

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139189/AOH/2024
Date registered valid: 14 February 2024
Proposal: Installation of 1no. landscape digital display and associated supporting structures and 1no. portrait digital display and associated supporting structures
Address: Land Located At Deansgate Interchange With Chester Road And Chorlton Road, Manchester
Ward(s): Deansgate Ward
Applicant: Mr Paul Flynn Ocean Outdoor UK Limited
Agent (if any):
Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 20.11.2024

Application details

Type of application: Advertisement Hoardings Consent
Development type: Advertisements
Date of site visit: 19 March 2024

Standard consultations:
Printed: 26 February 2024 Expired: 18 March 2024

Neighbour notifications
Printed: 20 February 2024 Expired: 12 March 2024

Site notice
Posted: 19 March 2024 Expired: 11 April 2024

Press advert
Published: 27 February 2024 Expired: 12 March 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The proposal relates to the roundabout known as Deansgate Interchange, where Chester Road (A56) traverses the lower level Mancunian Way (A57(M)). To the north east lies the residential Elizabeth Tower, which forms part of the wider New Jackson area. To the south is a landscaped area with an existing digital display screen fronting the roundabout. To the south west is a 14 storey residential block set in landscaped grounds. The Grade II listed Church of St George, which has been converted to residential apartments, lies to the west, and the 13 storey City Gate apartment block lies to the north. Castlefield Conservation Area lies to the north and west of the site. The roundabout has four landscaped areas split by the road layout. There is an existing single sided internally illuminated display panel situated adjacent to the roundabout facing the southern quadrant.

Description of development

The original proposal was for four digital display screens, one in each quadrant of the roundabout. Due to visual amenity issues, including the impact of the displays on the heritage assets of St George's Church and Castlefield Conservation Area, the proposal has been amended to two digital displays:

Display B – This would be a digital display screen arranged in landscape format within the eastern quadrant of the roundabout. The display screen would measure 3.52m high by 7.04m wide. The overall size of the display, including supporting structure and surround, would be a maximum of 8.325m wide and 7.9m high.

Display C – This would be a portrait digital display screen within the southern quadrant of the roundabout. The display screen would measure 5.76m high by 3.2m wide. The overall size of the display, including supporting structure and surround, would be a maximum of 10.105m high and 4.64 wide.

The screens would be a bespoke design inspired by wing mirrors of 1950s classic cars. The screens would be supported by a central steel structure and the back of the screens would be clad in grey perforated aluminium cladding panels. The surrounding structure would project out from the screens to create a cowl effect over the top of the screens.

Planning History

063296/AOH/South/01 - Two double-sided 96 sheet internally illuminated static advertisement display panels contained within a 20m high sculptural metal landmark feature – Approved 13.12.2001.

The above display, situated in the southern quadrant of the roundabout, was removed in 2019 due to highway improvement works and the absence of a viable proposal to update the advertising display.

Consultations & Notification Responses

Publicity – The application has been advertised in the public interest and as affecting the setting of a listed building and Castlefield Conservation Area. Occupiers of neighbouring properties have been notified of the application. Three objections have been received, although one objector would withdraw their objection if the display in the northern quadrant was removed. The proposal has been amended to remove two of the displays including the one in the northern quadrant.

Light pollution – The displays would cause light pollution for surrounding residents, resulting in sleep deprivation.

Public Health – The displays are not in line with Manchester's public health agenda as the Council will not be able to tell the marketing companies what to advertise.

Environmentally Unfriendly – Unnecessary use of power.

Highway Safety – The display would be distracting to drivers resulting in more accidents.

Consultations

Environmental Health – Recommends conditions to control light levels and to require a lighting maintenance and management plan.

Highways – Request that traffic signal backing boards are provided on the approach to each digital sign and recommend a condition to control lighting levels and the movement of images.

Arboriculture – No comments on the requested tree survey.

Issues

The 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 as follows:

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any

vehicle.

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

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

The application should be considered against the following policies:

Core Strategy - Policies DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage).

Unitary Development Plan for the City of Manchester (UDP) - Saved policies DC15 (Advertisements, Hoardings and Posters), DC18 (Conservation Areas) and DC19 (Listed Buildings)

Places for Everyone Plan (PfE) - Policy JP-P1 (Sustainable Places) and Policy JP-P2 (Heritage).

National Planning Policy Framework (NPPF) - Section 12 (Achieving well-designed places) and Section 16 (Conserving and enhancing the historic environment).

Impact on Amenity and Heritage Assets

The proposed advertisements would replace the large scale double-sided 96 sheet internally illuminated displays that were previously situated within the southern quadrant. They would be viewed in the context of a large highway interchange with its associated highway structures and paraphernalia. Two of the originally proposed advertisements have been removed from the application due to their impact on the setting of the Grade II listed St George's Church and on Castlefield Conservation Area. The remaining two displays which are under consideration are situated further away from the heritage assets and it is considered that they would not have a detrimental impact on their settings given their distance from the assets and the context in which they would be viewed.

The proposed displays have a high quality bespoke design and would include the planting of trees in the southern quadrant.

The screens would have a 'cowl' design, which would shield the screens at the top and sides, and the structures would be angled to have a downward tilt. These features would help to mitigate light spill/pollution from the screens. The application is accompanied by a lighting report, which shows that unacceptable lighting levels would not spill into the neighbouring residential properties. Conditions restricting the lighting levels and requiring management and maintenance of the levels should be added to any consent.

Given the above, it is considered that the proposed advertisements and their impact on amenity and nearby heritage assets is acceptable.

Public Safety

The advertisements are situated at a busy highway interchange where there are a number of junctions with traffic lights. Following consultation with MCC Highways and TFGM, the position of the advertisements has been adjusted so as not to interfere with the visibility of the traffic signals that they sit behind. A condition would be attached requiring the installation of backing

boards to the traffic signals on the approach to the advertisements, to ensure the illuminated advertisements would not interfere with highway users ability to read the traffic signals. Given these adjustments, it is considered that the advertisements would not have a detrimental impact on public safety.

Neighbour Representations

The majority of the neighbour comments have been dealt with above. With regard to the unnecessary use of power, whilst this is not a material consideration for advertisement consent, the applicant has stated that their sourced and paid for electricity since 2019 is 100% green from sustainable suppliers and that the displays would include ambient light control and limit the hours of operation, which would reduce unnecessary use of electricity.

Conclusion

Given the above, it is considered that the proposal would not have a detrimental impact on amenity and public safety and the proposal is considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework; Core Strategy Policies SP1, DM1, EN3 and CC9; saved UDP policies DC15, DC15.2 DC18.1 and DC19.1; and PfE policies JP-P1 and JP-P2.

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: 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:

10293-SHP-A-B5D7-G000-XP-00-001 P01 Site Location Plan
10293-SHP-A-B5D7-G100-PL-XX-001 P04 Proposed Site Plan
10293-SHP-A-B5D7-G710-PL-XX-001 P05 Proposed Landscape Plan
10293-SHP-A-B5D7-G200-PL-RF-001 P02 Proposed Roof Level Plans
10293-SHP-A-B5D7-G200-PL-01-001 P04 Proposed Screen Level Plans
10293-SHP-A-B5D7-G200-PL-00-001 P04 Proposed Base Level Plans
10293-SHP-A-B5D7-G200-DE-XX-002 P03 Portrait Screen Details (Screen C) (Roof Plan, Section & Elevations)
10293-SHP-A-B5D7-G200-DE-XX-001 P03 Landscape Screen Details (Screen B) (Roof Plan, Section & Elevations)
10293-SHP-A-B5D7-G100-PL-XX-101 P04 Line of Sight Plan
10293-SHP-A-B5D7-G100-EL-XX-002 P04 Proposed East & West Site Elevations
10293-SHP-A-B5D7-G100-EL-XX-001 P04 Proposed North & South Site Elevations
Key Views Montages Taken From Carriageway - Chorlton Road prepared by Mark Langdale 10/11/24
Daktronics Operations Guide documents received by the City Council as local planning authority on 23 July 2024.

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) Prior to the digital displays hereby approved being brought into first use, details of traffic signal backing boards to the two digital signs shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the digital signs being brought into first use and thereafter retained and maintained in situ.

Reason - In the interests of highway safety, pursuant to policies T1 and DM1 of the Core Strategy.

4) a. Prior to the display of the advertisements hereby approved, the following shall be submitted to and approved in writing by the City Council as local planning authority:

i) Details of the proposed soft landscape scheme, including the proposed size, species and planting specification (including tree pits and design) for any new or relocated trees;

ii) A detailed landscape maintenance schedule.

iii) A timeframe for the implementation of the proposed tree planting.

b. The landscape works approved in part a. above shall be implemented within the approved timeframe.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the reasonable opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy and Section 15 of the NPPF.

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) a) The intensity of the illuminance of the advertisement screens shall be set at 600cd/m² during daylight hours and shall only increase when the ambient light levels increase, to achieve a luminance level of no greater than 5000cd/m² during daylight hours. The intensity of the illuminance of the advertisement screens shall be set at no more than 300cd/m² during the hours of darkness.

b) The luminance level of the digital signs shall be controlled by a light sensor to adjust the screen brightness to reflect the ambient levels during the daytime and set to a maximum brightness of 300 cd/m² during hours of darkness to accord with the recommendations of the ILP publication 'PLG05 The Brightness of Illuminated Advertisements' (2015).

c) The advertisements shall display no special visual effects of any kind during the time that the advertisements are displayed or on transition between advertisements. The displayed image shall not include animated, flashing, scrolling, intermittent, video elements or full motion images and the transition between successive images shall not include fading, swiping or other animated transition methods.

d) No individual advertisements displayed on the LED panel shall contain any images that resemble road signs, traffic lights or traffic signs.

e) No individual advertisements shall be displayed for duration of less than 10 seconds.

f) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel. The interval between each piece of content on the digital display screens shall take place over a period of no greater than one second; the complete screen shall change with no visual effects (including swiping or other animated transition methods) between displays.

g) The equipment shall include an automatic error detection. Should a fault be detected or reported with the screen or advertisement, including any fault with the light level/light sensor, the screens shall be programmed to automatically switch off or to switch to a blank screen with black background.

h) The digital display screens shall be automatically set so as not to operate between the hours of 23:00 and 07:00.

i) The screens shall be installed so that the light level can be remotely monitored, adjusted or reduced.

Reason - In the interests of visual amenity to safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of highway safety, pursuant to policies T1 and DM1 of the Core Strategy and saved policy DC15 of the Unitary Development Plan for the City of Manchester.

8) The digital display screens hereby approved shall not operate outside the hours of 07:00 to 23:00.

Reason - To protect the amenity of surrounding occupiers, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC15 of the Unitary Development Plan for the City of Manchester.

9) The advertisement displays shall be maintained and monitored to ensure the agreed light levels are maintained and not exceeded in accordance with the following information:

Email from Sue Fleming of Ocean Outdoor (the Agent) to Lucy Harrison of Manchester City Council dated 23 July 2024;
Daktronics Operations Guide extracts received by the City Council as local planning authority on 23 July 2024;
Email from Sue Fleming of Ocean Outdoor (the Agent) to Lucy Harrison of Manchester City Council dated 7 August 2024;
The maintenance management plan response in the email from Sue Fleming of Ocean Outdoor (the Agent) to Lucy Harrison of Manchester City Council dated 24 June 2024;

Reason - In the interests of visual amenity to safeguard the amenities of the occupiers of nearby residential accommodation and in the interests of highway safety, pursuant to policies T1 and DM1 of the Core Strategy and saved policy DC15 of the Unitary Development Plan for the City of Manchester.

10) The supporting structure and surround of the digital displays hereby approved shall be constructed and finished in the materials and colour set out in the following drawings:

10293-SHP-A-B5D7-G200-DE-XX-002 P03 Portrait Screen Details (Screen C) (Roof Plan, Section & Elevations); and
10293-SHP-A-B5D7-G200-DE-XX-001 P03 Landscape Screen Details (Screen B) (Roof Plan, Section & Elevations).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Neighbourhood Team Leader (Arboriculture)

Flat 4, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 14, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 50, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 39, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 206, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 102, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 205, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 206, 3 Blantyre Street, Manchester, M15 4EG
Apartment 190, 3 Blantyre Street, Manchester, M15 4EG
Apartment 136, 3 Blantyre Street, Manchester, M15 4EB
Apartment 176, 3 Blantyre Street, Manchester, M15 4EG
Apartment 128, 3 Blantyre Street, Manchester, M15 4EB
Apartment 194, 3 Blantyre Street, Manchester, M15 4EG
Apartment 164, 3 Blantyre Street, Manchester, M15 4EB
Apartment 116, 3 Blantyre Street, Manchester, M15 4EB
Apartment 132, 3 Blantyre Street, Manchester, M15 4EB
Apartment 165, 3 Blantyre Street, Manchester, M15 4EB
Apartment 137, 3 Blantyre Street, Manchester, M15 4EB
Apartment 198, 3 Blantyre Street, Manchester, M15 4EG
Apartment 202, 3 Blantyre Street, Manchester, M15 4EG
Apartment 138, 3 Blantyre Street, Manchester, M15 4EB

Apartment 36, 1 Blantyre Street, Manchester, M15 4JT
Apartment 10, 1 Blantyre Street, Manchester, M15 4JT
Apartment 57, 1 Blantyre Street, Manchester, M15 4JU
Apartment 2, 1 Blantyre Street, Manchester, M15 4JT
Apartment 103, 1 Blantyre Street, Manchester, M15 4JU
Apartment 55, 1 Blantyre Street, Manchester, M15 4JT
Apartment 30, 1 Blantyre Street, Manchester, M15 4JT
Apartment 39, 1 Blantyre Street, Manchester, M15 4JT
Apartment 58, 1 Blantyre Street, Manchester, M15 4JU
Apartment 4, 1 Blantyre Street, Manchester, M15 4JT
Apartment 90, 1 Blantyre Street, Manchester, M15 4JU
Apartment 78, 1 Blantyre Street, Manchester, M15 4JU
Apartment 89, 1 Blantyre Street, Manchester, M15 4JU
Apartment 40, 1 Blantyre Street, Manchester, M15 4JT
Apartment 26, 1 Blantyre Street, Manchester, M15 4JT
Flat 19, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 3, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 13, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 31, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 21, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 28, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 47, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 111, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 303, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
18 Silvercroft Street, Manchester, M15 4ZB
Apartment 126, 3 Blantyre Street, Manchester, M15 4EB
Apartment 141, 3 Blantyre Street, Manchester, M15 4EB
Apartment 152, 3 Blantyre Street, Manchester, M15 4EB
Apartment 120, 3 Blantyre Street, Manchester, M15 4EB
Apartment 180, 3 Blantyre Street, Manchester, M15 4EG
Apartment 170, 3 Blantyre Street, Manchester, M15 4EG
Apartment 167, 3 Blantyre Street, Manchester, M15 4EB
Apartment 151, 3 Blantyre Street, Manchester, M15 4EB
Apartment 212, 3 Blantyre Street, Manchester, M15 4EG
Apartment 157, 3 Blantyre Street, Manchester, M15 4EB
Apartment 205, 3 Blantyre Street, Manchester, M15 4EG
Apartment 175, 3 Blantyre Street, Manchester, M15 4EG
Apartment 187, 3 Blantyre Street, Manchester, M15 4EG
Apartment 134, 3 Blantyre Street, Manchester, M15 4EB
Apartment 7, 1 Blantyre Street, Manchester, M15 4JT
Apartment 101, 1 Blantyre Street, Manchester, M15 4JU
Apartment 61, 1 Blantyre Street, Manchester, M15 4JU
Apartment 83, 1 Blantyre Street, Manchester, M15 4JU
Apartment 6, 1 Blantyre Street, Manchester, M15 4JT
Apartment 77, 1 Blantyre Street, Manchester, M15 4JU
Apartment 46, 1 Blantyre Street, Manchester, M15 4JT
Apartment 14, 1 Blantyre Street, Manchester, M15 4JT
Apartment 106, 1 Blantyre Street, Manchester, M15 4JU
Apartment 100, 1 Blantyre Street, Manchester, M15 4JU
Apartment 62, 1 Blantyre Street, Manchester, M15 4JU
Apartment 108, 1 Blantyre Street, Manchester, M15 4JU
Flat 110, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 12, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 34, Thomas Court, Beattock Close, Manchester, M15 4JA

Flat 43, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 304, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 105, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 160, 3 Blantyre Street, Manchester, M15 4EB
Apartment 199, 3 Blantyre Street, Manchester, M15 4EG
Apartment 122, 3 Blantyre Street, Manchester, M15 4EB
Apartment 188, 3 Blantyre Street, Manchester, M15 4EG
Apartment 211, 3 Blantyre Street, Manchester, M15 4EG
Apartment 125, 3 Blantyre Street, Manchester, M15 4EB
Apartment 115, 3 Blantyre Street, Manchester, M15 4EB
Apartment 203, 3 Blantyre Street, Manchester, M15 4EG
Apartment 121, 3 Blantyre Street, Manchester, M15 4EB
Apartment 215, 3 Blantyre Street, Manchester, M15 4EG
Apartment 161, 3 Blantyre Street, Manchester, M15 4EB
Apartment 158, 3 Blantyre Street, Manchester, M15 4EB
Apartment 70, 1 Blantyre Street, Manchester, M15 4JU
Apartment 19, 1 Blantyre Street, Manchester, M15 4JT
Apartment 93, 1 Blantyre Street, Manchester, M15 4JU
Apartment 29, 1 Blantyre Street, Manchester, M15 4JT
Apartment 22, 1 Blantyre Street, Manchester, M15 4JT
Apartment 54, 1 Blantyre Street, Manchester, M15 4JT
Apartment 65, 1 Blantyre Street, Manchester, M15 4JU
Apartment 48, 1 Blantyre Street, Manchester, M15 4JT
Apartment 71, 1 Blantyre Street, Manchester, M15 4JU
Apartment 91, 1 Blantyre Street, Manchester, M15 4JU
Apartment 18, 1 Blantyre Street, Manchester, M15 4JT
Apartment 50, 1 Blantyre Street, Manchester, M15 4JT
Apartment 28, 1 Blantyre Street, Manchester, M15 4JT
Apartment 20, 1 Blantyre Street, Manchester, M15 4JT
Apartment 34, 1 Blantyre Street, Manchester, M15 4JT
Flat 35, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 17, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 36, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 30, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 18, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 10, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 9, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 302, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 135, 3 Blantyre Street, Manchester, M15 4EB
Apartment 179, 3 Blantyre Street, Manchester, M15 4EG
Apartment 210, 3 Blantyre Street, Manchester, M15 4EG
Apartment 150, 3 Blantyre Street, Manchester, M15 4EB
Apartment 213, 3 Blantyre Street, Manchester, M15 4EG
Apartment 182, 3 Blantyre Street, Manchester, M15 4EG
Apartment 146, 3 Blantyre Street, Manchester, M15 4EB
Apartment 133, 3 Blantyre Street, Manchester, M15 4EB
Apartment 214, 3 Blantyre Street, Manchester, M15 4EG
Apartment 184, 3 Blantyre Street, Manchester, M15 4EG
Apartment 42, 1 Blantyre Street, Manchester, M15 4JT
Apartment 88, 1 Blantyre Street, Manchester, M15 4JU
Apartment 31, 1 Blantyre Street, Manchester, M15 4JT
8 Blantyre Street, Manchester, M15 4LG
Apartment 24, 1 Blantyre Street, Manchester, M15 4JT
Apartment 105, 1 Blantyre Street, Manchester, M15 4JU

Apartment 84, 1 Blantyre Street, Manchester, M15 4JU
Apartment 111, 1 Blantyre Street, Manchester, M15 4JU
Apartment 96, 1 Blantyre Street, Manchester, M15 4JU
Apartment 45, 1 Blantyre Street, Manchester, M15 4JT
Apartment 72, 1 Blantyre Street, Manchester, M15 4JU
Apartment 63, 1 Blantyre Street, Manchester, M15 4JU
Apartment 38, 1 Blantyre Street, Manchester, M15 4JT
Flat 11, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 16, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 20, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 46, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 26, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 6, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 32, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 37, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 2, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 202, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 204, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 301, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 174, 3 Blantyre Street, Manchester, M15 4EG
Apartment 144, 3 Blantyre Street, Manchester, M15 4EB
Apartment 169, 3 Blantyre Street, Manchester, M15 4EG
Apartment 197, 3 Blantyre Street, Manchester, M15 4EG
Apartment 172, 3 Blantyre Street, Manchester, M15 4EG
Apartment 195, 3 Blantyre Street, Manchester, M15 4EG
Apartment 114, 3 Blantyre Street, Manchester, M15 4EB
Apartment 193, 3 Blantyre Street, Manchester, M15 4EG
Apartment 189, 3 Blantyre Street, Manchester, M15 4EG
Apartment 166, 3 Blantyre Street, Manchester, M15 4EB
Apartment 112, 3 Blantyre Street, Manchester, M15 4EB
Apartment 139, 3 Blantyre Street, Manchester, M15 4EB
Apartment 49, 1 Blantyre Street, Manchester, M15 4JT
Apartment 43, 1 Blantyre Street, Manchester, M15 4JT
Apartment 92, 1 Blantyre Street, Manchester, M15 4JU
Apartment 12, 1 Blantyre Street, Manchester, M15 4JT
Apartment 37, 1 Blantyre Street, Manchester, M15 4JT
Apartment 82, 1 Blantyre Street, Manchester, M15 4JU
Apartment 11, 1 Blantyre Street, Manchester, M15 4JT
Apartment 5, 1 Blantyre Street, Manchester, M15 4JT
Apartment 74, 1 Blantyre Street, Manchester, M15 4JU
Apartment 81, 1 Blantyre Street, Manchester, M15 4JU
Apartment 86, 1 Blantyre Street, Manchester, M15 4JU
Apartment 66, 1 Blantyre Street, Manchester, M15 4JU
Apartment 41, 1 Blantyre Street, Manchester, M15 4JT
Apartment 87, 1 Blantyre Street, Manchester, M15 4JU
Flat 25, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 42, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 7, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 15, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 45, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 40, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 8, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 1, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 108, Former St Georges Church, Arundel Street, Manchester, M15 4JZ

Flat 107, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 109, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 305, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 130, 3 Blantyre Street, Manchester, M15 4EB
Apartment 208, 3 Blantyre Street, Manchester, M15 4EG
Apartment 117, 3 Blantyre Street, Manchester, M15 4EB
Apartment 168, 3 Blantyre Street, Manchester, M15 4EB
Apartment 124, 3 Blantyre Street, Manchester, M15 4EB
Apartment 200, 3 Blantyre Street, Manchester, M15 4EG
Apartment 153, 3 Blantyre Street, Manchester, M15 4EB
Apartment 156, 3 Blantyre Street, Manchester, M15 4EB
Apartment 163, 3 Blantyre Street, Manchester, M15 4EB
Apartment 154, 3 Blantyre Street, Manchester, M15 4EB
Apartment 140, 3 Blantyre Street, Manchester, M15 4EB
Apartment 178, 3 Blantyre Street, Manchester, M15 4EG
Apartment 155, 3 Blantyre Street, Manchester, M15 4EB
Apartment 119, 3 Blantyre Street, Manchester, M15 4EB
Apartment 59, 1 Blantyre Street, Manchester, M15 4JU
Apartment 23, 1 Blantyre Street, Manchester, M15 4JT
Apartment 98, 1 Blantyre Street, Manchester, M15 4JU
Apartment 107, 1 Blantyre Street, Manchester, M15 4JU
Apartment 47, 1 Blantyre Street, Manchester, M15 4JT
Apartment 102, 1 Blantyre Street, Manchester, M15 4JU
Apartment 104, 1 Blantyre Street, Manchester, M15 4JU
Apartment 75, 1 Blantyre Street, Manchester, M15 4JU
Apartment 109, 1 Blantyre Street, Manchester, M15 4JU
Apartment 16, 1 Blantyre Street, Manchester, M15 4JT
Apartment 8, 1 Blantyre Street, Manchester, M15 4JT
Apartment 35, 1 Blantyre Street, Manchester, M15 4JT
Apartment 52, 1 Blantyre Street, Manchester, M15 4JT
Apartment 68, 1 Blantyre Street, Manchester, M15 4JU
Flat 29, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 38, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 5, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 44, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 48, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 49, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 207, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 101, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 201, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 203, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 112, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 208, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 103, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 207, 3 Blantyre Street, Manchester, M15 4EG
20 Silvercroft Street, Manchester, M15 4ZB
Apartment 159, 3 Blantyre Street, Manchester, M15 4EB
Apartment 118, 3 Blantyre Street, Manchester, M15 4EB
Apartment 185, 3 Blantyre Street, Manchester, M15 4EG
Apartment 204, 3 Blantyre Street, Manchester, M15 4EG
Apartment 143, 3 Blantyre Street, Manchester, M15 4EB
Apartment 162, 3 Blantyre Street, Manchester, M15 4EB
Apartment 209, 3 Blantyre Street, Manchester, M15 4EG
Apartment 145, 3 Blantyre Street, Manchester, M15 4EB

Apartment 149, 3 Blantyre Street, Manchester, M15 4EB
Apartment 181, 3 Blantyre Street, Manchester, M15 4EG
Apartment 171, 3 Blantyre Street, Manchester, M15 4EG
Apartment 131, 3 Blantyre Street, Manchester, M15 4EB
Apartment 44, 1 Blantyre Street, Manchester, M15 4JT
Apartment 80, 1 Blantyre Street, Manchester, M15 4JU
Apartment 9, 1 Blantyre Street, Manchester, M15 4JT
Apartment 21, 1 Blantyre Street, Manchester, M15 4JT
Apartment 95, 1 Blantyre Street, Manchester, M15 4JU
Apartment 94, 1 Blantyre Street, Manchester, M15 4JU
Apartment 60, 1 Blantyre Street, Manchester, M15 4JU
Apartment 13, 1 Blantyre Street, Manchester, M15 4JT
Apartment 73, 1 Blantyre Street, Manchester, M15 4JU
Flat 22, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 33, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 23, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 41, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 24, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 27, Thomas Court, Beattock Close, Manchester, M15 4JA
Flat 104, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Flat 106, Former St Georges Church, Arundel Street, Manchester, M15 4JZ
Apartment 186, 3 Blantyre Street, Manchester, M15 4EG
Apartment 148, 3 Blantyre Street, Manchester, M15 4EB
Apartment 129, 3 Blantyre Street, Manchester, M15 4EB
Apartment 123, 3 Blantyre Street, Manchester, M15 4EB
Apartment 201, 3 Blantyre Street, Manchester, M15 4EG
Apartment 142, 3 Blantyre Street, Manchester, M15 4EB
Apartment 191, 3 Blantyre Street, Manchester, M15 4EG
Apartment 177, 3 Blantyre Street, Manchester, M15 4EG
Apartment 147, 3 Blantyre Street, Manchester, M15 4EB
Apartment 192, 3 Blantyre Street, Manchester, M15 4EG
Apartment 113, 3 Blantyre Street, Manchester, M15 4EB
Apartment 183, 3 Blantyre Street, Manchester, M15 4EG
Apartment 196, 3 Blantyre Street, Manchester, M15 4EG
Apartment 173, 3 Blantyre Street, Manchester, M15 4EG
Apartment 127, 3 Blantyre Street, Manchester, M15 4EB
Apartment 33, 1 Blantyre Street, Manchester, M15 4JT
Apartment 56, 1 Blantyre Street, Manchester, M15 4JT
Apartment 27, 1 Blantyre Street, Manchester, M15 4JT
Apartment 76, 1 Blantyre Street, Manchester, M15 4JU
Apartment 99, 1 Blantyre Street, Manchester, M15 4JU
Apartment 51, 1 Blantyre Street, Manchester, M15 4JT
Apartment 53, 1 Blantyre Street, Manchester, M15 4JT
Apartment 79, 1 Blantyre Street, Manchester, M15 4JU
Apartment 67, 1 Blantyre Street, Manchester, M15 4JU
Apartment 15, 1 Blantyre Street, Manchester, M15 4JT
Apartment 3, 1 Blantyre Street, Manchester, M15 4JT
Apartment 32, 1 Blantyre Street, Manchester, M15 4JT
Apartment 17, 1 Blantyre Street, Manchester, M15 4JT
Apartment 1, 1 Blantyre Street, Manchester, M15 4JT
Apartment 25, 1 Blantyre Street, Manchester, M15 4JT
Apartment 97, 1 Blantyre Street, Manchester, M15 4JU
Apartment 110, 1 Blantyre Street, Manchester, M15 4JU
Apartment 64, 1 Blantyre Street, Manchester, M15 4JU

Apartment 85, 1 Blantyre Street, Manchester, M15 4JU
Apartment 69, 1 Blantyre Street, Manchester, M15 4JU

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
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 (More) -
Area Team Boundary - Name: CENTRAL