MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140398/AOH/2024
Date registered valid:	28 June 2024
Proposal:	Display of 1 no. LED digital advertisement display, approximately 12.3m x 3.1m x 0.25m
Address:	ECP Car Park , Aytoun Street, Manchester
Ward(s):	Piccadilly Ward
Applicant:	Mr Stephen Smith City Outdoor Media Ltd
Agent (if any):	Mrs Susan Jones Susan Jones Consultancy
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Decline to determine

Date of recommendation: 23 August 2024

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:
Printed: 9 July 2024 Expired: 30 July 2024

Neighbour notifications
Printed: 9 July 2024 Expired: 30 July 2024

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

This application relates to an existing surface car park bounded by Auburn Street, Aytoun Street and Minshull Street. The site isn't within a conservation area, but is adjacent to the Grade II* Listed Manchester Crown Courts located to the North West of the site.

Within the car park there are 2no. 48 sheet (6.1m (h) x 3m (w) and 1no. 96 sheet (12.3m (h) x 3.1m (w) static backlit advertising hoardings. The height of the advertisements including their support structures from pavement level ranges between 4.6m and 5.8m and the distance of the existing advertisements from the boundary between the car park and the pavement ranges from 0.2m to 2.8m. The applicant states that these hoardings benefit from deemed consent and has provided some information to support this statement and this is not disputed.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The area relates to the Piccadilly area of Manchester City Centre, where this area abuts Canal Street and the Gay Village. The character of the area comprises many different uses including office, residential, entertainment and leisure, judicial and hotel. There are a greater number of listed buildings and non-designated assets within its environs, together with some flagship mixed use redevelopment.

Description of proposal

The description of the proposal shown on the application form is:

'Proposed erection of 1 no digital display to replace 3 no existing backlit displays'

However, the applicant is seeking express consent under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended); express consent is not required for the removal of existing advertisements, only their replacement if this would not amount to deemed consent under the regulations.

Documents submitted by the applicant in support of this application show the removal of 1 no. 96 sheet, 2 no. 48 sheet advertisement hoardings; the proposed replacement of 1no. digital display, would be installed in the same location as the existing 96 sheet display and would be of the same overall proportions (approximately 12.3m x 3.1m x 0.25m), albeit with a slightly smaller display by virtue of the digital screen's border. The display would be illuminated to 300cd/m2 and there is a proposal to include some associated boundary treatment.

The advertisement consent therefore being sought is:

'Display of 1 no. LED digital advertisement display, approximately 12.3m x 3.1m x 0.25m'

It is for this proposal that the application has been considered; the applicant is free to remove advertisements without the need for any further express consent.

Consultations & Notification Responses

Publicity - Letters were sent to surrounding occupiers notifying them of the proposed development. No representations have been received.

Environmental Health - No comments, beyond stating that the screen needs to be installed in accordance with the illuminance levels as stated in the application form.

Highways Services - no objections, require that all boundary treatments with frontage to the adopted highway should retain appropriate visibility from a height of 600mm upwards in order to protect sight lines. All gating which is accessed from the highway must be ensured to be inwardly opening, in order to prevent obstruction to passing footway users.

Suggested Condition

(a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
(b) No individual advertisements shall be displayed for duration of less than 10 seconds.
(c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
(d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
(e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
(f) The maximum luminance level of the advertisements displayed on the panel should not exceed 600 cd/m2 during non-daylight/ inclement weather.

Issues

Planning history

106884/AOH/2014/C2 - Display of 1no. backlit 'Mega 96 sheet' advertising hoarding measuring 18.6m x 4.65m x 0.265m following the removal of 3no. existing advertising hoardings and 2no. car park signs together with replacement of existing boundary treatment.

- This application was approved for a temporary period of 39 months starting on 18th December 2014, expiring on 19th March 2018. The consent was never implemented.

132240/AOH/2021 - Erection of 1 no. 96 sheet display and the removal of 1 no. 96 sheet, 2 no. 48 sheet advertisement hoardings, 2 no. car park signs and replacement of existing boundary fence

- This application was refused for the following reasons:
    - 1) The proposed advertisement would by virtue of its size, location, design and appearance have a detrimental impact on visual amenity, in particular on the character, appearance and condition of the adjacent listed building, and the character and appearance of the surrounding area constituting an unduly obtrusive and incongruous feature within the street scene, potentially delaying the redevelopment of the site. The proposal would therefore have an unacceptable and detrimental impact on the amenity of the area and constitute unjustifiable harm to a listed building contrary to Government Guidance contained in Section 12 and 16 of the National Planning Policy Framework, the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage), DM1 (Development Management) and SP1 (Spatial Principles), and saved policies DC15.1, and DC15.2 (Advertisements, Hoardings and Posters), DC19.1 (Listed Buildings) of The Unitary Development Plan for the City of Manchester (UDP).

    - 2) The proposed advertisement, due to its siting and appearance, including its size and design, would have a detrimental impact upon visual amenity and regeneration - including the ongoing regeneration of the area in a prominent location within an area of the City Centre, which has seen considerable financial investment and regeneration activity resulting in an area of increasingly high amenity value - by delaying the redevelopment of a site in a highly prominent location and having a poor appearance within the street scene. It is therefore considered that the proposal would be inconsistent with the Core Strategy for the City of Manchester in particular policies EN1 (Design Principles and Strategic Character Areas), DM1 (Development Management) and SP1 (Spatial Principles).

- The decision was appealed, and subsequently dismissed under appeal ref: APP/B4215/Z/22/3294291 on 29 November 2022.

The appeal decision therefore brings into consideration Section 70A of the Town and Country Planning Act 1990 (as amended).

Legislation

Section 70A of the Town and Country Planning Act 1990 (as amended) (“the Act”) is modified by Part 1 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), with Part 2 of Schedule 4 setting out the Act as so modified, which states that:

"(1) A local planning authority may decline to determine a relevant application if—

(a) the condition in subsection (3) or (4) is satisfied, and

(b) the authority think there has been no significant change in the relevant considerations since the relevant event.

(1A) A local planning authority may decline to determine a relevant application if, by virtue of regulation 21(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, they have no power to grant the consent applied for.

……subsection (2) omitted

(3) The condition is that in the period of two years ending with the date on which the application mentioned in subsection (1) is received the Secretary of State has dismissed an appeal

(a) against the refusal of a similar application, or

(b) under section 78(2) in respect of a similar application.

(4) The condition is that—

(a) in that period the local planning authority have refused more than one similar application, and

(b) there has been no appeal to the Secretary of State against any such refusal.

(5) A relevant application is an application under regulation 9 of the Town and Country Planning (Control of
Advertisements) (England) Regulations 2007 for express consent to display an advertisement.

(6) The relevant considerations are—

(a) the development plan so far as material to the application; and

(b) any other material considerations including, in particular, the factors relevant to amenity and public safety that the local planning authority are required to take into account when exercising their powers under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

(7) The relevant event is—

(a) for the purposes of subsection (4) the refusal of the similar application;

(b) for the purposes of subsection (3) the dismissal of the appeal.

(8) An application for express consent is similar to another application if (and only if) the local planning authority think that the subject matter of and the land to which the applications relate are the same or substantially the same."

Does Section 70A and/or 70B apply?

The appeal considered by the Secretary of State under reference APP/B4215/Z/22/3294291, was determined on 29 November 2022; this decision is within the two years prior to this application being submitted and therefore Section 70A would apply in this case.

Relevant legislation and policy

The Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended) require that applications for express consent be considered only in the interests of amenity and public safety. An assessment of the proposals under these criteria is outlined below, together with an assessment of the scheme previously refused and dismissed on appeal.

The main issues for consideration remain as they did in 2021, this being the acceptability of the proposal in terms of its impact upon visual amenity, impact upon the adjacent Conservation Area and Public Safety. In assessing the previous scheme, the Inspector's Decision Letter states:

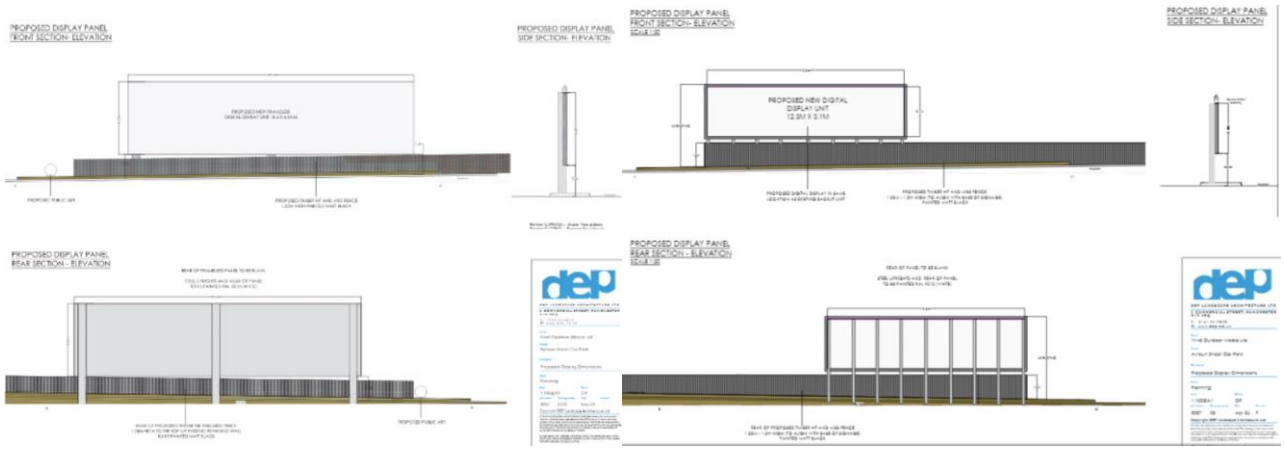
> *DL5. The main issue is the effect of the proposed digital advertisement on the visual amenity of the surrounding area, with particular regard to the setting of the City Police Courts, a Grade II* listed building"*

The main policies that relate to the assessment of the proposal are the Town and Country Planning (Control of Advertisements) Regulations 2007 and Core Strategy policies DM1 (Development Management), SP1 (Spatial Principles), the Saved Policies contained within the Unitary Development Plan for Manchester in particular DC15 (Advertisements, Hoardings and Posters) and DC19 (Listed Buildings) and the National Planning Policy Framework, in particular Section 12 (Achieving well-designed places). There has been no significant change in the relevant considerations since the previous decision.

Visual amenity

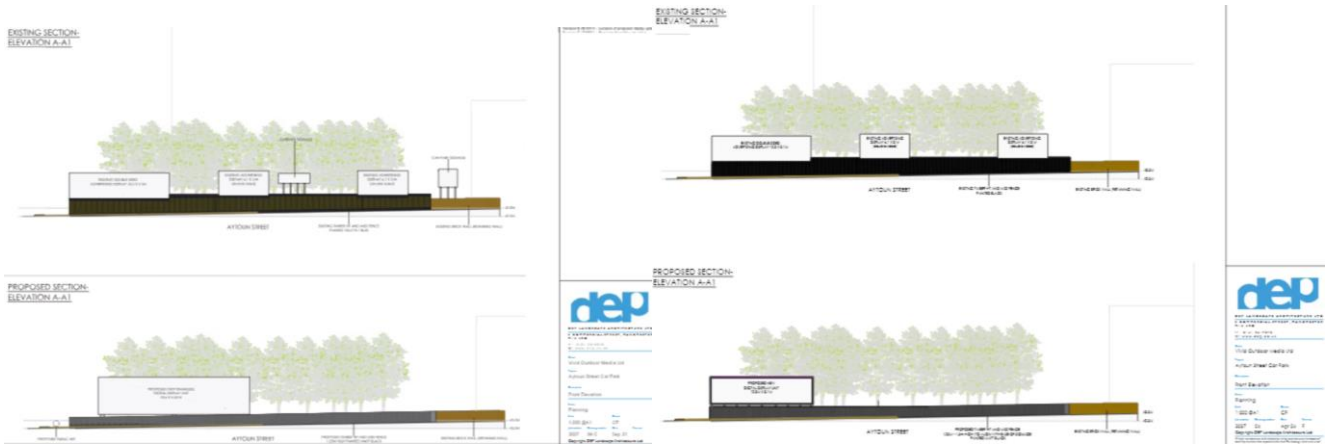
The proposal would see the removal of 2no. 48 sheet backlit displays and 1no. 96 sheet backlit display and the replacement of the latter with 1no. digital billboard in the same location as the existing the 96-sheet billboard.

The particulars of the proposal are broadly like the advertisement hoarding that was refused under application 132240/AOH/2021 and subsequently dismissed on appeal on 29 November 2022, although it is noted that the proposed display is slightly smaller in size.



Left hand side: drawings submitted under Application reference 132240/AOH/2021

Right hand side: drawings submitted under Application reference: 140398/AOH/2024



Left hand side: drawings submitted under Application reference 132240/AOH/2021

Right hand side: drawings submitted under Application reference: 140398/AOH/2024

Paragraph 136 of the NPPF states that the quality and character of places can suffer when advertisements are poorly sited and designed. Saved policy DC15.2 states adverts *'should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value'* and that adverts *'should be in scale with the locality and relate properly to the site on which they stand'*. Policy EN1 of the Manchester Core Strategy (2012) states that new development *'should also contribute positively to the experience of all at street level'*

In assessing the previous proposal, the Inspector states the following:

> *DL7. The site's immediate context is dominated by the Grade II* listed City Police Courts, which sits to the northwest of the appeal site. Dating from circa 1868, the building is formed of several tall gables, a Gothic tower and a tall ornate chimney stack. Its exceptional design quality and architectural significance is evident in its highly decorative elevations which utilise redbrick and sandstone dressings executed in an Italian Gothic style. Its historic and architectural significance can be appreciated in public views from the surrounding streets, including in views from Aytoun Street over the appeal site. Therefore, owing to its proximity and positioning in relation to the listed building, the appeal site forms an integral part of the setting of the listed building.*
>
> *DL8. … The display would be set back from the pavement and replace one 96 sheet and two 48 sheet backlit advertisement hoardings along with two car park signs which are currently positioned along the eastern boundary of the car park.*
>
> *DL10. The removal of the existing advertisements would improve views of the listed building, thereby enabling a greater appreciation of the designated heritage asset. The proposal would also result in a net reduction in the total area of advertising on display at the site. Furthermore, open views of the listed building would remain possible from within the car park. Nevertheless, as a result of its size, positioning and method of illumination, and in the absence of other digital advertisement units of similar scale or appearance, the proposed digital display would result in a highly prominent and visually obtrusive feature.*

Digital displays, by virtue of the increased vibrancy of the displays and the movement created by the rotation of advertisements, are more obtrusive than their non-digital counterparts. Hence, they have an additional prominence within the street scene, which results in a dominant and strident feature.

As in the previous scheme, the proposal includes alterations to the boundary treatment, but such additional improvements were also considered by the Inspector at appeal, stating:

> *DL13. The appellant has indicated that they would accept a condition to provide a hard landscaping scheme to improve the area around the proposed advertisement, including a public art installation. Nevertheless, as referred to in my preliminary matters, these works could amount to development and therefore would go beyond the act of simply displaying an advertisement or facilitating the display of an advertisement. In any case, I am not convinced that such improvements would outweigh the harm I have identified.*

Although the proposal would result in a reduction in the overall advertising on the site, the effect of the proposal would be no different than that created by the existing 96 sheet hoarding, as the applicant has been clear that no change in height is proposed. Regardless, it is considered that the existing display also has this negative impact on the street scene and that view was shared by the Inspector where they state:

> *DL9. Travelling north along Aytoun Street, there are good views of the side elevation of the City Police Courts and its distinctive architectural composition. However, owing to their size and positioning, the existing advertisements within the appeal site already dominate the foreground, harmfully interrupting public views of the listed building. Therefore, I consider that the scale and positioning of the existing advertisements have a detrimental effect on the visual amenity of the area, particularly in relation to the setting of the Grade II* listed City Police Courts. Far from setting a desirable precedent for the appeal proposal, these pre-existing advertisements carry very limited weight in support of the appeal.*

The only manner in which this impact could be successfully ameliorated would be the presence of no advertisements at this location. This is successfully shown by the applicant's own submission 'proposed view 2' which demonstrates the overall improvement to the street scene by the removal of the hoardings in their entirety. This would show a much-improved setting to the listed building and the wider street scene.



"proposed view 2"

Whilst the proposed display is smaller than that refused under application reference 132240/AOH/2021, the City Council considers that the proposed digital display would still have a significant adverse impact on visual amenity and are of the opinion that this is sufficiently similar, in terms of the subject of the application and the land to which the applications relate, to be considered as the same or substantially the same.

Public safety

No concerns have been raised in regard to public safety by either Environmental Health or Manchester City Council Highways Services, subject to the adherence to a condition controlling the display with regard to content, illuminance and method of control.

Enforcement

It remains at the discretion of the City Council, as Local Planning Authority, as to whether to issue a Discontinuous Notice to remove any signage at the site; there is no timeframe or limitation in which that decision should be made. The fact that a notice has not been issued should not be viewed as the existing advertisements being considered acceptable.

Within the last two years, the Secretary of State has already determined that the existing hoardings dominate the foreground, harmfully interrupting public views of the listed building and that their scale and positioning has a detrimental effect on the visual amenity of the area, particularly in relation to the setting of the Grade II* listed building. There should be no reason to conclude that this assessment does not remain the case; the circumstances being no different to that previously before the Inspector.

Equally, the applicant does not need to receive a Discontinuance Notice in order to remove these of their own volition; it is clear as part of this submission that applicants own view is that two of the existing signs are no longer required, yet no positive steps have been taken to improve the setting of the listed building.

Conclusion

In summary, the proposed advertisement is considered to be poorly placed due its elevated and highly visible location and its relationship with the nearby listed building. The digital nature of the display is considered to result in a greater visual impact on the street scene, whilst intruding into a residential area of high amenity value.

The current proposal is similar to a previous proposal that has been dismissed on appeal by the Secretary of State, within two years prior to the submission of this application. There has been no significant change in the relevant considerations since the dismissal of the appeal and the Council remains of the view that the proposal fails to comply with local and national policy, in so far as they are material to the application.

Therefore, pursuant to Section 70A the Town and Country Planning Act 1990 (as amended), the Council as Local Planning Authority, hereby declines to determine the application.

The appropriate entry will be made in the planning register to reflect this decision.

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: Decline to determine

Reasons for recommendation to decline to determine

Under Section 70A of the Town and Country Planning Act 1990 (as amended), as modified in Part 2 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended), a local planning authority may decline to determine an application for express consent, if the Secretary of State has dismissed an appeal against the refusal of a similar application in the two years prior to the submission of that application.

In the opinion of the local planning authority, the proposal of this application as set out in the documents and associated plans, is similar to the previous application for express consent considered under reference: 132240/AOH/2021, that the local planning authority refused by notice on 14 January 2022, and the Secretary of State subsequently dismissed at appeal under reference: APP/B4215/Z/22/3294291 on 29 November 2022.

There has been no significant change in the relevant considerations since the dismissal of the appeal and the Council remain of the view that the proposal fails to comply with local and national policy, in so far as they are material to the application; and the factors relevant to amenity and public safety that the local planning authority are required to take into account when exercising their powers under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Therefore, pursuant to Section 70A of the Town and Country Planning Act 1990 (as amended), as modified in Part 2 of Schedule 4 to The Town and Country Planning (Control of

Advertisements) (England) Regulations 2007 (as amended), the Council as local planning authority, hereby declines to determine the application.

As the decision to decline to determine the application has been made within the statutory 8-week period, there is no right of appeal to the Secretary of State against non-determination under Section 78 as that right is lost under the provision of Section 78(2), as modified in Part 3 of Schedule 4 to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Metrolink
Transport For Greater Manchester

Flat 1203, 28 Minshull Street, Manchester, M1 3GP
Flat 301, 28 Minshull Street, Manchester, M1 3EF
Flat 1104, 28 Minshull Street, Manchester, M1 3GP
Flat 209, 28 Minshull Street, Manchester, M1 3EF
Flat 908, 28 Minshull Street, Manchester, M1 3GP
Flat 210, 28 Minshull Street, Manchester, M1 3EF
Flat 504, 28 Minshull Street, Manchester, M1 3EF
26A Minshull Street, Manchester, M1 3EF
Flat 704, 28 Minshull Street, Manchester, M1 3EF
Flat 702, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1201, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 28 Minshull Street, Manchester, M1 3GP
Flat 403, 28 Minshull Street, Manchester, M1 3EF
Flat 410, 28 Minshull Street, Manchester, M1 3EF
Flat 603, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
Flat 1011, 28 Minshull Street, Manchester, M1 3GP
Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 507, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 28 Minshull Street, Manchester, M1 3GP
4C Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
The Crown Court, Minshull Street, Manchester, M1 3FS
Flat 39, 12 Minshull Street, Manchester, M1 3FP
Flat 25, 12 Minshull Street, Manchester, M1 3FP
Flat 1, 12 Minshull Street, Manchester, M1 3FP
Flat 14, 12 Minshull Street, Manchester, M1 3FP
Flat 17, 12 Minshull Street, Manchester, M1 3FP
20 Minshull Street, Manchester, M1 3EF
Flat 804, 28 Minshull Street, Manchester, M1 3GP
Flat 1303, 28 Minshull Street, Manchester, M1 3GP
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 703, 28 Minshull Street, Manchester, M1 3EF
Flat 1001, 28 Minshull Street, Manchester, M1 3GP
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1502, 28 Minshull Street, Manchester, M1 3GP
Flat 1009, 28 Minshull Street, Manchester, M1 3GP
Flat 602, 28 Minshull Street, Manchester, M1 3EF
Flat 501, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1006, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 1205, 28 Minshull Street, Manchester, M1 3GP

First Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 6, 12 Minshull Street, Manchester, M1 3FP
Flat 9, 12 Minshull Street, Manchester, M1 3FP
Flat 11, 12 Minshull Street, Manchester, M1 3FP
Flat 34, 12 Minshull Street, Manchester, M1 3FP
4A Piccadilly Place, Manchester, M1 3BN
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 308, 28 Minshull Street, Manchester, M1 3EF
Flat 707, 28 Minshull Street, Manchester, M1 3EF
24A Minshull Street, Manchester, M1 3EF
Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 803, 28 Minshull Street, Manchester, M1 3GP
Flat 1308, 28 Minshull Street, Manchester, M1 3GP
Flat 906, 28 Minshull Street, Manchester, M1 3GP
Flat 1202, 28 Minshull Street, Manchester, M1 3GP
Flat 1209, 28 Minshull Street, Manchester, M1 3GP
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 905, 28 Minshull Street, Manchester, M1 3GP
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 1103, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 509, 28 Minshull Street, Manchester, M1 3EF
City Inn, 1 Piccadilly Place, Manchester, M1 3DG
Flat 19, 12 Minshull Street, Manchester, M1 3FP
Flat 37, 12 Minshull Street, Manchester, M1 3FP
Flat 10, 12 Minshull Street, Manchester, M1 3FP
Flat 30, 12 Minshull Street, Manchester, M1 3FP
Flat 31, 12 Minshull Street, Manchester, M1 3FP
Flat 7, 12 Minshull Street, Manchester, M1 3FP
Flat 24, 12 Minshull Street, Manchester, M1 3FP
24 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
Flat 1401, 28 Minshull Street, Manchester, M1 3GP
Flat 611, 28 Minshull Street, Manchester, M1 3EF
Flat 605, 28 Minshull Street, Manchester, M1 3EF
Flat 705, 28 Minshull Street, Manchester, M1 3EF
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 1207, 28 Minshull Street, Manchester, M1 3GP
Flat 1107, 28 Minshull Street, Manchester, M1 3GP
Flat 1307, 28 Minshull Street, Manchester, M1 3GP
Flat 303, 28 Minshull Street, Manchester, M1 3EF
Flat 608, 28 Minshull Street, Manchester, M1 3EF
Flat 1407, 28 Minshull Street, Manchester, M1 3GP
Flat 607, 28 Minshull Street, Manchester, M1 3EF
Flat 1404, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
Flat 304, 28 Minshull Street, Manchester, M1 3EF
Flat 609, 28 Minshull Street, Manchester, M1 3EF
Flat 1108, 28 Minshull Street, Manchester, M1 3GP
Flat 1305, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 1501, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP

Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 1005, 28 Minshull Street, Manchester, M1 3GP
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 27, 12 Minshull Street, Manchester, M1 3FP
Flat 23, 12 Minshull Street, Manchester, M1 3FP
Flat 18, 12 Minshull Street, Manchester, M1 3FP
Flat 3, 12 Minshull Street, Manchester, M1 3FP
Flat 33, 12 Minshull Street, Manchester, M1 3FP
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 806, 28 Minshull Street, Manchester, M1 3GP
Flat 910, 28 Minshull Street, Manchester, M1 3GP
Flat 201, 28 Minshull Street, Manchester, M1 3EF
Flat 505, 28 Minshull Street, Manchester, M1 3EF
Flat 409, 28 Minshull Street, Manchester, M1 3EF
Flat 1204, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 302, 28 Minshull Street, Manchester, M1 3EF
Flat 909, 28 Minshull Street, Manchester, M1 3GP
Flat 604, 28 Minshull Street, Manchester, M1 3EF
Flat 701, 28 Minshull Street, Manchester, M1 3EF
Flat 1507, 28 Minshull Street, Manchester, M1 3GP
Flat 407, 28 Minshull Street, Manchester, M1 3EF
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 711, 28 Minshull Street, Manchester, M1 3EF
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
Flat 4, 12 Minshull Street, Manchester, M1 3FP
Flat 16, 12 Minshull Street, Manchester, M1 3FP
Flat 5, 12 Minshull Street, Manchester, M1 3FP
Flat 2, 12 Minshull Street, Manchester, M1 3FP
Flat 311, 28 Minshull Street, Manchester, M1 3EF
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1109, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
Flat 601, 28 Minshull Street, Manchester, M1 3EF
Flat 904, 28 Minshull Street, Manchester, M1 3GP
Flat 208, 28 Minshull Street, Manchester, M1 3EF
Flat 1008, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
Flat 309, 28 Minshull Street, Manchester, M1 3EF
Flat 401, 28 Minshull Street, Manchester, M1 3EF
Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Crown Courts, Minshull Street, Manchester, M1 3FS
Flat 13, 12 Minshull Street, Manchester, M1 3FP
Flat 8, 12 Minshull Street, Manchester, M1 3FP
Flat 20, 12 Minshull Street, Manchester, M1 3FP
Flat 26, 12 Minshull Street, Manchester, M1 3FP
Flat 35, 12 Minshull Street, Manchester, M1 3FP
Flat 1302, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 809, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 28 Minshull Street, Manchester, M1 3GP

Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
Flat 1405, 28 Minshull Street, Manchester, M1 3GP
Flat 508, 28 Minshull Street, Manchester, M1 3EF
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 1111, 28 Minshull Street, Manchester, M1 3GP
24B Minshull Street, Manchester, M1 3EF
Flat 1309, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 802, 28 Minshull Street, Manchester, M1 3GP
Flat 903, 28 Minshull Street, Manchester, M1 3GP
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 511, 28 Minshull Street, Manchester, M1 3EF
Flat 411, 28 Minshull Street, Manchester, M1 3EF
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 206, 28 Minshull Street, Manchester, M1 3EF
Flat 12, 12 Minshull Street, Manchester, M1 3FP
Flat 29, 12 Minshull Street, Manchester, M1 3FP
Flat 22, 12 Minshull Street, Manchester, M1 3FP
Flat 28, 12 Minshull Street, Manchester, M1 3FP
Flat 32, 12 Minshull Street, Manchester, M1 3FP
Flat 408, 28 Minshull Street, Manchester, M1 3EF
Flat 808, 28 Minshull Street, Manchester, M1 3GP
Flat 1211, 28 Minshull Street, Manchester, M1 3GP
Flat 1402, 28 Minshull Street, Manchester, M1 3GP
Flat 205, 28 Minshull Street, Manchester, M1 3EF
Flat 811, 28 Minshull Street, Manchester, M1 3GP
Flat 1010, 28 Minshull Street, Manchester, M1 3GP
Flat 211, 28 Minshull Street, Manchester, M1 3EF
Flat 1004, 28 Minshull Street, Manchester, M1 3GP
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 606, 28 Minshull Street, Manchester, M1 3EF
Flat 510, 28 Minshull Street, Manchester, M1 3EF
Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 1101, 28 Minshull Street, Manchester, M1 3GP
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 1206, 28 Minshull Street, Manchester, M1 3GP
Flat 404, 28 Minshull Street, Manchester, M1 3EF
Flat 706, 28 Minshull Street, Manchester, M1 3EF
4 Piccadilly Place, Manchester, M1 3BN
Holiday Inn Manchester City Centre, 25 Aytoun Street, Manchester, M1 3AE
Flat 21, 12 Minshull Street, Manchester, M1 3FP
Flat 15, 12 Minshull Street, Manchester, M1 3FP
Flat 36, 12 Minshull Street, Manchester, M1 3FP
Flat 38, 12 Minshull Street, Manchester, M1 3FP

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
Area Team Boundary - Name: CENTRAL