

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137781/AO/2023

Date registered valid: 16 August 2023

Proposal: Installation of 2 x high level individual letter signs and 2 x high level fascia signs.

Address: Henry Royce Building, Manchester University, Upper Brook Street, Manchester, M13 9PL

Ward(s): Hulme Ward

Applicant: Mr Jordan Cummings SDA Consulting LLP

Agent (if any): Mr Jordan Cummings SDA Consulting

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved

Date of recommendation: 03/01/2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 5 September 2023

Standard consultations:

Printed: 18 August 2023 Expired: 8 September 2023

Neighbour notifications

Printed: 18 August 2023 Expired: 8 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 Area/Site

Listed building: Not applicable.

Conservation area: Not applicable.

Tree Preservation Order: Not applicable.

The site is located centrally within the emerging Engineering and Physical Sciences area of the University of Manchester campus. Bounded in the east by Upper Brook Street, it sits between the Alan Turing Building and Aquatics Car Park, alongside a key delivery and pedestrian route. This route links the site with a number of related facilities - the forthcoming Manchester Engineering Campus Development (MECD), National Graphene Institute (NGI), Photon Science Institute (within the Alan Turing Building) and School of Physics and Astronomy (Schuster Building).

Description of Development

The proposal seeks the installation of 1 x high level individual letter signs and 1 x high level fascia signs.

The 1 x high level individual letter signs is situated on the east elevation, on the top corner next to the north elevation. This individual letter sign read 'ROYCE' in large black letters, with backlit illuminations that create a halo effect around the letters. The letters of the sign run horizontally across the building.

Just below this, on the east elevation near to the top corner of the north elevation, there is also a high-level fascia sign with the 'Manchester 1824' university logo. This will sit beneath the high-level individual letter sign on this side.

Consultations & Notification Responses

Highway Services - Confirmed that all signage is considered acceptable from their perspective.

Environmental Health - Have no comment to make.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received due to 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 141** which states:

“The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of

advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

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

Issues

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 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 East Elevation

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 policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approved

Condition(s) to be attached to decision for approval 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 16 August 2023:

- Sections

Received by the City Council as Local Planning Authority on 03 January 2024:

- Signage Details

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

Highway Services
Environmental Health

Room 3 Flat 3, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 46, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 64 Flat 65, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 53, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 33 Flat 38, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 56 Flat 57, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 38, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 81 Flat 18, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 66, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 73 Flat 72, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 72, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 69, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 6, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 5 Flat 5, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 68, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 7 Flat 7, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 48, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 32 Flat 38, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 10, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 41 Flat 44, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 45, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 1 Flat 1, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 87 Flat 24, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 21, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 42 Flat 45, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 16 Flat 15, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Prospects House, Booth Street East, Manchester, M13 9EP
NATIONAL GRAPHENE INSTITUTE, Booth Street East, Manchester, M13 9SS
Flat 55, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 73, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 31, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 43, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 38 Flat 41, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 76 Flat 73, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 25, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 28, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 28 Flat 34, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 52 Flat 55, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 4 Flat 4, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 60, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 16, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 86 Flat 23, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 78 Flat 73, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 74 Flat 72, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 62 Flat 63, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 62, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 19, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 22, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 18, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU

Room 63 Flat 64, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 75 Flat 72, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 71, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 61 Flat 62, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Manchester University, Oxford Road, Manchester, M13 9PL
Flat 57, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 58, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 59 Flat 60, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 20 Flat 26, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 40, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 44, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 29 Flat 35, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 11 Flat 10, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 70 Flat 69, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 12, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 14, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 42, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 84 Flat 21, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 37 Flat 41, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 54 Flat 56, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 34, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
45 Upper Brook Street, Manchester, M13 9WS
Room 71 Flat 70, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 19 Flat 26, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 14 Flat 14, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 67 Flat 66, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 49 Flat 52, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 46 Flat 49, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 24, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 51 Flat 54, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 8, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 23 Flat 29, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 33, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 8 Flat 8, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 27 Flat 32, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 34 Flat 39, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 55 Flat 56, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 13 Flat 13, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 2, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 22 Flat 28, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 47 Flat 50, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 51, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 5, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 43 Flat 46, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 30 Flat 36, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 12 Flat 12, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 67, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 17 Flat 25, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 65 Flat 65, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 59, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 24 Flat 30, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 39 Flat 42, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 36, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 80 Flat 17, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW

Flat 54, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 53 Flat 56, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 70, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 11, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 68 Flat 67, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 56, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 77 Flat 73, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 26 Flat 32, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 27, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 44 Flat 47, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 9 Flat 9, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 6 Flat 6, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 39, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 7, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 30, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 60 Flat 61, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 20, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 31 Flat 37, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 82 Flat 19, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Graduate Prospects, Prospects House, Booth Street East, Manchester, M13 9EP
Flat 13, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 1, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 32, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 17, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 2 Flat 2, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 25 Flat 31, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 4, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 27 Flat 33, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 58 Flat 59, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 26, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 50, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 69 Flat 68, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 45 Flat 48, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 36 Flat 41, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 85 Flat 22, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 29, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
SIP, Car Park, 53 - 57 Upper Brook Street, Manchester, M13 9TD
Flat 41, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 37, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 3, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 61, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 64, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 40 Flat 43, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 49, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 35, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 48 Flat 51, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 50 Flat 53, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 21 Flat 27, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 65, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 66 Flat 65, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 10 Flat 10, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 57 Flat 58, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 79 Flat 16, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 35 Flat 40, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW

Flat 15, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 83 Flat 20, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 23, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Flat 9, The Chapel, 43 Upper Brook Street, Manchester, M13 9JU
Room 18 Flat 26, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 47, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Room 72 Flat 71, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 63, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW
Flat 52, The Chapel, 43 Upper Brook Street, Manchester, M13 9JW

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL