

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136985/AO/2023
Date registered valid: 29 June 2023
Proposal: Installation of various illuminated signage.

Address: Granada House, Atherton Street, M3 3GS
Ward(s): Deansgate Ward

Applicant: Mollies Motels Limited
Agent (if any): Mr Michael Percival Deloitte LLP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved
Date of recommendation: 03 May 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 09 April 2024

Standard consultations:

Printed: 3 July 2023 Expired: 24 July 2023

Neighbour notifications

Printed: 3 July 2023 Expired: 24 July 2023

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 site associated with the proposal is Granada House, which has recently been refurbished and converted into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); a new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool, in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works.

The site sits upon the location where the Manchester Granada Studios originally sat.

The site is located within the St. John's Strategic Regeneration Framework (SRF) area and is bounded by Quay Street to the north, Atherton Street to the east, Grape Street to the south and Studio Boulevard to the west. It is located within the Castlefield Conservation Area and lies opposite a Grade II Listed Building, the St Johns College of Further Education, which is currently being used as the Great John Street Hotel.

Description of Development

The proposal seeks the installation of 2no. internally illuminated individual letter canopy entrance signs, 1no. internally illuminated feature projecting sign, and 1no. individually illuminated logo sign.

Related Applications

CDN/22/0338 - Discharge of planning conditions 7 (Design for Security (Zone 6 only)), 9 (Cycle Parking), 10 (Signage Strategy), 11 (Ground Conditions), 16 (Waste Management), 17 (TV reception), 21 (Travel Plan) and 30 (Servicing Strategy) associated with planning permission 130796/JO/2021.

Approved October 2022.

Consultations & Notification Responses

Highway Services – No consultation response.

Environmental Health – Requested that luminance of the signage be reduced to 300cd/m². This has been amended.

Publicity - One objection was received in relation to this application. The objection was related to the impact the luminance of signage would have on nearby neighbouring residential units.

Policy

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 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.

The following policies within the Core Strategy are considered relevant:

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.

The Unitary Development Plan for the City of Manchester

DC14.1 (Shops and Related Signs) 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) 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. In the interests of amenity,
 - 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.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Other Legislation

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

National Policy

Decisions should accord with the requirements of the **NPPF** in particular and to **section 16 (Conserving and Enhancing the Historic Environment)** and **Paragraph 141** which 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."

It is a fundamental requirement of the **NPPF** that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Issues

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity as well as its impact upon public safety. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

Principle of Development

The principle of the development is considered to be acceptable. It is considered appropriate to have signage for a hotel in order to advertise the premise to prospective customers as well as to way find actual customers to the premises.

Visual Amenity

The signage approved has previously been agreed under a signage strategy condition discharged under application CDN/22/0338.

Public Safety

There are no public safety concerns with the proposed signage. The luminance levels are limited to 300cd/m², within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residential or commercial occupiers. 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 7 (Requiring Good Design) and the Core Strategy for the City of Manchester, in particular policies DM1 (Development Management), and the Saved Policy

contained within the Unitary Development Plan for Manchester in particular policies DC14 (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: Approved

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 16 May 2023:

- Location Plan

Received by the City Council as Local Planning Authority on 02 May 2024.

- External Signage P04

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 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment 702, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 310, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 807, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 504, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 506, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
76 Quay Street, Manchester, M3 4PR
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
88 - 100 Quay Street, Manchester, M3 4PR
St Johns Court, Young Street, Manchester, M3 3FT
Apartment 302, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 307, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 608, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 508, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 107, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Apartment 804, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
ESure, 25 Quay Street, Manchester, M3 4AL
Flat 801, 2 Little John Street, Manchester, M3 3GZ
78 Gartside Street, Manchester, M3 3EL
Suite C Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 902, 2 Little John Street, Manchester, M3 3GZ
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Apartment 613, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
76 Gartside Street, Manchester, M3 3EL
Apartment 609, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 502, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 303, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 513, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 701, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 610, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 703, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 201, 2 Little John Street, Manchester, M3 3GZ
Apartment 411, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 606, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 309, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 201, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 808, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G05, 2 Little John Street, Manchester, M3 3GZ
8 Goods Yard Street, Manchester, M3 3BG

Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Great John Street Hotel, Great John Street, Manchester, M3 4FD
Apartment 507, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
66 Quay Street, Manchester, M3 3EJ
38 Young Street, Manchester, M3 3FT
Apartment 210, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 207, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 109, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 308, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 705, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 402, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Apartment 211, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 206, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 503, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 405, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 504, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
Ground Floor, 68 Quay Street, Manchester, M3 3EJ
1 New Quay Street, Manchester, M3 4BN
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Apartment 409, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 208, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4PG
Apartment 511, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 704, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 806, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 611, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 509, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 312, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Apartment 412, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 306, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
Second Floor, 66 Quay Street, Manchester, M3 3EJ
Suite D Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 703, 2 Little John Street, Manchester, M3 3GZ
The New St Johns Building, New Quay Street, Manchester, M3 3BE
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ

Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
Farjo Medical Centre, 70 Quay Street, Manchester, M3 3EJ
Apartment 505, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 203, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 204, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 202, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 408, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 604, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 510, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 707, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
2 Goods Yard Street, Manchester, M3 3BG
4 Goods Yard Street, Manchester, M3 3BG
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
72 Gartside Street, Manchester, M3 3EL
Apartment 103, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 501, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 512, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 601, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 205, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 803, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 403, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 305, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 706, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 209, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Apartment 801, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Apartment 311, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 708, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 404, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Suite B Part First Floor, 66 Quay Street, Manchester, M3 3EJ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
36 Young Street, Manchester, M3 3FT
Bauhaus, 27 Quay Street, Manchester, M3 3GY
Ground Floor And First Floor, Rossetti Place, 6 Lower Byrom Street, Manchester, M3 4AP
Apartment 401, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 406, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 410, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 404, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN

Apartment 101, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
6 Goods Yard Street, Manchester, M3 3BG
Flat 702, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
37 Quay Street, Manchester, M60 9EA
Apartment 603, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 213, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 407, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 413, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 105, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 602, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 607, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 802, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 709, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 605, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 301, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Apartment 805, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Apartment 212, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Basement, 68 Quay Street, Manchester, M3 3EJ
Apartment 304, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Apartment 112, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN
74 Gartside Street, Manchester, M3 3EL
68 Quay Street, Manchester, M3 3EJ
Second Floor, 68 Quay Street, Manchester, M3 3EJ
First Floor, 68 Quay Street, Manchester, M3 3EJ
Ground Floor, 66 Quay Street, Manchester, M3 3EJ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL