

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139391/AOH/2024

Date registered valid: 28 February 2024

Proposal: Installation of externally illuminated shroud advertisement for a temporary period up to 01.09.2025

Address: 68 - 70 High Street, Manchester, M4 1EA

Ward(s): Piccadilly Ward

Applicant: Mr Sam Harrison King Media Ltd

Agent (if any): Mr David Armstrong Armstrong Planning

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 6 March 2024 Expired: 27 March 2024

Neighbour notifications

Printed: 6 March 2024 Expired: 27 March 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 a 4 storey building known as 68-70 High Street which has elevations onto High Street, Turner Street and Edgehill Street and lies within the Smithfield Conservation Area. The ground floor of the building is currently occupied by a hot food take away known as Kebabish. Permission for use of the ground floor of the premises as a hot food takeaway was granted in 1994.

Listed building: Not applicable

Conservation area: Smithfield Conservation Area 1987

Tree Preservation Order:

Description of area

The site is located within the Smithfield Conservation Area, which lies on the north eastern edge of the city centre of Manchester. The area is bounded by Swan Street, Oldham Street, Market Street, High Street and Shudehill. The character of the area comprises several different uses including restaurant, bar, office, residential and retail.

Description of development

The development relates to the erection of an advertisement shroud to cover scaffolding associated with works to the upper floors. Advertisement consent is sought for a temporary period of 17 months until 01.09.2025.

Consultations & Notification Responses

Publicity - Letters were sent to surrounding occupiers notifying them of the development. One representation has been received as a result of this publicity. Concerns have been raised that lighting associated with the hoarding would result in disamenity to nearby residents.

Environmental Health - no objections, lighting condition to mitigate against disamenity to local residents requested. An appropriate condition is attached to this approval.

TfGM - no objection but condition requested:

Prior to the commencement of the development hereby approved, detailed designs, method statements and risk assessments for the installation and retention of the banner shall be submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester), and an Asset Protection Agreement has been entered into with Metrolink.

Reasons: To safeguard the amenities of the locality and the safe operation of Metrolink pursuant to policies DM1 and SP1 of the Manchester Core Strategy

MCC Highways Services - no objection, two informatives requested. Attached to this approval.

Issues

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity, impact upon the adjacent Conservation Area and Public Safety. 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), EN3 (Heritage) and CC9 (Design and Heritage) 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) and Section 16 (Conserving and enhancing the historic environment).

Town and Country Planning (Control of Advertisements) Regulations 2007

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 Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. An assessment of the proposals under these criteria is outlined below.

Public Safety

No objections regarding public safety have been raised by statutory consultees in relation to this application, provided development is carried out in accordance with certain requirements reflected in the conditions attached to this decision. This includes a requirement for the applicant to provide detailed designs, method statements and risk assessments for the installation and retention of the banner to be approved by the City Council and Transport for Greater Manchester, as well as entering into an Asset Protection Agreement with Metrolink. The condition must be discharged prior to the installation of the hoarding.

Given the above, the proposal is considered to be in accordance with sections 12 and 16 of the National Planning Policy Framework, Core Strategy Policies DM1 and SP1 and saved UDP policies DC15.1 and DC15.2.

Impact on visual amenity and on heritage assets

Hoardings of the nature proposed are generally acceptable only if they are associated with legitimate works to a site or building. The rationale being that the temporary banners will give the building a more attractive appearance within the street scene than the scaffolding alone would. The applicant has demonstrated that development is taking place on the site. In this context it is therefore considered that the proposed hoarding would relate to legitimate works and would relate properly to the site on which it would stand. It is considered that the banner would mitigate the visual effect of the unsightly scaffold which would contain works during the construction period.

One representation has been received, objecting to the proposal on amenity grounds, with concerns raised that lighting associated with the hoarding would cause disamenity to nearby residential occupiers. A condition attached to this approval was recommended by Environmental Health to ensure that the lighting scheme is design in such a manner to mitigate against any potential disamenity. This includes limiting the illuminance level to 300cd/m².

The advertisement would affect the setting and character of the Smithfield Conservation Area. The building would be mostly covered by a shroud, with or without the installation of the proposed advertisement. The proposed scaffold wrap would cause less than substantial harm to the character and appearance of this designated heritage assets due to its intrusive albeit temporary appearance, which is emphasised by the illumination of the advertisement. The advertisements displayed would also be substantially different to a plain shroud.

This harm is justified by the temporary nature of the works and the funding that this would generate to improve the condition and future structural integrity of a building which lies within a conservation area.

As such on a temporary basis the location of the proposed advertisement and its impact upon visual amenity and the heritage assets is considered to be acceptable.

In view of the above on a temporary basis the proposed banner is considered to be consistent with Core Strategy policy SP1, DM1, EN3 and CC9 and saved UDP policies DC15, DC15.2 DC18.1 and DC19.1.

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

n/a

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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) (a) The express advertisement consent hereby granted is limited to the period from 05-04-2024 and 01-09-2025;

(b) On the date of the expiry of the express consent period in (a) above the advertisement hoarding(s) and all associated development shall be removed, any use of the land authorised

by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme previously approved.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

3) The advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

- Drawing - Proposed PY3441/005 NORTH WEST ELEVATION
- Drawing - Proposed PY3441/006 NORTH EAST ELEVATION
- Drawing - Proposed PY3441/007 STANDARD SPECIFICATION
- Supporting Information ENHANCING THE URBAN LANDSCAPE
- Supporting Information HIGH EFFICIENCY LED SLIMLINE FLOODLIGHTS
- Supporting Information OTHER RELEVANT INFORMATION
- Supporting Information PLANNING STATEMENT
- Supporting Information STANDARD BUILDING CONTRACT

All received by the City Council, as Local Planning Authority, on 28/02/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Core Strategy, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan

4) Prior to the commencement of the development hereby approved, detailed designs, method statements and risk assessments (including a tram asset protection agreement) for the installation, illumination and retention of the banner shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reasons: To safeguard the amenities of the locality and the safe operation of Metrolink pursuant to policies DM1 and SP1 of the Manchester Core Strategy

5) Illuminated signage shall be designed and installed so as to control glare and overspill onto nearby residential properties and the tramline. The illuminance level shall be controlled to 300cd/m².

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

Informatives

1) The applicant should be advised to make contact with the council's Highway Network Management teams via Email -highwaylicences@manchester.gov.uk/highwaynetworkmanagement@manchester.gov.uk to discuss the following:

- o Pedestrian and traffic management plans.
- o What will be the effect on vehicular and pedestrian movement?
- o Are there any road/footway closures or diversions required to facilitate the

development during erection of scaffold, whilst scaffold is in place and during scaffold dismantle?

o Requirements for licensing/hoarding/scaffolding/skips.

2) The proposed sign extends to a maximum projection of 1.5m over the adopted highway. A Projection Over License will be required and this will be funded at the applicant's expense and is obtainable via Contact Manchester on 0161 234 5004.

The adopted footway extends to the building line of the property and therefore it should be ensured that all necessary scaffolding licensing is in place.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Metrolink

11 - 21 Turner Street, Manchester, M4 1DY
Flat 14, 11 - 21 Turner Street, Manchester, M4 1DY
Unit Nf33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
16 - 20 Turner Street, Manchester, M4 1DZ
72 High Street, Manchester, M4 1ES
Unit Nf2 And Nf3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Third Floor, 65 High Street, Manchester, M4 1FS
Unit Pr2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
The Hogshead, 64 High Street, Manchester, M4 1EA
Units Nf39 And Nf40, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc9-Fc12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 21, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 16, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 3, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 18, 11 - 21 Turner Street, Manchester, M4 1DY
Basement And Ground Floor, 74 - 76 High Street, Manchester, M4 1ES
Unit Ls12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf43 And Nf46, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf23, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls1, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 30, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 29, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
60 - 62 High Street, Manchester, M4 1EA
Flat 7, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 20, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 1, 14 Turner Street, Manchester, M4 1DZ
Flat 7, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit Ls14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls29, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf42, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf15 And Nf16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Market Managers Office, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 32, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 31, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 17, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 12, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 15, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 4, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 26, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 6, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 20, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Flat 10, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit Ff4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc13-Fc14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf21, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls33, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc3-Fc6, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf31 To Nf36, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf1-Mf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 26, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 23, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 16, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 21, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 15, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit Ls19, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf52, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf32, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls31, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F11, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 5, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 9, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 1, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Basement And First To Third Floor, 2A Turner Street, Manchester, M4 1DZ
Flat 28, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 27, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 22, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 30, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Second Floor, 65 High Street, Manchester, M4 1FS
Units F17-F18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Pr3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf47-Nf49, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf50-Nf51, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Fc22-Fc24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 24, 11 - 21 Turner Street, Manchester, M4 1DY
2A Turner Street, Manchester, M4 1DZ
Flat 11, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 22, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit F16, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf38, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F12, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F15, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Basement And Ground Floor, 68 - 70 High Street, Manchester, M4 1ES

74 - 76 High Street, Manchester, M4 1ES
Flat 9, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 8, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 5, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
9 Nicholas Croft, Manchester, M4 1EY
67 High Street, Manchester, M4 1FS
Unit Nf4, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Mf5-Mf8, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
61 High Street, Manchester, M4 1AZ
First Floor, 65 High Street, Manchester, M4 1FS
Fourth Floor, 65 High Street, Manchester, M4 1FS
Fifth Floor, 65 High Street, Manchester, M4 1FS
14B Turner Street, Manchester, M4 1DZ
Flat 11, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 2, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 13, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 18, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
67A High Street, Manchester, M4 1FS
Units 28 And 29 Upper Mall, Arndale Centre, Corporation Street, Manchester, M4 3AJ
Unit Ls22, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls7, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls24A, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf 3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Fc28, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls20, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Units Nf44 And Nf45, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf37, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls30, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ff3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls26, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf14, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls2, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf24, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Nf25, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls17, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls18, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls10, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit Ls13, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 2, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 1, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 19, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 29, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 25, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 6, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 10, 11 - 21 Turner Street, Manchester, M4 1DY
Flat 8, 11 - 21 Turner Street, Manchester, M4 1DY
58 High Street, Manchester, M4 1EF
Basement, 65 High Street, Manchester, M4 1FS
Top Flat, 16 - 20 Turner Street, Manchester, M4 1DZ
Flat 2, 14 Turner Street, Manchester, M4 1DZ
Flat 27, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 28, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB

Flat 24, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 3, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 4, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Unit Ls9, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Unit F3, Manchester Arndale Market, 49 High Street, Manchester, M4 3AH
Flat 12, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
67B High Street, Manchester, M4 1FS
Flat 17, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 23, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 14, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 25, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Flat 19, Northpoint House, 5 Edgehill Street, Manchester, M4 1BB
Sixth Floor, 65 High Street, Manchester, M4 1FS

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
Conservation Area - Smithfield Conservation Area 1987
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL