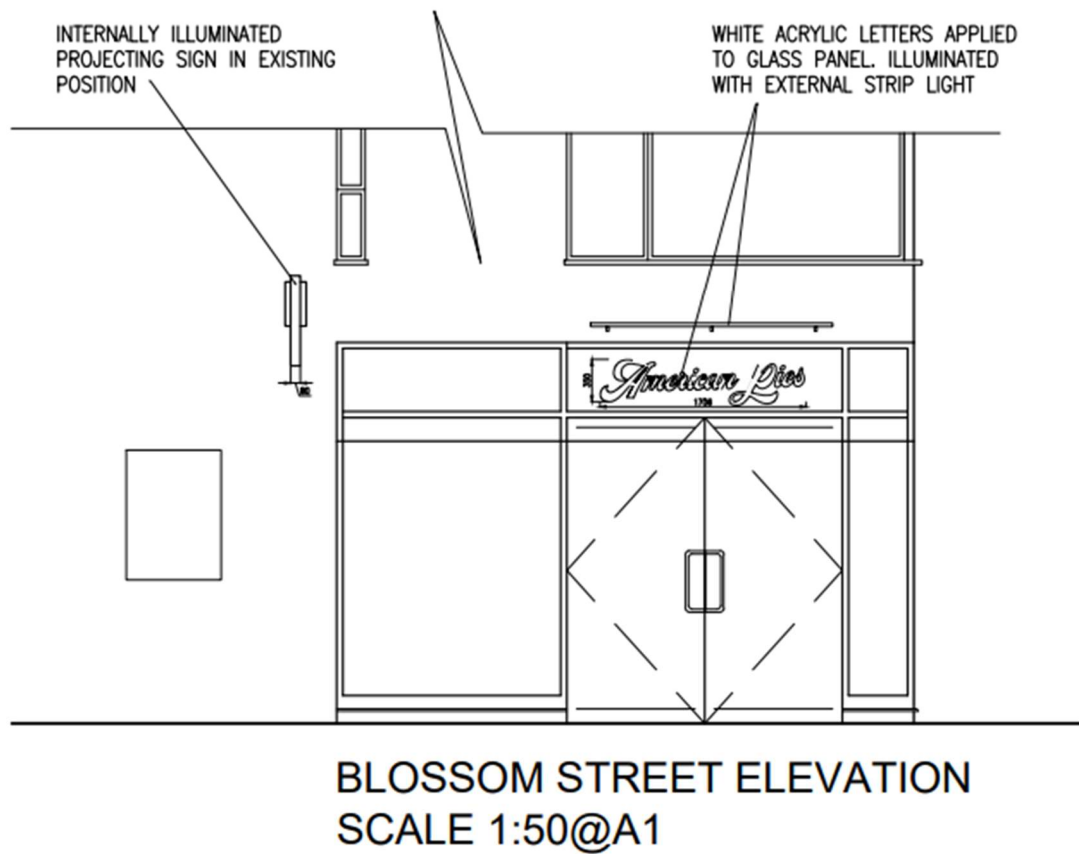
Primary individual letter signage and projecting signs are considered to be appropriate in order to advertisement a commercial premises such as this, as long as there are appropriate places to site such external advertisements, which there are in the case of the building in question.

Visual Amenity

Individual letter signage

The individual letter signage is considered to be sited in the correct location in the building, at the level that primary fascia signage should be situated, which complies with part a) of UDP policy DC14.5.

It consists of white acrylic letters applied to the glass panel, illuminated by an external strip lite.



Elevation Drawings



Individual letter sign in situ (December 2024)

It is subtle in design and does not appear as an incongruous feature that seems out of place within the context of either the wider building or the surrounding street scene.

The luminance is considered to be at acceptable levels to not impact in visual amenity and is in keeping with similar internally illuminated signage in the surrounding street scene.

Taking all these aspects into consideration, the installed individual letter signage can therefore be supported on visual amenity grounds and in terms of its impact on setting of the conservation areas.

Projecting Sign

In determining the acceptability of the projecting sign in terms of its impact on visual amenity, the Town and Country Planning (Control of Advertisements) Regulations 2007 state that the local planning authority shall take into account the material provisions of the development plan and any other relevant factors.

It clarifies that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

The siting of the proposed sign is not considered to be acceptable.

UDP policy DC14.5 states in part a) that “signs should not normally be positioned other than at fascia level” and in part d) that “projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.”

The projecting sign is not located in line with the fascia level sign, which in this case is the individual letter signage mentioned above, and so is not considered to be acceptable in terms of its siting.

The installed projecting sign is considered to be a bulky incongruous feature which harms the setting of the surrounding historic environment and is detrimental to visual amenity, due to the fact that the depth of the signage is 80mm, which is considered to be too bulky to be supported by the Local Planning Authority.



Site with signage in situ (December 2024)

A depth of 30mm would be considered to be a much slender design that would align with the Shopfront and Signage Design Guide (2024).

It is the City Council's view that the thickness of the sign would form an overly large, bulky and incongruous feature to the building that competes with the architectural details of buildings and fails to respond positively to the architectural language and character of both the building itself and the surrounding street scene. This would mean that the projecting sign is and is detrimental to visual amenity and contrary to Core Strategy policies SP1 (Spatial Principle) and DM1 (Development Management).

It is important to consider the impact of the good design of signage on the enhancement and preservation of affected heritage assets with the setting of the advertisements, as the visual amenity of poor-quality design signage, which this signage is determined to be on account of the bulky nature of the sign, can certainly impact efforts to enhance and preserve the surrounding conservation area.

In contrast, a slimmer profile projecting sign would contribute towards such enhancement and preservation of the conservation area.

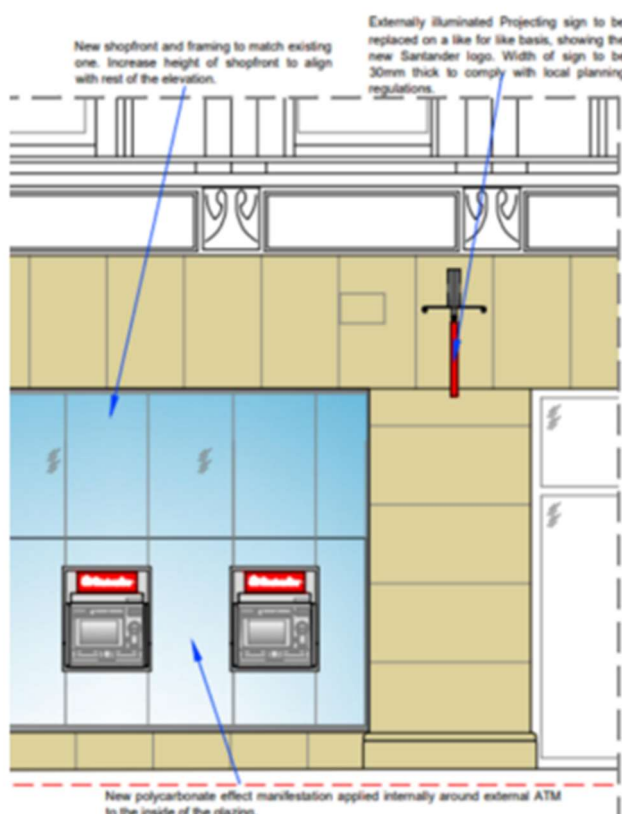
In this regard, the projecting sign would be considered to be contrary to Core Strategy Policies CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), and JP-P2 (Heritage).

In addition, paragraph 210 of the NPPF, located in Section 16, advises that in determining applications, local planning authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets’ and ‘the desirability of new development making a positive contribution to local character and distinctiveness”

The detrimental visual amenity impact caused by the bulky projecting sign is not considered to positively conserve, sustain and enhance the historic environment.

The position of the Local Planning Authority of approved 30mm projecting signs within conservation areas has been consistent in recent years.

These include the two projecting signs at Santander, at 28/34 Cross Street, M2 7AQ. These projecting signs are 30mm thick, externally illuminated and were approved under 133452/AO/2022 and 133467/LO/2022.

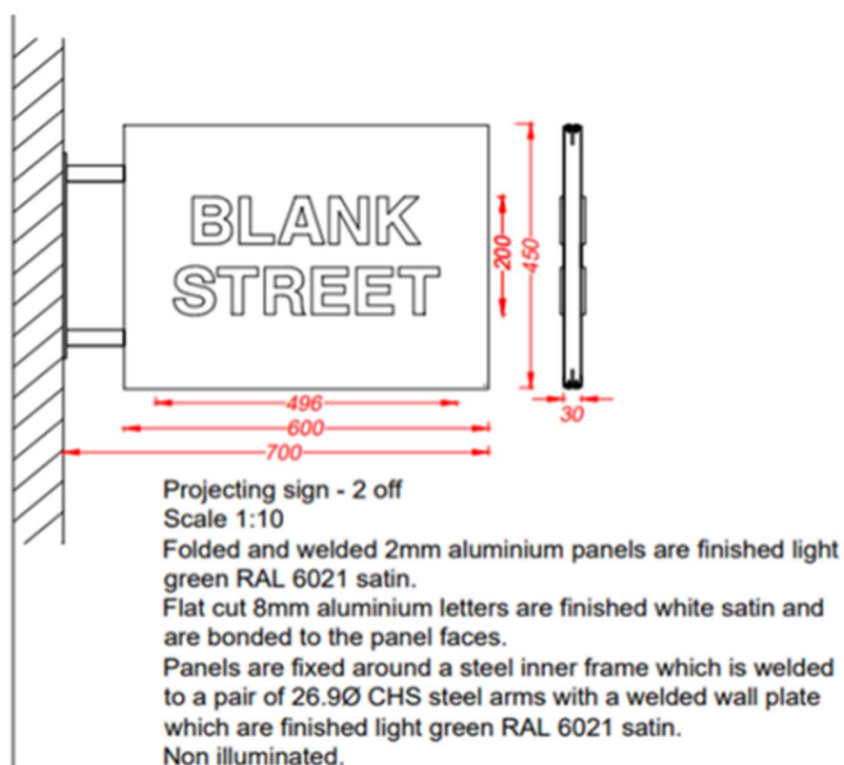


Approved drawing of 30mm projecting sign at 28/34 Cross Street



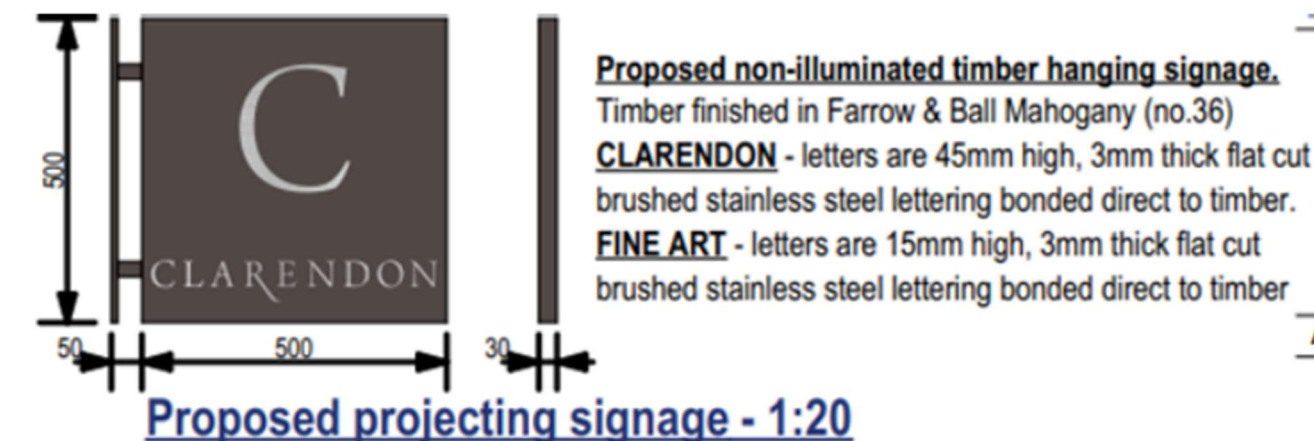
Santander projecting sign in situ

Similarly, signs approved in 2024 at 62 Cross Street were approved at 30mm depth under applications 138810/AO/2023 and 138813/LO/2023 in January 2024.



Approved drawing of 30mm projecting sign at 62 Cross Street

Application 136067/AO/2023, approved in April 2023 at 95-97 Deansgate, saw the installation of projecting signs of 30mm depth, at a location within a conservation area.



Approved projecting sign at 95-97 Deansgate

The incorrect siting and the thickness of the projecting sign is considered for the reasons outlined to be unacceptable.

The projecting sign cannot be supported due to its impact upon visual amenity and particularly the visual amenity impact upon the setting of Ancoats Conservation Area.

It is not considered that this signage responds positively to the architectural language and character of both the building itself and the surrounding street scene.

It is considered that the signage is detrimental to visual amenity and fails to preserve or enhance either the conservation area, which means that the proposed signage is contrary to SP1, DM1, EN1, EN3, CC9, JP-P2, and Section 16 of the NFFP.

Public Safety

The luminance levels of the signage are 275cd/m² and are therefore within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

A condition has been added to ensure that the luminance levels of the approved fascia sign are controlled and complied with.

All signs comply with headroom and carriageway clearance requirements.

A projection over licence would be required for the projecting sign due to the projection of 0.7 over the adopted highway. This would have to be applied for with the Highway Services department.

Conclusion

Given the above, the installed fascia sign is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment).

However, the installed projecting sign has caused harm to the visual amenity of the host building, the surrounding street scene and the historic environment, particularly the setting of adjacent listed buildings and Parsonage Gardens conservation area and is therefore refused on the basis that it does not comply with the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework, and Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approved and Refused

Refused Elements

The retention of the following is hereby refused:

- Internally illuminated projecting sign

The retention of the following is hereby approved:

- Externally illuminated individual letter signage on the external face of glass.

Reasons for recommendation to refuse

1) The projecting sign, by virtue of its siting, scale and resulting appearance forms an overly large, bulky and discordant feature on the building that fails to respond positively to the architectural language and character of the building. It is detrimental to the visual amenity of the building and the surrounding street scene, appearing incongruous when viewed in the setting of Ancoats Conservation Area. The projecting sign is therefore contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007, together with policies SP1, EN1, EN3, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC14 and DC18 of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 of Places for Everyone (2024), and sections 12 and 16 of the NPPF (2024).

Approved Elements

The retention of the following is hereby approved:

- Externally illuminated individual letter signage on the external face of glass.

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 received by the City Council as Local Planning Authority on 12 August 2024

- Location Plan

Received by the City Council as Local Planning Authority on 18 December 2024:

- Proposed Elevations 0221.02-17 REV C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The maximum luminance of the signage shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informative

- 1) The projecting sign extends to a maximum projection in excess of 0.7m over the adopted highway and will therefore require a projection over licence, to be funded at the applicant's expense. This can be obtained from https://www.manchester.gov.uk/directory_record/451898/projecting_over_the_highway#:~:text=Summary,also%20need%20to%20be%20licensed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 1, 13 Blossom Street, Manchester, M4 5AF
46 Henry Street, Manchester, M4 5DD
Flat 8, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 7, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN
22 Cotton House, 21 Blossom Street, Manchester, M4 5EP
30 George Leigh Street, Manchester, M4 5DG
33 Blossom Street, Manchester, M4 6AJ
29 Blossom Street, Manchester, M4 6AJ
27 Blossom Street, Manchester, M4 6AJ
Flat 7, 13 Blossom Street, Manchester, M4 5AF
Flat 33, 13 Blossom Street, Manchester, M4 5AF
Flat 17, 13 Blossom Street, Manchester, M4 5AF
Flat 41, 13 Blossom Street, Manchester, M4 5AF
Flat 21, 13 Blossom Street, Manchester, M4 5AF
Flat 35, 13 Blossom Street, Manchester, M4 5AF
Flat 4, 13 Blossom Street, Manchester, M4 5AF
Flat 6, 13 Blossom Street, Manchester, M4 5AF
1 Cotton House, 21 Blossom Street, Manchester, M4 5EP
11 Cotton House, 21 Blossom Street, Manchester, M4 5EP
16 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Flat 4, 8 Loom Street, Manchester, M4 6AN
Flat 9, 8 Loom Street, Manchester, M4 6AN
Flat 27, 13 Blossom Street, Manchester, M4 5AF
49 Henry Street, Manchester, M4 5DH
50 Henry Street, Manchester, M4 5DD
Flat 47, 13 Blossom Street, Manchester, M4 5AF
Flat 30, 13 Blossom Street, Manchester, M4 5AF
First Floor, 16 Blossom Street, Manchester, M4 5AW
6 Cotton House, 21 Blossom Street, Manchester, M4 5EP
13 Cotton House, 21 Blossom Street, Manchester, M4 5EP
15 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Flat 1, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 6, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 3, 8 Loom Street, Manchester, M4 6AN
Flat 23, 13 Blossom Street, Manchester, M4 5AF
Flat 31, 13 Blossom Street, Manchester, M4 5AF
Flat 26, 13 Blossom Street, Manchester, M4 5AF
Flat 20, 13 Blossom Street, Manchester, M4 5AF
LATITUDE LAW LIMITED, Rebs Corner, 2 Loom Street, Manchester, M4 6AN
Flat 9, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 10, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 5, 8 Loom Street, Manchester, M4 6AN
Ground Floor And Basement, 8 Loom Street, Manchester, M4 6AN
45 Henry Street, Manchester, M4 5DH
47 Henry Street, Manchester, M4 5DH
24 - 28 George Leigh Street, Manchester, M4 5DQ
8A Loom Street, Manchester, M4 6AN

3 Cotton House, 21 Blossom Street, Manchester, M4 5EP
4 Cotton House, 21 Blossom Street, Manchester, M4 5EP
2 Cotton House, 21 Blossom Street, Manchester, M4 5EP
5 Cotton House, 21 Blossom Street, Manchester, M4 5EP
7 Cotton House, 21 Blossom Street, Manchester, M4 5EP
8 Cotton House, 21 Blossom Street, Manchester, M4 5EP
9 Cotton House, 21 Blossom Street, Manchester, M4 5EP
10 Cotton House, 21 Blossom Street, Manchester, M4 5EP
6 Loom Street, Manchester, M4 6AN
31 Blossom Street, Manchester, M4 6AJ
The Counter House, 35 Blossom Street, Manchester, M4 6AJ
13A Blossom Street, Manchester, M4 5AF
Flat 3, 13 Blossom Street, Manchester, M4 5AF
52 Henry Street, Manchester, M4 5DD
48 Henry Street, Manchester, M4 5DD
Flat 2, 13 Blossom Street, Manchester, M4 5AF
16 Blossom Street, Manchester, M4 5AW
11 Cotton Street, Manchester, M4 5BF
19 Blossom Street, Manchester, M4 5EP
17 Blossom Street, Manchester, M4 5EP
14 Cotton House, 21 Blossom Street, Manchester, M4 5EP
21 Cotton House, 21 Blossom Street, Manchester, M4 5EP
18 Cotton House, 21 Blossom Street, Manchester, M4 5EP
12 Cotton House, 21 Blossom Street, Manchester, M4 5EP
20 Cotton House, 21 Blossom Street, Manchester, M4 5EP
19 Cotton House, 21 Blossom Street, Manchester, M4 5EP
17 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Flat 2, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 4, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 5, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 3, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 13, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 12, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 14, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 11, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 15, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Ground Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
First Floor And Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
32 George Leigh Street, Manchester, M4 5DG
Flat 9, 13 Blossom Street, Manchester, M4 5AF
Flat 14, 13 Blossom Street, Manchester, M4 5AF
Flat 12, 13 Blossom Street, Manchester, M4 5AF
Flat 8, 13 Blossom Street, Manchester, M4 5AF
Flat 15, 13 Blossom Street, Manchester, M4 5AF
Flat 22, 13 Blossom Street, Manchester, M4 5AF
Flat 11, 13 Blossom Street, Manchester, M4 5AF
Flat 29, 13 Blossom Street, Manchester, M4 5AF
Flat 28, 13 Blossom Street, Manchester, M4 5AF
Flat 19, 13 Blossom Street, Manchester, M4 5AF
Flat 13, 13 Blossom Street, Manchester, M4 5AF
Flat 24, 13 Blossom Street, Manchester, M4 5AF
Flat 16, 13 Blossom Street, Manchester, M4 5AF
Flat 10, 13 Blossom Street, Manchester, M4 5AF
Flat 25, 13 Blossom Street, Manchester, M4 5AF

Flat 5, 13 Blossom Street, Manchester, M4 5AF
Flat 38, 13 Blossom Street, Manchester, M4 5AF
Flat 18, 13 Blossom Street, Manchester, M4 5AF
Flat 43, 13 Blossom Street, Manchester, M4 5AF
Flat 1, 32A George Leigh Street, Manchester, M4 5DG
Flat 44, 13 Blossom Street, Manchester, M4 5AF
Flat 36, 13 Blossom Street, Manchester, M4 5AF
Flat 50, 13 Blossom Street, Manchester, M4 5AF
Flat 2, 32A George Leigh Street, Manchester, M4 5DG
Flat 48, 13 Blossom Street, Manchester, M4 5AF
Flat 34, 13 Blossom Street, Manchester, M4 5AF
Flat 40, 13 Blossom Street, Manchester, M4 5AF
Flat 39, 13 Blossom Street, Manchester, M4 5AF
34 George Leigh Street, Manchester, M4 5DG
Flat 10, 8 Loom Street, Manchester, M4 6AN
Flat 32, 13 Blossom Street, Manchester, M4 5AF
Halle St Michaels, 36 - 38 George Leigh Street, Manchester, M4 5DG
Flat 6, 8 Loom Street, Manchester, M4 6AN
Flat 46, 13 Blossom Street, Manchester, M4 5AF
Flat 42, 13 Blossom Street, Manchester, M4 5AF
Flat 49, 13 Blossom Street, Manchester, M4 5AF
Flat 37, 13 Blossom Street, Manchester, M4 5AF
Flat 52, 13 Blossom Street, Manchester, M4 5AF
Flat 45, 13 Blossom Street, Manchester, M4 5AF
Flat 51, 13 Blossom Street, Manchester, M4 5AF
8 Loom Street, Manchester, M4 6AN
Flat 7, 8 Loom Street, Manchester, M4 6AN
Flat 8, 8 Loom Street, Manchester, M4 6AN
6 George Leigh Street, Manchester, M4 5GW

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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 - Ancoats Conservation Area 1989
Area Team Boundary - Name: CENTRAL