

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137205/LO/2023

Date registered valid: 13 June 2023

Proposal: Listed building consent installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign

Address: Neptune Mill, Chapeltown Street, Manchester, M1 2WH

Ward(s): Piccadilly Ward

Applicant: Capital & Centric (Rush) Limited

Agent (if any): Danny Cremen Avison Young

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12/03/2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 5 July 2023 Expired: 26 July 2023

Neighbour notifications

Printed: 5 July 2023 Expired: 26 July 2023

Site notice

Posted: 10 July 2023 Expired: 31 July 2023

Press advert

Published: 11 July 2023 Expired: 25 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the four storey Grade II listed former mill building, Neptune Mill, which is part of a wider group of buildings that form the Crusader Mill complex. The building faces out onto both Congou Street and Fair Street, with its north elevation being partially screened from view by a neighbouring commercial building, built as a modern extension to the complex. The building's north-eastern facing side elevation then faces onto the wider Crusader Mill complex and is connected to it by a bridge located at the property's third floor. The property's original windows have been removed and been replaced with unsympathetic and unauthorised upvc units. Internally, the property is undergoing refurbishment works to deliver a mixed use development of residential apartments (Class C3) and commercial office/retail uses (Class E).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with the application site lying within walking distance of Piccadilly Train Station and New Islington Tram Stop. Neighbouring properties consist of a mix of building types, including new high-rise development to the east along Great Ancoats Street, Longacre Street and Heyrod Street, mid-rise residential development along the Ashton Canal, and commercial and industrial development to the south. The application property occupies a prominent position within the street scene being visible from the Piccadilly trainline, New Islington tramline and Ashton Canal. Neptune Mill is one of the few surviving 19th century buildings in this location, with the closest neighbouring property of a similar

age being the Grade II listed former Cooperative Warehouse located to the north-east along Pollard Street.

Description of development

The application seeks Listed Building Consent for the installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign.

The two high level name signs would be located on the property's south-western corner and on its northern facing elevation, with both being situated at fourth floor. Both signs would be identical in design in that they would consist of limewash painted name, with LED tubing overlaid onto it. The proposed painting lettering would read "Neptune Mill" and would have a height of 850mm and a width of 7845mm, the tubing would then follow the centreline of each individual letter, having a height of 700mm and a depth of 30mm.

The proposed fascia sign would be situated on the property's north-eastern facing side elevation and would read as "Neptune". The sign would be internally illuminated, be displayed 4110mm off the ground and be comprised of aluminium letters. The sign would then have a height of 300mm, a width of 1720mm and a depth of 75mm.

A non-illuminated plaque sign would then be erected at ground floor on the property's northern facing elevation. The sign would be utilised to denote the property's bin store and would be comprised of black PPC aluminium. The sign would be displayed 1475mm off the ground, have a height of 280mm, a width of 200mm and a depth of 50mm.

All signs would be secured to the building via raw plugs inserted to the property's mortar. All illuminated signage would then have an illuminance of 350cd/m².

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

137159/AO/2023 - Installation of 8 illuminated and non-illuminated fascia level and high levels – Approved March 2024.

136866/LO/2023 - Listed building consent for internal and external works associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

136865/FO/2023 - External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

Consultations & Notification Responses

Publicity – Two letters of objection have been received in relation to the proposed development. The reasons cited for the objections can be summarised as follows:

- Unacceptable impact on neighbouring amenity via illumination of neighbouring windows and loss of privacy.

As the proposed development seeks listed building consent, matters relating to neighbouring amenity are not a material consideration in the determination of this planning application and as such will bear no impact upon the determination of this application.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC15 – Advertisements, Hoardings and Posters
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 16 – Conserving the Historic Environment

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester’s development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council’s Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The Plan and its policies must therefore be given significant weight in the planning balance. Relevant policies to the proposal are show below:

- Policy JP-P2 – Heritage

Issues

Impact upon Heritage Asset

The proposal would see the installation of 4no contemporary signs on a listed building. The proposed high level name signs would be situated at third floor and would be externally illuminated, thus it is accepted that they would heavily alter how the building is read when illuminated. Notwithstanding this however, it is acknowledged that both high level signs would be comprised of a faded limewash paint design which is reminiscent of more traditional signs on buildings of this age, with similar signs being visible within the City Centre including on the Grade II* listed Great Northern Railway Company's Goods Warehouse off of Deansgate. Additionally, the principle of LED tubing as a form of illumination is considered to be a sensitive use of illumination that would not undermine the appreciation of the listed building, nor make it a garish addition to the wider street scene, with said tubing being a slimline source of illumination. It is noted on the proposed plans that the method of fixing the signage to the listed building would see rawplugs inserted into the property's mortar, thus causing no permanent/irreversible damage to its brickwork. In the event of an approval, it is considered necessary to attach conditions that would require any fixings to be secured in the property's mortar rather than brickwork, as well as a condition that would limit the high level illuminated signage so that it is only illuminated in hours of darkness. Subject to said planning conditions, the impact of the proposed high level signage would have a neutral impact on the listed building.

The proposed fascia sign would be largely hidden from view being situated on the property's north-eastern facing side elevation. Despite the proposed sign depth of 75mm, it is considered that the proposed sign's impact on the appearance of the building would be negligible, with it being largely screened from view and it being comprised of individual letters.

The proposed plaque sign would face northwards onto Chapeltown Street but would be set back from the public highway by approximately 22m. Due to the sign being located at ground floor and the property's northern elevation being partially screened from view by other ancillary buildings that form part of the Crusader Mill complex, the proposed plaque sign would only be visible from Chapeltown Street when facing directly onto the application site. Taking into account the sign's small size, non-illuminated nature and how it would be largely screened from view, it is considered its impact on the appearance of the building would be neutral.

On this basis the proposal would have a neutral impact on the significance of the listed building and therefore, the proposal would meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and as such is in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above, the proposal's impact on the listed building is considered to be neutral and thus the application is in accordance with Core Strategy Policies SP1, CC1, CC9, EN1, EN3, DM1, Saved Unitary Development Plan Policies DC15 and DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o 353 PD 0001 P2: Location plan (Received 02/06/2023)
- o 353 PD 1001 P8: Signage Location Plan
- o 353 PD 1002 P8: Signage Location Elevations
- o 353 PD 1003 P10: Signage South Elevation (Received 29/02/2024)
- o 353 PD 1004 P9: Signage North & East Elevations (Received 29/02/2024)
- o 353 PD 1005 P10: Signage Cross Sections (Received 29/02/2024)
- o 353 PD 1006 P6: Signage Location Cross Sections
- o 353 PD 1011 P1: Sign S1 & S2 Set Out
- o 353 PD 1012 P1: Sign S1 & N1 Details
- o Neptune Mill North Elevation With Sign N1 (Received 08/03/2024)
- o Neptune Mill South Elevation With Sign S1 (Received 08/03/2024)
- o Neptune Mill North Elevation With Sign N1 & S1 (Includes section and fixing detail; Received 08/03/2024)
- o Neptune Mill Signage Fixing Plan (Includes proposed fixing points for signs N1 and S1; Received 08/03/2024)
- o Neptune Mill Sign E1 (Includes section and fixing detail; Received 08/03/2024)
- o FlexiBRITE24 Specification (Received 08/03/2024)

Stamped as received by the City Council as Local Planning Authority on 20/02/2024 unless specified otherwise.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) No materials shall be used on listed building other than those referred to on the approved plans / supporting documentation.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity and preserving the historical significance of the listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) All fixings and M & E provision associated with the signage hereby approved shall only be secured within the property's mortar. No fixings shall be secured within the property's brickwork.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity and preserving the historical significance of the listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) The externally illuminated high level name signs hereby approved shall only be illuminated in hours of darkness and inclement weather.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity and preserving the historical significance of the listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Core

Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
58 Thomas Telford Basin, Manchester, M1 2NH
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
50 Thomas Telford Basin, Manchester, M1 2NH
47 Thomas Telford Basin, Manchester, M1 2NH
63 Thomas Telford Basin, Manchester, M1 2NH
62 Thomas Telford Basin, Manchester, M1 2NH
Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
64 Thomas Telford Basin, Manchester, M1 2NH
56 Thomas Telford Basin, Manchester, M1 2NH
Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
2A Baird Street, Manchester, M1 2WX
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
First Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
Second Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
57 Thomas Telford Basin, Manchester, M1 2NH
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Rammon House, 1 Portugal Street East, Manchester, M1 2WX
Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
55 Thomas Telford Basin, Manchester, M1 2NH
59 Thomas Telford Basin, Manchester, M1 2NH
61 Thomas Telford Basin, Manchester, M1 2NH
53 Thomas Telford Basin, Manchester, M1 2NH
52 Thomas Telford Basin, Manchester, M1 2NH
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
51 Thomas Telford Basin, Manchester, M1 2NH
Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
54 Thomas Telford Basin, Manchester, M1 2NH
45 Thomas Telford Basin, Manchester, M1 2NH
49 Thomas Telford Basin, Manchester, M1 2NH
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
46 Thomas Telford Basin, Manchester, M1 2NH
48 Thomas Telford Basin, Manchester, M1 2NH
60 Thomas Telford Basin, Manchester, M1 2NH
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Ground Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW
Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
62 Chapeltown Street, Manchester, M1 2WQ
Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

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

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)

HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)

Area Team Boundary - Name: CENTRAL