

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138737/AO/2023
Date registered valid:	4 December 2023
Proposal:	Installation of non illuminated fascia signs, vinyl applied lettering and logo and aluminium folded plate sign with vinyl applied lettering
Address:	Brooks Building, Birley Fields Campus, 53 Bonsall Street, Manchester, M15 6GX
Ward(s):	Hulme Ward
Applicant:	Nick Bailey, Manchester Metropolitan University
Agent (if any):	Mrs Klaire Daggatt, The Fairhursts Design Group Ltd
Case officer:	Tracie Simpson Tel: 0161 234 4537 Email: tracie.simpson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29/01/2024

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 23/01/2024

Standard consultations:

Printed: 11 December 2023 Expired: 1 January 2024

Neighbour notifications

Printed: 11 December 2023 Expired: 1 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Proposal relates to the Brooks Building at Manchester Metropolitan University.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



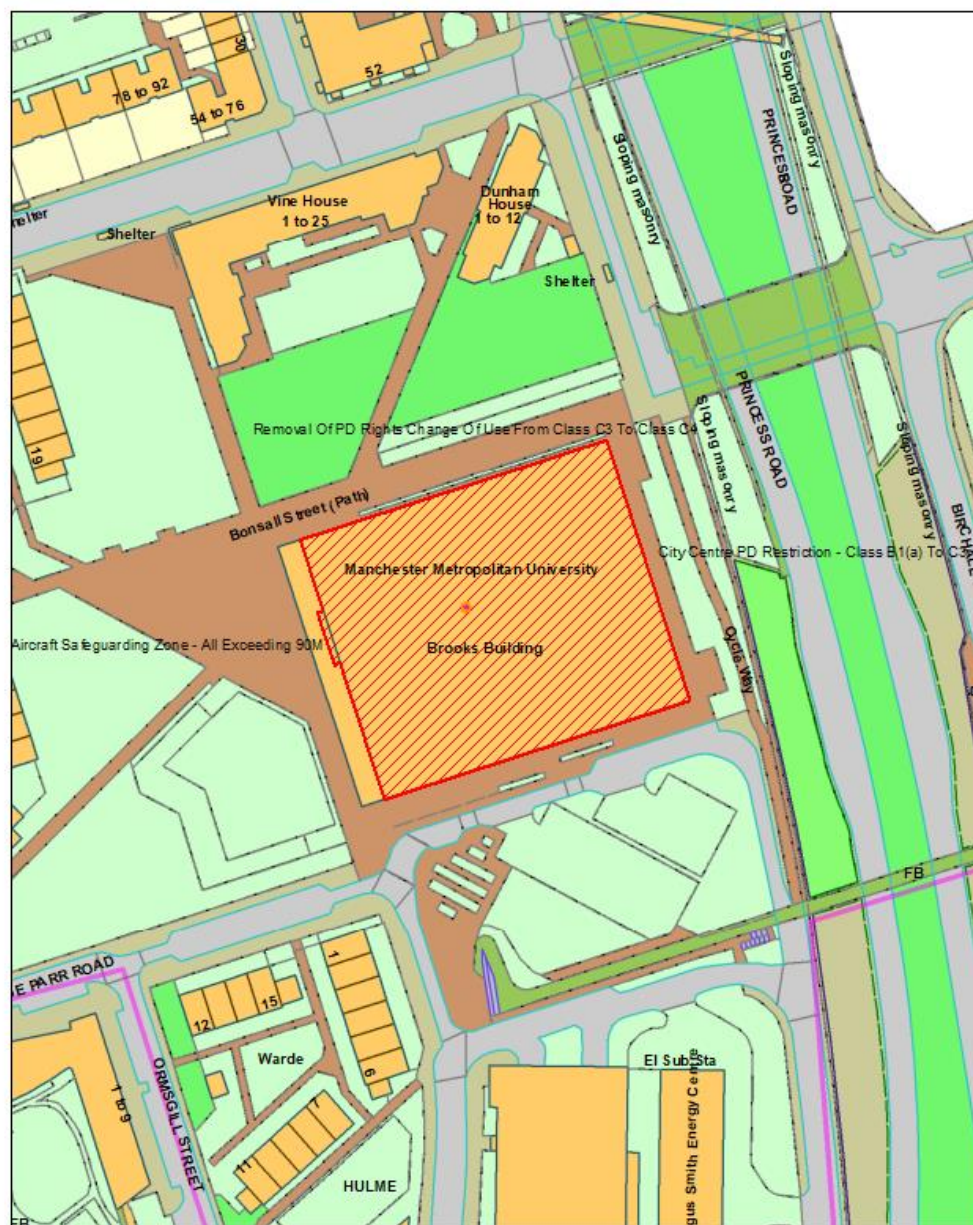
Figure 1. Front signage



Figure 2. Signage detail

Description of area

The proposal is in relation to a university building within the Manchester Metropolitan University Birley Campus within the Hulme Ward of Manchester.



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Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

The proposal is acceptable to highways.

Notifications

Local Residents

As stated in Appendix 1, people who live near the area were told about the proposal.

No one commented, objected, or gave their opinion on this application.

Policies & Principle

Summary of relevant policy

Applications for planning permission must be assessed against the local development plan, unless there are important reasons not to, as stated in planning law.

In considering this application, we consider the following policies relevant.

Local

- [The Manchester Core Strategy Development Plan Document 2012-2027](#) The City Council adopted the core strategy on July 11, 2012. It is the key document in the Manchester Local Plan. The plan determines how Manchester will grow and is used to review development applications. We consider the following Core Strategy Policies relevant to this proposal.
 - DM 1 - Development Management
 - SP 1 - Spatial Principles

- EC 2 – Existing Employment Space
- EC 3 – Regional Centre
- EN 1 - Design Principles and Strategic Character Areas
- [Extant Unitary Development Plan \(UDP\)](#) - The Core Strategy replaced most of the UDP. However, some UDP Development Control policies are still in effect. The following extant policy are still considered relevant to this proposal.
- DC15 - Advertisements, Hoardings and Posters.

Regional

- [Places for Everyone Plan](#) - The Places for Everyone Plan is a strategic plan for nine of the 10 boroughs in Greater Manchester. Once Manchester adopts the Places for Everyone Plan, it will become part of the city's development plan.

National

- [The National Planning Policy Framework \(The NPPF\)](#) - The Government released the NPPF on March 27, 2012, and updated it on September 5, 2023. Here, you can find the government's planning policies for England. It also explains how to apply them. We consider the following sections relevant to this proposal.
 - Section 4 – Decision-making
 - Section 6 – Building a strong, competitive economy
 - Section 12 – Achieving well-designed places
- [Town and Country Planning \(Control of Advertisements\) Regulation 2007](#) – This regulation is a law in England. It controls how advertisements are developed.
 - Section 3 - Powers to be exercised in the interests of amenity and public safety

Principle of the development

The proposal's principle is acceptable. No factors in amenity terms would warrant refusal.

After careful consideration, it is concluded that the proposed development aligns with the Manchester Core Strategy, Extant UDP, and the NPPF. This conclusion is based on the assessment in the sections that follow.

The Manchester Core Strategy Development Plan (2012-2027)

We have assessed the proposal against the following policies of the Core Strategy.

DM 1 – Development Management

New developments must adhere to the 'Development Principles' and design guidance in the Supplementary Planning Documents.

We have assessed the proposal against the following issues.

Appropriate siting, layout, scale, form, massing, materials, and detail

The applicant is seeking the installation of non-illuminated fascia signs, vinyl applied lettering and logo and aluminium folded plate sign with vinyl applied lettering.

The materials, scale and placement are what is accepted of this kind of signage.

It is of note that the proposal replaces existing signage previously approved.

Officers consider the new development to be acceptable in its siting, layout, scale, form, massing, materials, and detail.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposed development won't significantly change the area's character, so its appearance is acceptable.

The proposal is similar in size and scale to others nearby. Therefore, it can fit on the property site and won't disrupt the area's existing features.

In general, the proposed development has little impact on the surrounding areas. The design, scale, and appearance are all in line with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal is expected to have a negligible effect on Privacy

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels.

The proposal has no effect on road safety and traffic generation.

Overall, the proposal has a negligible impact on privacy, light, noise, air quality, and other factors. So, it follows this principle of development management.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not change how people can get in and out of the building.

The proposal is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage

The applicant and consultees did not find any contamination or stability issues at the site.

The proposal does not sit within a Conservation Area or near a designated heritage asset.

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

This policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should 'make a positive contribution to neighbourhoods of choice'.

We consider this proposal to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy explains how to improve and protect current places where people work.

We consider this proposal to accord with the principles of this policy.

EC 3 – Regional Centre

This policy outlines the key principles of development with the Manchester Regional centre and priorities for employment, large scale leisure and higher density residential development.

We consider this proposal to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines the key design principles for development in Manchester. All development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Central Character Area'.

We consider this proposal to accord with the principles of this policy.

Extant Unitary Development Plan (UDP)

The Core Strategy replaced most of the UDP, but some UDP policies still apply to this proposal.

DC15 - Advertisements, Hoardings and Posters

This policy outlines the key issues when considering development of Advertisements, Hoardings and Posters.

We consider this proposal to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework explains the government's planning policies for England. It also explains how to use these policies.

At all stages of the application, we have adhered to and considered the NPPF.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

We consider this proposal to accord with the principles of the NPPF.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Town and Country Planning (Control of Advertisements) Regulation 2007 is an act of the United Kingdom Parliament regulating the development of advertisements in England.

Section 3

Section 3 outlines the powers to be exercised in the interests of amenity and public safety by the local planning authority.

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 proposal has been assessed against this criterion and is deemed in accordance with the regulations.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- [Guide to Development in Manchester Supplementary Planning Document and Planning Guidance \(April 2007\)](#)
- [Manchester Residential Quality Guide \(July 2016\) \(MRQG\)](#)
- [Manchester, Salford, and Trafford Strategic Flood Risk Assessment](#)
- [Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems](#)
- [Manchester City Council Planning and Noise Technical Guidance \(2022\)](#)
- [Air Quality & Planning Technical Guidance \(2022\)](#)
- [Planning and Contaminated Land Technical Guidance \(2021\)](#)
- [Greater Manchester Joint Waste Development Plan Document \(GMJWDPD\)](#)
- [Waste Storage and Collection Guidance for New Developments \(2017\)](#)
- [Hot Food Takeaway Supplementary Planning Document \(2017\)](#)
- [Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards \(2020\)](#)
- [Manual for Streets \(2007\)](#)
- [National design guide](#) & [National Model Design Code](#) (2021)
- [Outdoor advertisements and signs: a guide for advertisers \(2007\)](#)

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.

Conclusion

We find the proposal's design, size, and appearance acceptable for this location. It won't harm nearby properties or the street's character. There are no other material considerations of enough weight to say otherwise. Due to these reasons, the proposal is not likely to have a negative impact. It aligns with the relevant Core Strategy, Extant UDP, NPPF policies, and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. We assessed the proposal with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. Specified plans

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

- | | | |
|------------------------------|-------------|---------------------|
| a. Drawing - Location Plan | 04 Dec 2023 | THE LOCATION PLAN |
| b. Drawing - Proposed | 04 Dec 2023 | 5 PAGE DRAWING PACK |
| | | DETAIL DRAWING |
| c. Design & Access Statement | 04 Dec 2023 | |

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy.

2. Advertisement mandatory condition

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM 1, SP 1 and EN 1 of the Manchester Core Strategy (2012) and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Appendix 1 – List of consultees & neighbours notified

Highway Services

14 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
94 Stretford Road, Manchester, M15 5JH
114 Stretford Road, Manchester, M15 5JH
126 Stretford Road, Manchester, M15 5JH
130 Stretford Road, Manchester, M15 5JH
86 Stretford Road, Manchester, M15 5JH
72 Stretford Road, Manchester, M15 5JH
54 Stretford Road, Manchester, M15 5JH
Flat 13, 52 Stretford Road, Manchester, M15 5GF
Flat 25, 52 Stretford Road, Manchester, M15 5GF
12 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
1 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 13, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 7, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 19, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 8, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 11, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 35, 20 Bonsall Street, Manchester, M15 6HJ
Flat 10, 20 Bonsall Street, Manchester, M15 6HJ
Flat 62, 20 Bonsall Street, Manchester, M15 6HJ
Flat 42, 20 Bonsall Street, Manchester, M15 6HJ
Flat 22, 20 Bonsall Street, Manchester, M15 6HJ
Flat 55, 20 Bonsall Street, Manchester, M15 6HJ
13 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
134 Stretford Road, Manchester, M15 5JH
112 Stretford Road, Manchester, M15 5JH

120 Stretford Road, Manchester, M15 5JH
110 Stretford Road, Manchester, M15 5JH
26 Leaf Street, Manchester, M15 5LE
92 Stretford Road, Manchester, M15 5JH
64 Stretford Road, Manchester, M15 5JH
Flat 23, 52 Stretford Road, Manchester, M15 5GF
Flat 2, 52 Stretford Road, Manchester, M15 5GF
Flat 10, 52 Stretford Road, Manchester, M15 5GF
Flat 16, 52 Stretford Road, Manchester, M15 5GF
Flat 1 Dunham House, Birley Fields Campus, 39 Stretford Road, Manchester, M15 6GT
5 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Room 11 Flat 3, Warde Birley Fields Campus, George Parr Road, Manchester, M15 6GS
13 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
14 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 25, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 6, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Room 1 Flat 3, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 4, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 5, 20 Bonsall Street, Manchester, M15 6HJ
Flat 4, 20 Bonsall Street, Manchester, M15 6HJ
Flat 56, 20 Bonsall Street, Manchester, M15 6HJ
Flat 19, 20 Bonsall Street, Manchester, M15 6HJ
Flat 60, 20 Bonsall Street, Manchester, M15 6HJ
Flat 28, 20 Bonsall Street, Manchester, M15 6HJ
Flat 50, 20 Bonsall Street, Manchester, M15 6HJ
Flat 53, 20 Bonsall Street, Manchester, M15 6HJ
Flat 21, 20 Bonsall Street, Manchester, M15 6HJ
116 Stretford Road, Manchester, M15 5JH
122 Stretford Road, Manchester, M15 5JH
28 Leaf Street, Manchester, M15 5LE
78 Stretford Road, Manchester, M15 5JH
82 Stretford Road, Manchester, M15 5JH
66 Stretford Road, Manchester, M15 5JH
60 Stretford Road, Manchester, M15 5JH
68 Stretford Road, Manchester, M15 5JH

Flat 20, 52 Stretford Road, Manchester, M15 5GF
4 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 11, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 14, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 17, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 5, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 24, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 2, Vine House, 48 Bonsall Street, Manchester, M15 6GW
The Co-operative Food, 51 Stretford Road, Manchester, M15 5JH
Flat 17, 20 Bonsall Street, Manchester, M15 6HJ
Flat 31, 20 Bonsall Street, Manchester, M15 6HJ
Flat 8, 20 Bonsall Street, Manchester, M15 6HJ
Flat 44, 20 Bonsall Street, Manchester, M15 6HJ
Flat 58, 20 Bonsall Street, Manchester, M15 6HJ
Flat 38, 20 Bonsall Street, Manchester, M15 6HJ
19 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
96 Stretford Road, Manchester, M15 5JH
104 Stretford Road, Manchester, M15 5JH
140 Stretford Road, Manchester, M15 5JH
132 Stretford Road, Manchester, M15 5JH
138 Stretford Road, Manchester, M15 5JH
76 Stretford Road, Manchester, M15 5JH
Flat 7, 52 Stretford Road, Manchester, M15 5GF
Flat 8, 52 Stretford Road, Manchester, M15 5GF
Flat 27, 52 Stretford Road, Manchester, M15 5GF
Flat 5, 52 Stretford Road, Manchester, M15 5GF
Flat 26, 52 Stretford Road, Manchester, M15 5GF
49 Stretford Road, Manchester, M15 5JH
Flat 15, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 21, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 9, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 2, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 24, 20 Bonsall Street, Manchester, M15 6HJ
Flat 11, 20 Bonsall Street, Manchester, M15 6HJ
Flat 47, 20 Bonsall Street, Manchester, M15 6HJ

Flat 37, 20 Bonsall Street, Manchester, M15 6HJ
Flat 15, 20 Bonsall Street, Manchester, M15 6HJ
18 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
16 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
Ground Floor Unit, 54 Stretford Road, Manchester, M15 5JH
Flat 22, 52 Stretford Road, Manchester, M15 5GF
Flat 15, 52 Stretford Road, Manchester, M15 5GF
Flat 11, 52 Stretford Road, Manchester, M15 5GF
Flat 9, 52 Stretford Road, Manchester, M15 5GF
Flat 28, 52 Stretford Road, Manchester, M15 5GF
Flat 20, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 24, 52 Stretford Road, Manchester, M15 5GF
15 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 10, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 3, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 10, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 7, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 18, 20 Bonsall Street, Manchester, M15 6HJ
Flat 6, 20 Bonsall Street, Manchester, M15 6HJ
Flat 20, 20 Bonsall Street, Manchester, M15 6HJ
Flat 9, 20 Bonsall Street, Manchester, M15 6HJ
Flat 40, 20 Bonsall Street, Manchester, M15 6HJ
Flat 49, 20 Bonsall Street, Manchester, M15 6HJ
Flat 61, 20 Bonsall Street, Manchester, M15 6HJ
Flat 54, 20 Bonsall Street, Manchester, M15 6HJ
Flat 29, 20 Bonsall Street, Manchester, M15 6HJ
17 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
15 Dale, Birley Fields Campus, Bonsall Street, Manchester, M15 6GR
100 Stretford Road, Manchester, M15 5JH
118 Stretford Road, Manchester, M15 5JH
128 Stretford Road, Manchester, M15 5JH
30 Leaf Street, Manchester, M15 5LE
90 Stretford Road, Manchester, M15 5JH
88 Stretford Road, Manchester, M15 5JH
58 Stretford Road, Manchester, M15 5JH

62 Stretford Road, Manchester, M15 5JH

Flat 1, 52 Stretford Road, Manchester, M15 5GF

Flat 1 Vine House, Birley Fields Campus, 48 Bonsall Street, Manchester, M15 6GW

Flat 5, Dunham House, 39 Stretford Road, Manchester, M15 6GT

Flat 6, Dunham House, 39 Stretford Road, Manchester, M15 6GT

Flat 1, 20 Bonsall Street, Manchester, M15 6HJ

Flat 43, 20 Bonsall Street, Manchester, M15 6HJ

Flat 25, 20 Bonsall Street, Manchester, M15 6HJ

Flat 33, 20 Bonsall Street, Manchester, M15 6HJ

Flat 27, 20 Bonsall Street, Manchester, M15 6HJ

Flat 3, 20 Bonsall Street, Manchester, M15 6HJ

Flat 2, 20 Bonsall Street, Manchester, M15 6HJ

Flat 34, 20 Bonsall Street, Manchester, M15 6HJ

102 Stretford Road, Manchester, M15 5JH

106 Stretford Road, Manchester, M15 5JH

124 Stretford Road, Manchester, M15 5JH

24 Leaf Street, Manchester, M15 5LE

80 Stretford Road, Manchester, M15 5JH

70 Stretford Road, Manchester, M15 5JH

56 Stretford Road, Manchester, M15 5JH

Flat 21, 52 Stretford Road, Manchester, M15 5GF

Flat 14, 52 Stretford Road, Manchester, M15 5GF

Flat 6, 52 Stretford Road, Manchester, M15 5GF

Flat 17, 52 Stretford Road, Manchester, M15 5GF

Flat 23, Vine House, 48 Bonsall Street, Manchester, M15 6GW

Flat 22, Vine House, 48 Bonsall Street, Manchester, M15 6GW

Flat 4, Vine House, 48 Bonsall Street, Manchester, M15 6GW

Flat 59, 20 Bonsall Street, Manchester, M15 6HJ

Flat 14, 20 Bonsall Street, Manchester, M15 6HJ

Flat 16, 20 Bonsall Street, Manchester, M15 6HJ

Flat 52, 20 Bonsall Street, Manchester, M15 6HJ

Flat 51, 20 Bonsall Street, Manchester, M15 6HJ

Flat 23, 20 Bonsall Street, Manchester, M15 6HJ

Flat 32, 20 Bonsall Street, Manchester, M15 6HJ

Flat 26, 20 Bonsall Street, Manchester, M15 6HJ

98 Stretford Road, Manchester, M15 5JH
108 Stretford Road, Manchester, M15 5JH
136 Stretford Road, Manchester, M15 5JH
84 Stretford Road, Manchester, M15 5JH
74 Stretford Road, Manchester, M15 5JH
Flat 4, 52 Stretford Road, Manchester, M15 5GF
Flat 18, 52 Stretford Road, Manchester, M15 5GF
Flat 12, 52 Stretford Road, Manchester, M15 5GF
Flat 19, 52 Stretford Road, Manchester, M15 5GF
Flat 3, 52 Stretford Road, Manchester, M15 5GF
3 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
2 Warde, Birley Fields Campus, George Parr Road, Manchester, M15 6GS
Flat 16, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 18, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 12, Vine House, 48 Bonsall Street, Manchester, M15 6GW
Flat 8, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 9, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 3, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 12, Dunham House, 39 Stretford Road, Manchester, M15 6GT
Flat 36, 20 Bonsall Street, Manchester, M15 6HJ
Flat 30, 20 Bonsall Street, Manchester, M15 6HJ
Flat 45, 20 Bonsall Street, Manchester, M15 6HJ
Flat 41, 20 Bonsall Street, Manchester, M15 6HJ
Flat 13, 20 Bonsall Street, Manchester, M15 6HJ
Flat 12, 20 Bonsall Street, Manchester, M15 6HJ
Flat 7, 20 Bonsall Street, Manchester, M15 6HJ
Flat 48, 20 Bonsall Street, Manchester, M15 6HJ
Flat 57, 20 Bonsall Street, Manchester, M15 6HJ
Flat 46, 20 Bonsall Street, Manchester, M15 6HJ
Flat 39, 20 Bonsall Street, Manchester, M15 6HJ

Appendix 2 – Planning constraints

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

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA