

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140021/AO/2024

Date registered valid: 15 May 2024

Proposal: Installation of 6no internally illuminated individual letter signs.

Address: Land Bound By Hulme Street To The North, Wilmott Street To The East, The Unite Parkway Gate Development And Mancunian Way To The South And Medlock Street To The West, Manchester

Ward(s): Hulme Ward

Applicant: Downing Living (Manchester) Limited

Agent (if any): Mr Glenn Robinson Simpsonhaugh Architects

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

Recommendation: Approve

Date of recommendation: 19th June 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 23 May 2024

Standard consultations:

Printed: 23 May 2024 Expired: 14 June 2024

Neighbour notifications

Printed: 23 May 2024 Expired: 14 June 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/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is a newly development which is still currently under construction.

It is situated near to the First Street development and consists of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.

The building that this proposal concerns is a part of Phase B of this development.

Description of Development

The proposal seeks advertisement consent for the installation of 6no internally illuminated individual letter signs.

Related Applications

139336/AO/2024 - Installation of 3no internally illuminated individual letter signs.
Approved in tandem with this application.

Consultations & Notification Responses

Highway Services - Confirmed that projection over licences are not required, that the luminance of signage is acceptable, and that the signage complies with headroom and carriageway clearance requirements. Requested that an informative be added to advise on requirements for the applicant to contact Highway Services regarding any requirements for licensing, hoarding /scaffolding, skips and any associated temporary traffic management arrangements.

Environmental Health - Advised that the luminance levels of the proposed signage would be compliant with Environmental Health's standards.

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

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.

Policy 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.

Policy SP1 (Spatial Principle) refers to 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 minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

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

The Unitary Development Plan for the City of Manchester

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 box 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) On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.

National Policy

Decisions should accord with the requirements of the **National Planning Policy Framework (2023)**. 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 of section 12 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."

Issues

The main issues for consideration relate to the principle of the development, as well as the acceptability of the proposal in terms of its impact upon visual amenity and public safety.

Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case. The buildings were designed in mind with signage for the overall development of "Square Gardens" and for the building names to be included on the ground floor entrance area to the development.

Visual Amenity

The proposed individual lettering signage is considered to be of a high-quality design. The signage is not too large or bulky, and the individual lettering does not obscure the elevation of the building, meaning that the architecture of the building can still be clearly read.



Proposed 'Square Gardens' Signage Visual (South Elevation)



Proposed 'Acer' Signage Visual (West Elevation)

For the individual letter signage that marks the building name above the entrance, whilst the preference for completely clear glazing would have been to have the individual letter signage be situated behind the glass, the mullings in place make it difficult to situate the signage behind the glass in a manner that would result in an appealing design. In light of this, having the individual letter signage situated on the exterior of the glass is considered to be acceptable.

Public Safety

There are no public safety concerns with the proposed signage. The luminance levels are within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby commercial occupiers. A condition has been added to ensure that the proposed luminance levels are controlled and complied with.

All signage complies with headroom and carriageway clearance requirements.

Conclusion

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places), the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), and the Saved Policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs).

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

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 Manchester City Council as the Local Planning Authority on 15 May 2024:

- Proposed External Signage
- Proposed Site Wide East Elevation External Signage 10266-Z0-A-G491-EL-EE-001
- Proposed Site Wide North Elevation External Signage 10266-Z0-A-G491-EL-EN-001
- Proposed Site Wide South Elevation External Signage 10266-Z0-A-G491-EL-ES-001
- Proposed Site Wide West Elevation External Signage 10266-Z0-A-G491-EL-EW-001
- Proposed Site Wide North & East Elevation External Signage 10266-Z0-A-G491-EL-XX-001
- Proposed Site Wide South & West Elevation External Signage 10266-Z0-A-G491-EL-XX-002
- Proposed General Arrangement Section AA Z1 Podium
- Proposed General Arrangement Section BB Z1 Podium
- Proposed General Arrangement Section CC Z1 Podium
- Proposed General Arrangement Section DD Z1 Podium
- Proposed General Arrangement Section EE Z1 Podium

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, and saved policies DC14 and DC18.1.

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, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, will need discussion and agreement with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat C57, New Medlock House, Chester Street, Manchester, M15 6JY
Flat F140, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A16, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B28, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B51, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E122, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F154, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B40, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B45, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A3, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 26, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 170, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 193, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 167, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 166, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 174, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 150, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 152, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat C53, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B37, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B29, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D95, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E101, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E108, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C68, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D79, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 65, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 29, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 185, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 173, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 126, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 120, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 116, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 142, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 22, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 44, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 77, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 100, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 86, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 20, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 19, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 93, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 71, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 123, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 183, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 127, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 138, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 163, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 125, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Flat 140, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 154, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 145, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 31, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 14, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 10, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 93, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 81, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 72, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 24, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 15, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 73, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 96, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 31, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 101, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 37, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 32, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 52, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 75, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 41, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 27, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 28, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 53, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 40, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 65, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 16, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat B39, New Medlock House, Chester Street, Manchester, M15 6JY
Flat F149, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 36, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 95, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 84, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 90, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 68, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 39, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 87, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 95, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 61, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 7, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 27, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 14, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 88, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 30, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 36, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 39, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 33, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 169, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F141, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A23, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F139, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D93, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E121, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E110, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F155, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A19, New Medlock House, Chester Street, Manchester, M15 6JX

Flat A22, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C61, New Medlock House, Chester Street, Manchester, M15 6JY
Unit 2, New Medlock House, Chester Street, Manchester, M2 5WA
Flat 9, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 57, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 61, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat D90, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat B31, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B33, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C62, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A5, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C64, New Medlock House, Chester Street, Manchester, M15 6JY
Flat F142, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B24, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B27, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B30, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E112, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F146, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B32, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B41, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A9, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D97, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E123, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E130, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E106, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C77, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E113, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F134, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B34, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E127, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A7, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A14, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F157, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 186, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat B50, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E109, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 176, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 139, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 149, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 156, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 162, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 124, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 21, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat A12, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B38, New Medlock House, Chester Street, Manchester, M15 6JY
Flat 189, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 179, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 136, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 122, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 153, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 128, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 104, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 110, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 130, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

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Flat 62, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 53, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 50, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 66, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 79, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 90, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 45, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 2, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 43, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 15, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 96, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 8, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat B35, New Medlock House, Chester Street, Manchester, M15 6JY
Bate And Taylor Architects, Macintosh House, 4A Cambridge Street, Manchester, M1 5GG
Flat E111, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F143, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E107, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F148, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D83, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat B26, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C55, New Medlock House, Chester Street, Manchester, M15 6JY
Flat F135, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 54, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 157, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 143, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 121, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 85, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 25, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 101, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 76, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 182, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 86, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 35, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 69, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 191, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 188, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 70, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 7, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F132, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E129, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C72, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D96, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C78, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A10, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B48, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E116, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A15, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 1, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 48, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 47, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 58, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 55, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 91, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 38, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat 103, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 89, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 43, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 64, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 70, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 184, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 35, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 78, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 64, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 47, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F145, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C59, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C65, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C60, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A21, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B43, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D98, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A18, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C71, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D82, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E105, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C74, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B25, New Medlock House, Chester Street, Manchester, M15 6JY
Flat G158, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C63, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C52, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D80, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D88, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 190, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 177, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
2 Coleman Street, Manchester, M15 4GD
Flat 85, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 20, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 194, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat D84, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D85, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E120, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E115, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E102, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat B44, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A2, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E117, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F136, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A17, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F144, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D87, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 144, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 106, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 112, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 146, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 155, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 137, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 115, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 118, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Flat 69, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Unit 1, New Medlock House, Chester Street, Manchester, M15 6DD
Flat C56, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E126, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E128, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C66, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D94, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F138, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F152, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 114, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 16, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 168, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 135, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 107, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 129, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 158, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 148, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 82, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 49, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 11, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 12, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 78, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 56, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 63, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 23, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 49, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 5, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 97, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 22, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 6, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 74, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 46, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 192, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 45, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 94, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 89, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 102, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 60, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat C69, New Medlock House, Chester Street, Manchester, M15 6JY
Flat 178, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 180, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 111, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 133, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 134, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 151, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 164, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 74, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 56, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 83, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 34, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 75, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 92, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 10, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 13, Parkway Gate, 50 Chester Street, Manchester, M15 6JE

Flat 79, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 3, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 12, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 71, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 48, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 94, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 59, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 51, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 181, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 52, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 55, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat F137, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E104, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A11, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F151, New Medlock House, Chester Street, Manchester, M15 6JX
Flat F147, New Medlock House, Chester Street, Manchester, M15 6JX
Flat A8, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C75, New Medlock House, Chester Street, Manchester, M15 6JY
Flat A6, New Medlock House, Chester Street, Manchester, M15 6JX
Flat 18, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 160, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 159, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 72, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 17, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 66, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 42, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 29, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 63, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 67, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 21, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 91, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 99, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 102, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 40, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 100, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat C70, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B36, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C67, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B46, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C58, New Medlock House, Chester Street, Manchester, M15 6JY
Flat F156, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E118, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E114, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F153, New Medlock House, Chester Street, Manchester, M15 6JX
Flat D86, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D81, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F150, New Medlock House, Chester Street, Manchester, M15 6JX
Flat C73, New Medlock House, Chester Street, Manchester, M15 6JY
Flat B42, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D89, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D99, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat 82, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 83, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 4, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG

Flat 98, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 76, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 2, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 25, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 9, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 17, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 11, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG
Flat 41, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 18, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH
Flat 175, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 171, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 33, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 26, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat 23, Parkway Gate, 50 Chester Street, Manchester, M15 6JE
Flat A4, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E125, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat C54, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E124, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D92, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat D100, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat E103, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat F133, New Medlock House, Chester Street, Manchester, M15 6JX
Flat E119, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat B49, New Medlock House, Chester Street, Manchester, M15 6JY
Flat C76, New Medlock House, Chester Street, Manchester, M15 6JY
Flat D91, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A20, New Medlock House, Chester Street, Manchester, M15 6JX
Flat B47, New Medlock House, Chester Street, Manchester, M15 6JY
Flat E131, New Medlock House, Chester Street, Manchester, M15 6JZ
Flat A1, New Medlock House, Chester Street, Manchester, M15 6JX

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
Area Team Boundary - Name: CENTRAL