MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140419/AO/2024
Date registered valid:	2 July 2024
Proposal:	Installation of 2no. high level internally illuminated individual letter signs.
Address:	Union T2, Water Street, Manchester, M4 4JQ
Ward(s):	Deansgate Ward
Applicant:	Union Living Limited 2
Agent (if any):	Mr Ollie Eyre Deloitte
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 August 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 12 July 2024

Standard consultations:
Printed: 12 July 2024 Expired: 2 August 2024

Neighbour notifications
Printed: 12 July 2024 Expired: 2 August 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: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The application site, known as T2, is 0.67 ha and bounded by the River Irwell, a canal basin arm to the north, with the Grade II Victoria and Albert Hotel beyond, Water Street to the east and Princes Bridge to the South. Access is gained from Water Street.

It is 36 storey, plus basement level, mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.

The site is within the Castlefield Conservation Area and is part of a Masterplan and Strategic Regeneration Framework for St. John's. The St. John’s area features various new developments. The multi-use venue The Factory/Aviva Studios as the most notable building in the area.

Spinningfields is immediately to the north and Castlefield to the south. Beyond St John is to the east is Deansgate. There are offices and hotels on the opposite side of the river in Salford where a number of mixed-use regeneration initiatives are underway.

The Grade II listed Victoria and Albert Hotel is situated close by to the building, a little further up along Water Street.

Description of Development

The proposal seeks advertisement consent for the installation of 2no. high level internally illuminated individual letter signs.

This would consist of the erection of two "U+NION" illuminated signs on the top parapet of the North and South elevations of the building.

The signs will be made from bespoke fabricated illuminated lettering and will reflect the "U+NION" branding already established across Union T1.

The letters are to be constructed out of aluminium, with the rim and returns coated in high grade automotive grade Paint RAL Black with a semi-gloss finish. The letter faces will have opal Lucite lenses installed to allow for uniform light distribution. The illumination will be created with inlaid ultraefficient "cool white" 94.LED modules, which will allow illumination and visibility at night.

Works are being completed on the building and the proposed high-level signage is intended to be in place for the opening of the building.

The signage proposed will be almost identical to the high-level signage already installed at the Union T1 building, with some minor alterations to work around the architectural features of the Union T2 building.

Related Applications

136509/AO/2023 - Installation of 2no. high level illuminated signs.
Approved June 2023.

132952/JO/2022 - Variation of Condition 2 (Approved Drawings and Documents, including amendments to design details of ground floor to provide for food and drink use), Condition 5 (Soft Landscaping) and Condition 8 (CMP) attached to Planning Permission ref: 126648/FO/2022.
Approved April 2023.

126648/FO/2020 - Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.
Approved November 2021.

Consultations & Notification Responses

Highway Services - Are satisfied with the luminance levels of the signage and that it is compliant with headroom clearance.

Environmental Health - Requested that a condition be added to control luminance levels.

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.

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

SP1 (Spatial Principle) 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.

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

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

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

EN1 (Design Principles and Strategic Character Areas) advises that developers 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 (UDP) 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) The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.
f) fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
g) long canopies which ignore the architectural form of frontages will not normally be permitted.

National Planning Policy Framework (NPPF) (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 proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

The Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case. Whilst high level signage is not always considered to be appropriate depending on the location of the building, the Union buildings are an important part of the St. John's Strategic Regenerative Framework (SRF) and high-level signage has already been agreed on the Union T1 building, which the proposed signage would mirror.

Visual Amenity

In considering the impact of the signage on visual amenity, the Local Planning Authority (LPA) must consider the impact on both the existing building itself as well as the impact on the visual amenity of the wider street scene.

The proposed signage is considered to be of a sophisticated design, to be made of quality material, and is considered to be complementary to the setting of the surrounding street scene of the St John's Regeneration Area, which is dominated by brand new modern, sophisticated buildings and developments.

The design, content and scale of advertisement proposed is akin to signage at any other comparable major development sites and is appropriate for the rapidly developing mixed-use area. The advertisements are in placed in unobtrusive locations that will not compromise the visual amenity of the surrounding street scene and local area.



Proposed North Elevation



Proposed South Elevation

Although the signs are proposed to be internally illuminated, the nature and extent of illumination is not excessive and is proportionate to the Site and its surroundings, with regard to the nature of other buildings and development on Water Street, including Vita's Union T1 building. The design of the signs is also almost identical to the high-level signage approved in June 2023 on the Union T1 and will contribute to the cohesive appearance between the two sister buildings.

The architectural features of the building mean that two letters/symbols in the logo will have to be positioned close together on both sides of the building. Whilst the preference would be to have the letters be individually spaced out across the elevation, as is the case with the high-level signage on the Union T1 building, the LPA accept that the architectural features of this building compared to Union T1 make individual spacing impossible.

Alternative options for the spacing of the letters have been shared with the LPA and the LPA have concluded that the proposed layout of the individual letter signage is in fact the best option considering the architectural restraints that have to be adhered to.

Taking all these aspect into consideration, the proposed signage is considered to have a positive contribution to the visual amenity of both host building and to the surrounding street scene.

Public Safety

The luminance levels of the signage are 600cd/m2 and are therefore within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby 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.

Overall, there are no public safety concerns with the proposed signage.

Conclusion

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

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: 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 the City Council as Local Planning Authority on 02 July 2024:

- Location Plan
- Proposed South Elevation 6555-P-B500-E-S Rev H
- Proposed North 6555-P-B500-E-N Rev H
- Proposed Building T2 Signage

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

3) The maximum luminance of the signage shall not exceed 600 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 3113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
Flat 306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
8 Goods Yard Street, Manchester, M3 3BG
Flat 2206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2709, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
2 Goods Yard Street, Manchester, M3 3BG
Flat 207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2003, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1502, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
4 Goods Yard Street, Manchester, M3 3BG
Flat 812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Factory, 161 Water Street, Manchester, M3 4JQ
37 Quay Street, Manchester, M60 9EA
Flat 1302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Flat 811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 209, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 501, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
6 Goods Yard Street, Manchester, M3 3BG
Flat 3007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2512, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3112, Union East Tower, 19 Water Street, Manchester, M3 4JQ

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
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL