Planning

Growth & Development

Delegated officer report for planning application

Application no.	137969/AO/2023
Date registered valid:	1 September 2023
Proposal:	Installation of 3 x illuminated signs
Address:	Aviva Studios (Formerly Factory International), Water Street, Manchester, M3 4JQ
Ward(s):	Deansgate Ward
Applicant:	Mr Lee Taylor Ryder Architecture
Agent (if any):	Project Coordinator Ryder Architecture
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**29th September 2023**

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 4 September 2023

Standard consultations:
Printed: 14 September 2023 Expired: 28 September 2023

Neighbour notifications
Printed: 14 September 2023 Expired: 28 September 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 application site is Aviva Studios, formerly known as Factory International, a flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, cycle parking and provision of new plant and associated works.

The site opened officially in June 2023 and is located at Water Street in the south west of the city centre. Formerly part of ITV Granada Studios, the 1.8 hectare site is part of the St. John's Masterplan area, one of the City Council's key regeneration areas.

To the east is the Bonded Warehouse and Grape Street. The Museum of Science and Industry (MSI) complex is south east and includes the 1830 Warehouse (Grade I listed) and Cast Iron Viaduct (Grade II). Hampson Street, Water Street and Liverpool Road are to the south. West is the River Irwell and the boundary with the City of Salford. To the north is the Manchester and Salford Junction Canal, Marriott Hotel and Water Street. Further north is Quay Street and Spinningfields.

The site contains one listed building, the Grade II listed Colonnaded Railway Viaduct) and is in the Castlefield Conservation Area. There are several listed buildings nearby. These include

buildings associated with the world's first passenger railway line and station including the 1830 Warehouse (Grade I), former Liverpool Road Station Masters House (Grade I listed), Stephenson's Bridge (Grade I) and 1830 Viaduct (Grade II), as well as the Zig-zag viaduct (Grade II) and cast iron viaduct (Grade II). The Bonded Warehouse is a non-designated heritage asset.

The site was home to ITV's Granada Studios until 2014 when it was acquired by Manchester Quays Limited, a joint venture between Manchester City Council and Allied London. It is part of the St John's Masterplan area where a Strategic Regeneration Framework (SRF) seeks to transform the area into a new residential, cultural and creative neighbourhood.

Description of Development

The proposal seeks that installation of 3 x illuminated signs;

- One high level illuminated individual letter sign situated on the North Elevation of the North Tower on Water Street.

- One LED banner sign fixed to the underside of the warehouse soffit at ground level on the North Elevation.

- One illuminated individual letter sign fixed on the railings situated on the East Elevation, overlooking the River Irwell.

Relating Applications

114294/VO/2016 - City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall, removal of four existing trees and alterations to the Grade II listed Colonnaded Railway Viaduct.

119890/VO/2018 - City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, removal of 4 trees, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall and alterations to the Grade II listed Colonnaded Railway Viaduct. (Amendment of application ref no 114294/VO/2016 approved in January 2017)

Consultations & Notification Responses

Highway Services - Proposed condition for luminance. All proposed signage complies with headroom and carriageway clearance requirements.

Environmental Health - Proposed condition for luminance.

Salford City Council - No objection.

Network Rail - No consultation response.

Publicity - Neighbouring Properties were notified by letter. No comments were received as a result of this publicity.

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 136 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

Principle

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).

Visual Amenity

It is not considered that the signage would have any notable or detrimental impact upon the either the visual amenity of the existing architecture and design of the host building, or upon the visual amenity of the surrounding street scene and area. The overall appearance of the signage is considered to be sophisticated and is consistent with other similar signage in the surrounding area.



Proposed High Level Illuminated Individual Letter Sign and LED Banner Sign



Proposed Illuminated Individual Letter Sign

Public Safety

The proposed works will have no impact on public safety. All proposed signage complies with headroom and carriageway clearance requirements. The levels of illumination are considered to be acceptable at 300 cd/m2 and a condition has been added to control these levels of luminance.

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 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 OR Reasons for recommendation to refuse

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) 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 01 September 2023:

External Signage Location Plan MF-RYD-XX-XX-DR-A-98-9700 P01
Proposed Signage Details

Received by the City Council as Local Planning Authority on 11 September 2023:
Illuminance Levels Note

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) Lighting from the illuminated individual letter signage shall be designed and installed so as to control glare and overspill onto nearby properties.

The illuminated individual letter signage will need to be selected and installed to ensure they do not exceed 300cd/m2.

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

Salford City Council
Highway Services
Environmental Health
Network Rail

Arches 1 To 9, Princes Bridge, Manchester, M3 4PY
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Apartment 209, 15 Middlewood Street, Salford, M5 4YW
Apartment 210, 15 Middlewood Street, Salford, M5 4YW
Apartment 301, 15 Middlewood Street, Salford, M5 4YW
Apartment 302, 15 Middlewood Street, Salford, M5 4YW
Apartment 303, 15 Middlewood Street, Salford, M5 4YW
Apartment 304, 15 Middlewood Street, Salford, M5 4YW
Apartment 305, 15 Middlewood Street, Salford, M5 4YW
Apartment 306, 15 Middlewood Street, Salford, M5 4YW
Apartment 307, 15 Middlewood Street, Salford, M5 4YW
Apartment 308, 15 Middlewood Street, Salford, M5 4YW
Apartment 309, 15 Middlewood Street, Salford, M5 4YW
Apartment 310, 15 Middlewood Street, Salford, M5 4YW
Apartment 401, 15 Middlewood Street, Salford, M5 4YW
Apartment 402, 15 Middlewood Street, Salford, M5 4YW
Apartment 403, 15 Middlewood Street, Salford, M5 4YW
Apartment 404, 15 Middlewood Street, Salford, M5 4YW
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Apartment 609, 15 Middlewood Street, Salford, M5 4YW
Apartment 610, 15 Middlewood Street, Salford, M5 4YW
Unit 1, 15 Middlewood Street, Salford, M5 4YW
Unit 2, 15 Middlewood Street, Salford, M5 4YW
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A16.08 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A16.09 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.01 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.02 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.03 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.04 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.05 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.06 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.07 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.08 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A17.09 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.01 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.05 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.02 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.03 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.04 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.06 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.07 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.08 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A18.09 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.01 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.02 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.03 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.04 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.05 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.06 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.07 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.08 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A19.09 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.01 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.02 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.03 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.04 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.05 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ

A20.06 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.07 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.08 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
A20.09 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XQ
Apartment 101, 1 Lockgate Square, Salford, M5 4YU
Apartment 102, 1 Lockgate Square, Salford, M5 4YU
Apartment 103, 1 Lockgate Square, Salford, M5 4YU
Apartment 104, 1 Lockgate Square, Salford, M5 4YU
Apartment 105, 1 Lockgate Square, Salford, M5 4YU
Apartment 106, 1 Lockgate Square, Salford, M5 4YU
Apartment 107, 1 Lockgate Square, Salford, M5 4YU
Apartment 108, 1 Lockgate Square, Salford, M5 4YU
Apartment 109, 1 Lockgate Square, Salford, M5 4YU
Apartment 110, 1 Lockgate Square, Salford, M5 4YU
Apartment 101 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 102 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 103 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 104 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 105 Charcoal, 1 Lockgate Square, Salford, M5 4YU
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Apartment 107 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 108 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 109 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 110 Charcoal, 1 Lockgate Square, Salford, M5 4YU
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Apartment 202, 1 Lockgate Square, Salford, M5 4YU
Apartment 203, 1 Lockgate Square, Salford, M5 4YU
Apartment 204, 1 Lockgate Square, Salford, M5 4YU
Apartment 205, 1 Lockgate Square, Salford, M5 4YU
Apartment 206, 1 Lockgate Square, Salford, M5 4YU
Apartment 207, 1 Lockgate Square, Salford, M5 4YU
Apartment 208, 1 Lockgate Square, Salford, M5 4YU
Apartment 202 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 209, 1 Lockgate Square, Salford, M5 4YU
Apartment 210, 1 Lockgate Square, Salford, M5 4YU
Apartment 201 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 203 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 204 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 205 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 206 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 207 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 208 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 209 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 210 Charcoal, 1 Lockgate Square, Salford, M5 4YU
Apartment 301, 1 Lockgate Square, Salford, M5 4YU
Apartment 302, 1 Lockgate Square, Salford, M5 4YU
Apartment 303, 1 Lockgate Square, Salford, M5 4YU
Apartment 304, 1 Lockgate Square, Salford, M5 4YU
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Apartment 306, 1 Lockgate Square, Salford, M5 4YU
Apartment 307, 1 Lockgate Square, Salford, M5 4YU
Apartment 308, 1 Lockgate Square, Salford, M5 4YU
Apartment 309, 1 Lockgate Square, Salford, M5 4YU
Apartment 310, 1 Lockgate Square, Salford, M5 4YU

Apartment 401, 1 Lockgate Square, Salford, M5 4YU
Apartment 402, 1 Lockgate Square, Salford, M5 4YU
Apartment 403, 1 Lockgate Square, Salford, M5 4YU
Apartment 404, 1 Lockgate Square, Salford, M5 4YU
Apartment 405, 1 Lockgate Square, Salford, M5 4YU
Apartment 406, 1 Lockgate Square, Salford, M5 4YU
Apartment 407, 1 Lockgate Square, Salford, M5 4YU
Apartment 408, 1 Lockgate Square, Salford, M5 4YU
Apartment 409, 1 Lockgate Square, Salford, M5 4YU
Apartment 410, 1 Lockgate Square, Salford, M5 4YU
Apartment 501, 1 Lockgate Square, Salford, M5 4YU
Apartment 502, 1 Lockgate Square, Salford, M5 4YU
Apartment 503, 1 Lockgate Square, Salford, M5 4YU
Apartment 504, 1 Lockgate Square, Salford, M5 4YU
Apartment 505, 1 Lockgate Square, Salford, M5 4YU
Apartment 506, 1 Lockgate Square, Salford, M5 4YU
Apartment 507, 1 Lockgate Square, Salford, M5 4YU
Apartment 508, 1 Lockgate Square, Salford, M5 4YU
Apartment 509, 1 Lockgate Square, Salford, M5 4YU
Apartment 510, 1 Lockgate Square, Salford, M5 4YU
Apartment 601, 1 Lockgate Square, Salford, M5 4YU
Apartment 605, 1 Lockgate Square, Salford, M5 4YU
Apartment 602, 1 Lockgate Square, Salford, M5 4YU
Apartment 603, 1 Lockgate Square, Salford, M5 4YU
Apartment 604, 1 Lockgate Square, Salford, M5 4YU
Apartment 606, 1 Lockgate Square, Salford, M5 4YU
Apartment 607, 1 Lockgate Square, Salford, M5 4YU
Apartment 608, 1 Lockgate Square, Salford, M5 4YU
Apartment 609, 1 Lockgate Square, Salford, M5 4YU
Apartment 610, 1 Lockgate Square, Salford, M5 4YU
Apartment 701, 1 Lockgate Square, Salford, M5 4YU
Apartment 702, 1 Lockgate Square, Salford, M5 4YU
Apartment 703, 1 Lockgate Square, Salford, M5 4YU
Apartment 704, 1 Lockgate Square, Salford, M5 4YU
Apartment 705, 1 Lockgate Square, Salford, M5 4YU
Apartment 706, 1 Lockgate Square, Salford, M5 4YU
Apartment 707, 1 Lockgate Square, Salford, M5 4YU
Apartment 708, 1 Lockgate Square, Salford, M5 4YU
Apartment 709, 1 Lockgate Square, Salford, M5 4YU
Apartment 710, 1 Lockgate Square, Salford, M5 4YU
Unit 1, 1 Lockgate Square, Salford, M5 4YU
Seven Bro7hers Beerhouse, Unit 2, 1 Lockgate Square, Salford, M5 4YU
Unit 3, 1 Lockgate Square, Salford, M5 4YU
Unit 4, 1 Lockgate Square, Salford, M5 4YU
Unit 5-8, 1 Lockgate Square, Salford, M5 4YU
Apartment 101, 15 Middlewood Street, Salford, M5 4YW
Apartment 102, 15 Middlewood Street, Salford, M5 4YW
Apartment 103, 15 Middlewood Street, Salford, M5 4YW
Apartment 104, 15 Middlewood Street, Salford, M5 4YW
Apartment 105, 15 Middlewood Street, Salford, M5 4YW
Apartment 106, 15 Middlewood Street, Salford, M5 4YW
Apartment 107, 15 Middlewood Street, Salford, M5 4YW
Apartment 108, 15 Middlewood Street, Salford, M5 4YW
Apartment 109, 15 Middlewood Street, Salford, M5 4YW

Apartment 110, 15 Middlewood Street, Salford, M5 4YW
Apartment 201, 15 Middlewood Street, Salford, M5 4YW
Apartment 202, 15 Middlewood Street, Salford, M5 4YW
Apartment 203, 15 Middlewood Street, Salford, M5 4YW
Apartment 204, 15 Middlewood Street, Salford, M5 4YW
Apartment 205, 15 Middlewood Street, Salford, M5 4YW
Apartment 206, 15 Middlewood Street, Salford, M5 4YW
Apartment 207, 15 Middlewood Street, Salford, M5 4YW
Apartment 208, 15 Middlewood Street, Salford, M5 4YW
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127B Liverpool Road, Manchester, M3 4JN
30 Potato Wharf, Manchester, M3 4NB
6 Potato Wharf, Manchester, M3 4NB
3 Woollam Place, Manchester, M3 4JJ
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 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
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
Arch 122, Woollam Place, Manchester, M3 4JJ
18 Potato Wharf, Manchester, M3 4NB
10 Potato Wharf, Manchester, M3 4NB

28 Potato Wharf, Manchester, M3 4NB
21 Woollam Place, Manchester, M3 4JJ
15 Woollam Place, Manchester, M3 4JJ
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Galloway, Rice Street, Manchester, M3 4JL
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127A Liverpool Road, Manchester, M3 4JN
25 Woollam Place, Manchester, M3 4JJ
133C Liverpool Road, Manchester, M3 4JN
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
4 Goods Yard Street, Manchester, M3 3BG
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
5 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
1 New Elm Road, Manchester, M3 4JH
32 Potato Wharf, Manchester, M3 4NB
22 Potato Wharf, Manchester, M3 4NB
16 Potato Wharf, Manchester, M3 4NB
7 Woollam Place, Manchester, M3 4JJ
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127F Liverpool Road, Manchester, M3 4JN
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
2 Potato Wharf, Manchester, M3 4NB
20 Potato Wharf, Manchester, M3 4NB
131F Liverpool Road, Manchester, M3 4JN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
37 Quay Street, Manchester, M60 9EA

Flat 902, 2 Little John Street, Manchester, M3 3GZ
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Nucleus, 21 Rice Street, Manchester, M3 4JL
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
12 Potato Wharf, Manchester, M3 4NB
14 Potato Wharf, Manchester, M3 4NB
26 Potato Wharf, Manchester, M3 4NB
8 Potato Wharf, Manchester, M3 4NB
36 Potato Wharf, Manchester, M3 4NB
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
6 Goods Yard Street, Manchester, M3 3BG
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Arch 121, Woollam Place, Manchester, M3 4JJ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Arch 123, Woollam Place, Manchester, M3 4JJ
23 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ

Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ
8 Goods Yard Street, Manchester, M3 3BG
2 Goods Yard Street, Manchester, M3 3BG
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129B Liverpool Road, Manchester, M3 4JN
24 Potato Wharf, Manchester, M3 4NB
34 Potato Wharf, Manchester, M3 4NB
4 Potato Wharf, Manchester, M3 4NB
1 Woollam Place, Manchester, M3 4JJ
131C Liverpool Road, Manchester, M3 4JN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Great John Street Hotel, Great John Street, Manchester, M3 4FD
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Appendix 2 – Planning constraints

Article 4 Direction - Multiple
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Castlefield Conservation Area 1979