

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136788/AOH/2023

Date registered valid: 21 April 2023

Proposal: Relocation of freestanding internally illuminated double-sided digital advertisement unit.

Address: Pavement Outside, 61 Great Ancoats Street, Manchester, M4 5AB

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Thomas Johnston JCDecaux UK

Agent (if any):

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26.06.2023

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 4 May 2023 Expired: 25 May 2023

Neighbour notifications

Printed: 4 May 2023 Expired: 25 May 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/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The area relates to Ancoats, a conservation area North of Manchester's city centre. The character of the area comprises several different uses, including residential, dining, drinking and offices.

The site relates to an area of pavement outside 61 Great Ancoats Street, a major thoroughfare on the periphery of the city centre.

Description of development

The development relates to the relocation of a double-sided digital advertisement board on the pavement adjacent to Great Ancoats Street. The existing location has been covered by scaffolding due to construction work. As the works will be long-term, a new location is proposed to ensure the board remains visible. The board is of a height of 1.895 metres, width of 1.065 metres and depth of 0.255 metres. The board is constructed from steel, aluminium and toughened glass. The board is black with a digital screen on either side.

Consultations & Notification Responses

Publicity - letters were sent to surrounding occupiers informing them of the development. Five objections were received as a result of this publicity. A summary of the reasons for objection are as follows:

-Too close proximity to entrance to apartment building, ground floor shop and pedestrian crossing, causing a potential impediment to pedestrian movement.

- Prevent delivery vans pulling up and the proposed location.
- Cause a visual obstruction for drivers coming from Blossom and Jersey streets either side of the block.
- Screen pedestrians from drivers view, causing a potential public safety issue.
- Create an unattractive piece of street furniture, thereby harming visual amenity
- The digital screens use electricity in a manner that is unsustainable from an environmental and financial perspective.

Consultees

- Highways Services* - satisfied provided sufficient clearance to kerb and adjacent street furniture demonstrated. Illuminance/content condition recommended to ensure static display with 600cd/m2 illuminance level to reduce potential for driver distraction
- Environmental Health Officer* - no objection/comment provided installed in line with stated 600cd/m2 illuminance level
- Transport for Greater Manchester* – no objection, Illuminance/content condition suggested as per Highways Services

Issues

The main policies that relate to this application are SP1 (Spatial Principles), DM1 (Development Management) of the Manchester Core Strategy and saved policies DC15 (Advertisements, hoardings and posters) and DC22 (Footpath protection) of the Unitary Development Plan for Manchester (1995).

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

Issues

The Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. An assessment of the proposals under these criteria is outlined below.

Visual amenity

The digital billboard proposed for relocation is a now common piece of street furniture around Manchester's city centre. The billboards are themselves powder coated a dark grey/ black and are decidedly minimalist in design. Their relatively small scale in comparison to other digital and non-digital advertisement board means they are less obtrusive as a form of street furniture. The pillar style, with a greater height than width also minimises their visual impact.

The digital screens and the content displayed is, by its nature, designed to be eye-catching. The images will be busy and mixed in colour. As such, the boards will be a somewhat obtrusive feature in the wider street scene.

To minimise the visual impact of the screens themselves, a condition is attached as per Highways and TfGM. The condition restricts the brightness to the 600cd/m² recommended by the Institute of Lighting Professionals, ensure adverts are displayed for a minimum of 10 seconds and sensor to ensure the brightness is matched to ambient light levels. These measures should lessen the potential visual obtrusiveness of the boards.

Impact on the conservation area

The site falls within the Ancoats Conservation Area. It is on the very periphery along Great Ancoats Street which is a busy radial route into the city centre and has a mixture of new, old and listed buildings.

However, there is less of the historic environment in this part of the conservation area than along the streets to the north. The proposed development is not in the setting of any listed buildings and those directly adjacent are new build apartment buildings as are those across the road from the site.

As a result, it is considered that the proposed development would have a negligible impact on the setting of the conservation area and the installation of the board would do little to detract from the character of the historic environment.

Public Safety

The development was assessed by Highways Services and TfGM who considered the potential impact the billboard would have on driver safety/distraction. No objections to the proposal were raised. However, they recommended a control of the illuminance level, a automatic function to ensure it switched to black in the event of a breakdown, a minimum display length and a minimum clearance to ensure driver distraction is minimised. Therefore, it is considered that the public safety concerns raised by members of the public would be mitigated.

The billboard should not impede pedestrian movement due to sufficient pavement clearances being demonstrated by the applicant. The proposal is considered acceptable to Highways and concerns around impeding pedestrian movement raised by the public are considered mitigated.

There is a traffic regulation order, double yellow lines with no loading 7-10am and 4-7pm, in place on the kerb next to the development site. Hence, delivery vehicles should not be stopping at or around the development site for much of the day due to the busy nature of Great Ancoats Street. As a result, concerns raised that it would prevent delivery vehicles from making deliveries are not considered material to this application.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a

legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Not applicable for advertisements

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:

-Drawing - Site Plan SITE PLAN & VISUALS received by the City Council, as local planning authority, on 21/04/2023

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, and Section 12 of the National Planning Policy Framework.

3) Lighting from illuminated signage shall be designed and installed so as to ensure:

- (a) For individual advertisements displayed on the LED panel which contain moving images, animation, video or full motion images then a three-metre unobstructed footway width should be maintained where possible to avoid the advert from causing a visual obstruction to drivers and to maintain a suitable access route for pedestrians.
- (b) No individual advertisements shall be displayed for duration of less than 10 seconds.
- (c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.
- (d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.
- (e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.
- (f) The maximum luminance level of the advertisements displayed on the panel shall not exceed 600 cd/m² during non daylight hours / inclement weather.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and extant policy 15.2 of the UDP (1995) for Manchester

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Transport For Greater Manchester

Flat 1107, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1104, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1005, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1001, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 904, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 610, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 606, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 603, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 505, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 407, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 202, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 106, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 101, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1101, 61 Houldsworth Street, Manchester, M1 2FB
Flat 905, 61 Houldsworth Street, Manchester, M1 2FB
Flat 902, 61 Houldsworth Street, Manchester, M1 2FB
Flat 806, 61 Houldsworth Street, Manchester, M1 2FB
Flat 611, 61 Houldsworth Street, Manchester, M1 2FB
Flat 510, 61 Houldsworth Street, Manchester, M1 2FA
Flat 507, 61 Houldsworth Street, Manchester, M1 2FA
Flat 505, 61 Houldsworth Street, Manchester, M1 2FA
Flat 414, 61 Houldsworth Street, Manchester, M1 2FA
Flat 301, 61 Houldsworth Street, Manchester, M1 2FA
Flat 212, 61 Houldsworth Street, Manchester, M1 2FA
Flat 207, 61 Houldsworth Street, Manchester, M1 2FA
Flat 202, 61 Houldsworth Street, Manchester, M1 2FA
Flat 113, 61 Houldsworth Street, Manchester, M1 2FA
Flat 110, 61 Houldsworth Street, Manchester, M1 2FA
Flat 109, 61 Houldsworth Street, Manchester, M1 2FA
Flat 102, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1203, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1101, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1005, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 902, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 901, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 705, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 703, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 514, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 413, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 401, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 303, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 211, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 210, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 205, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 113, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 103, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 102, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1202, Oxid House, 78 Newton Street, Manchester, M1 1AQ

Flat 1101, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 902, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 509, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 506, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 503, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 310, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 306, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 209, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 205, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 204, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 201, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 104, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 103, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1202, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1002, 61 Houldsworth Street, Manchester, M1 2FB
Flat 907, 61 Houldsworth Street, Manchester, M1 2FB
Flat 906, 61 Houldsworth Street, Manchester, M1 2FB
Flat 709, 61 Houldsworth Street, Manchester, M1 2FB
Flat 706, 61 Houldsworth Street, Manchester, M1 2FB
Flat 604, 61 Houldsworth Street, Manchester, M1 2FB
Flat 602, 61 Houldsworth Street, Manchester, M1 2FB
Flat 601, 61 Houldsworth Street, Manchester, M1 2FB
Flat 504, 61 Houldsworth Street, Manchester, M1 2FA
Flat 503, 61 Houldsworth Street, Manchester, M1 2FA
Flat 407, 61 Houldsworth Street, Manchester, M1 2FA
Flat 311, 61 Houldsworth Street, Manchester, M1 2FA
Flat 308, 61 Houldsworth Street, Manchester, M1 2FA
Flat 307, 61 Houldsworth Street, Manchester, M1 2FA
Flat 213, 61 Houldsworth Street, Manchester, M1 2FA
Flat 209, 61 Houldsworth Street, Manchester, M1 2FA
Flat 114, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1201, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1103, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1102, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 903, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 804, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 803, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 802, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 801, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 108, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 102, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 107, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 805, 61 Houldsworth Street, Manchester, M1 2FB
Flat 903, 61 Houldsworth Street, Manchester, M1 2FB
Flat 807, 61 Houldsworth Street, Manchester, M1 2FB
Ancoats General Store, 57 Great Ancoats Street, Manchester, M4 5AB
Flat 1002, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1001, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1004, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 905, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 805, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 516, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 417, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 515, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN

Flat 509, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 419, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 412, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 409, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 408, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 317, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 118, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 116, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 109, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 105, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1110, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1106, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1010, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1002, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 908, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 905, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 809, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 808, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 710, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 704, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 604, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 403, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 402, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 401, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 309, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 210, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1302, 61 Houldsworth Street, Manchester, M1 2FB
Flat 714, 61 Houldsworth Street, Manchester, M1 2FB
Flat 708, 61 Houldsworth Street, Manchester, M1 2FB
Flat 603, 61 Houldsworth Street, Manchester, M1 2FB
Flat 515, 61 Houldsworth Street, Manchester, M1 2FA
Flat 512, 61 Houldsworth Street, Manchester, M1 2FA
Flat 511, 61 Houldsworth Street, Manchester, M1 2FA
Flat 509, 61 Houldsworth Street, Manchester, M1 2FA
Flat 506, 61 Houldsworth Street, Manchester, M1 2FA
Flat 501, 61 Houldsworth Street, Manchester, M1 2FA
Flat 413, 61 Houldsworth Street, Manchester, M1 2FA
Flat 211, 61 Houldsworth Street, Manchester, M1 2FA
Flat 206, 61 Houldsworth Street, Manchester, M1 2FA
Flat 112, 61 Houldsworth Street, Manchester, M1 2FA
Flat 103, 61 Houldsworth Street, Manchester, M1 2FA
Flat 602, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 519, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 501, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 415, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 414, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 405, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 403, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 306, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 311, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 310, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 309, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 305, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 301, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH

Flat 209, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 202, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 117, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 107, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 106, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1206, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1204, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1105, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1007, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1003, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 909, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 807, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 607, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 510, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 303, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 301, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1004, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1001, 61 Houldsworth Street, Manchester, M1 2FB
Flat 710, 61 Houldsworth Street, Manchester, M1 2FB
Flat 707, 61 Houldsworth Street, Manchester, M1 2FB
Flat 702, 61 Houldsworth Street, Manchester, M1 2FB
Flat 701, 61 Houldsworth Street, Manchester, M1 2FB
Flat 610, 61 Houldsworth Street, Manchester, M1 2FB
Flat 608, 61 Houldsworth Street, Manchester, M1 2FB
Flat 514, 61 Houldsworth Street, Manchester, M1 2FA
Flat 502, 61 Houldsworth Street, Manchester, M1 2FA
Flat 412, 61 Houldsworth Street, Manchester, M1 2FA
Flat 411, 61 Houldsworth Street, Manchester, M1 2FA
Flat 404, 61 Houldsworth Street, Manchester, M1 2FA
Flat 315, 61 Houldsworth Street, Manchester, M1 2FA
Flat 314, 61 Houldsworth Street, Manchester, M1 2FA
Flat 305, 61 Houldsworth Street, Manchester, M1 2FA
Flat 105, 61 Houldsworth Street, Manchester, M1 2FA
Flat 3, 61 Houldsworth Street, Manchester, M1 2FA
Flat 701, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 605, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 601, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 518, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 511, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 510, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 411, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 410, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 404, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 402, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 106, 61 Houldsworth Street, Manchester, M1 2FA
Flat 315, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 208, 61 Houldsworth Street, Manchester, M1 2FA
Flat 201, 61 Houldsworth Street, Manchester, M1 2FA
Flat 104, 61 Houldsworth Street, Manchester, M1 2FA
Flat 7, 61 Houldsworth Street, Manchester, M1 2FA
Flat 702, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 604, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 517, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 508, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN

Flat 507, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 502, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 416, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 407, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 318, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 312, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 203, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 418, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 204, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 208, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 207, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 201, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 206, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 119, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 110, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 218, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 308, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 307, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1209, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1207, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 910, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 810, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 806, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 804, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 802, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 703, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 701, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 608, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 605, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 602, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 508, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 410, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 408, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 404, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 308, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 307, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 711, 61 Houldsworth Street, Manchester, M1 2FB
Flat 206, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1201, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1102, 61 Houldsworth Street, Manchester, M1 2FB
Flat 614, 61 Houldsworth Street, Manchester, M1 2FB
Flat 606, 61 Houldsworth Street, Manchester, M1 2FB
Flat 513, 61 Houldsworth Street, Manchester, M1 2FA
Flat 313, 61 Houldsworth Street, Manchester, M1 2FA
Flat 312, 61 Houldsworth Street, Manchester, M1 2FA
Flat 306, 61 Houldsworth Street, Manchester, M1 2FA
70 Great Ancoats Street, Manchester, M4 5BG
Flat 1210, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1208, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1203, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1103, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1102, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1008, Oxid House, 78 Newton Street, Manchester, M1 1AQ

Flat 1006, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 901, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 803, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 709, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 705, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 601, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 504, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 405, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 203, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1301, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1005, 61 Houldsworth Street, Manchester, M1 2FB
Flat 706, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, 61 Houldsworth Street, Manchester, M1 2FB
Flat 607, 61 Houldsworth Street, Manchester, M1 2FB
Flat 415, 61 Houldsworth Street, Manchester, M1 2FA
Flat 410, 61 Houldsworth Street, Manchester, M1 2FA
Flat 409, 61 Houldsworth Street, Manchester, M1 2FA
Flat 405, 61 Houldsworth Street, Manchester, M1 2FA
Flat 403, 61 Houldsworth Street, Manchester, M1 2FA
Flat 402, 61 Houldsworth Street, Manchester, M1 2FA
Flat 401, 61 Houldsworth Street, Manchester, M1 2FA
Flat 111, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
115 Newton Street, Manchester, M1 1EF
Unit 1, Oxid House, 78 Newton Street, Manchester, M1 1AL
Cha Ology, 61A Great Ancoats Street, Manchester, M4 5AB
Flat 704, 61 Houldsworth Street, Manchester, M1 2FB
Flat 112, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 705, 61 Houldsworth Street, Manchester, M1 2FB
Kettlebell Kitchen, 67 Great Ancoats Street, Manchester, M4 5AB
Squid Ink, 63 Great Ancoats Street, Manchester, M4 5AB
Flat 904, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
54 - 58 Great Ancoats Street, Manchester, M4 5AB
Flat 210, 61 Houldsworth Street, Manchester, M1 2FA
Flat 204, 61 Houldsworth Street, Manchester, M1 2FA
Flat 203, 61 Houldsworth Street, Manchester, M1 2FA
Flat 108, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1202, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 506, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 504, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 316, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 314, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 216, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 214, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 115, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 101, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
80 Newton Street, Manchester, M1 1EE
Flat 1004, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 907, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 906, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 707, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 702, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 507, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 501, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 406, Oxid House, 78 Newton Street, Manchester, M1 1AL

Flat 302, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 804, 61 Houldsworth Street, Manchester, M1 2FB
Flat 802, 61 Houldsworth Street, Manchester, M1 2FB
Flat 713, 61 Houldsworth Street, Manchester, M1 2FB
Flat 703, 61 Houldsworth Street, Manchester, M1 2FB
Flat 613, 61 Houldsworth Street, Manchester, M1 2FB
Flat 612, 61 Houldsworth Street, Manchester, M1 2FB
Flat 609, 61 Houldsworth Street, Manchester, M1 2FB
Flat 605, 61 Houldsworth Street, Manchester, M1 2FB
Flat 508, 61 Houldsworth Street, Manchester, M1 2FA
Flat 408, 61 Houldsworth Street, Manchester, M1 2FA
Flat 310, 61 Houldsworth Street, Manchester, M1 2FA
Flat 304, 61 Houldsworth Street, Manchester, M1 2FA
Flat 215, 61 Houldsworth Street, Manchester, M1 2FA
Flat 214, 61 Houldsworth Street, Manchester, M1 2FA
Flat 115, 61 Houldsworth Street, Manchester, M1 2FA
Flat 111, 61 Houldsworth Street, Manchester, M1 2FA
Flat 107, 61 Houldsworth Street, Manchester, M1 2FA
Flat 101, 61 Houldsworth Street, Manchester, M1 2FA
Flat 5, 61 Houldsworth Street, Manchester, M1 2FA
Flat 4, 61 Houldsworth Street, Manchester, M1 2FA
Flat 505, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1, 61 Houldsworth Street, Manchester, M1 2FA
Flat 603, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 513, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 406, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Serviced Apartment 319, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 313, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 302, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 219, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 213, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 212, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1108, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1009, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 903, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 805, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 708, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 609, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 502, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 409, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 305, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 304, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 208, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 207, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 109, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 105, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1003, 61 Houldsworth Street, Manchester, M1 2FB
Flat 904, 61 Houldsworth Street, Manchester, M1 2FB
Flat 901, 61 Houldsworth Street, Manchester, M1 2FB
Flat 803, 61 Houldsworth Street, Manchester, M1 2FB
Flat 712, 61 Houldsworth Street, Manchester, M1 2FB
Flat 406, 61 Houldsworth Street, Manchester, M1 2FA
Flat 309, 61 Houldsworth Street, Manchester, M1 2FA
Flat 303, 61 Houldsworth Street, Manchester, M1 2FA

Flat 302, 61 Houldsworth Street, Manchester, M1 2FA
Flat 205, 61 Houldsworth Street, Manchester, M1 2FA
Flat 6, 61 Houldsworth Street, Manchester, M1 2FA
Flat 2, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1003, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 704, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 512, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 503, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 304, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 217, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 215, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 114, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 108, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 104, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1205, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1201, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1109, Oxid House, 78 Newton Street, Manchester, M1 1AQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL