MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	135683/AO/2022
Date registered valid:	16 January 2023
Proposal:	Installation of 1no. vinyl sign on western elevation; 1 no. lightbox on southern elevation; 1 no. lightbox on eastern elevation; 1 no. projection sign on eastern elevation and 4 no. fascia signs on eastern elevation
Address:	49 Chorlton Street, Manchester, M1 3FY
Ward(s):	Piccadilly Ward
Applicant:	Mr Paul Jones Cloudwater Brew Co
Agent (if any):	Ms Katie Priest Katie Priest Town Planning
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**10/03/2023**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:
Printed: 24 January 2023 Expired: 14 February 2023

Neighbour notifications
Printed: 24 January 2023 Expired: 14 February 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: Grade II

Conservation area: n/a

Tree Preservation Order: **n/a**

Description of area
The area relates to a part of Manchester city centre around the Kampus development, that falls between the Gay Village and Piccadilly Station. The character of the area comprises a number of different uses, including dining, drinking, residential, academic and judicial. It does not fall within a conservation area but is opposite the Whitworth Street Conservation Area. Kampus itself comprises ground floor commercial units, with residential and holiday accommodation to the upper floors.

The site is a ground floor unit of the Kampus development with entrances on to the central courtyard and on the opposite elevation on to Chorlton Street. The unit is constructed from a historic core structure, with sympathetic modern additions of high-quality design. The unit was designed for commercial, retail or food and drink use. As a result, necessary elements, such as service points for WCs, extractions risers to the roof and servicing areas are already incorporated into the layout.

Description of development
The development seeks the installation of various signs to advertise the new occupier, a bar and restaurant run by a local brewery. This would include 1no. projecting sign, 1no. box sign, 4no. vinyl fascia signs on the eastern elevation, 1no. large box sign on the southern elevation and 1no. internal hanging sign with vinyl window signage below on the western elevation.

Consultations & Notification Responses
Publicity - letters were sent to surrounding occupiers informing them of the development. No representations were received as a result of this publicity.

Highways - no objections

Issues

The main policies relating to this application are policies DM1, EN3, CC9 and SP1 of the Manchester Core Strategy and policies DC14 and DC15 of the Unitary Development Plan and Section 16 of the NPPF.

Eastern elevation
The eastern elevation, facing on to the Kampus development internal courtyard, is where the majority of the proposed signage is situated. The proposed signage comprises 4no. non-illuminated vinyl sign affixed to the fascia above each glazed doorway, 1no. internally illuminated projecting sign and 1no. internally illuminated box sign affixed to the elevation between two doorways midway between fascia level and the floor.

Policy DC14.5 (e) states that on listed buildings and in conservation areas, fascia signs should be made of individually mounted letters. Hence the proposed fascia signages are not supported. Furthermore, the proposed fascia signs are to be externally mounted vinyl, which would form an unattractive feature on the listed building. In particular, external vinyl are not durable degrade quickly and easily. Hence, the use of vinyl is considered to be contrary to Policy DC15.1 (f) states that adverts should be capable of being satisfactorily maintained.

The circular, wall mounted non-projecting box sign is placed at a mid-level between fascia level and the floor. This is contrary to Policy DC14.5 (a) states that signs should not normally be placed at anywhere other than fascia level. A single projecting sign is permitted per unit and hence could be supported provided the depth of the sign were reduced to 30mm, in line with other acceptable examples in the city centre.

The cumulative effect of the advertisements on this elevation are considered to amount to advertisement clutter, contrary to DC15 which discourages development that would create advertisement clutter. Advertisement clutter is considered to be harmful to visual amenity, creating obtrusive elevational features. The proposed development site is a Grade II listed building, and within a conservation area, and so development will only be supported if it preserves or enhances the listed building and conservation area. Given the harm to visual amenity caused by the proposed signage, the development is considered to amount to a degree of less than substantial harm to the setting of a listed building and the Whitworth Street Conservation Area. This is contrary to policies CC9 and EN3 of the Manchester Core Strategy, saved policies DC18 and DC19 of the NPPF and Section 16 of the NPPF.

Southern elevation
There is 1no. large, illuminated box sign proposed on this elevation, affixed to the lower half of the elevation. This is contrary to Policy DC14.5 (a) states that signs should not normally be placed at anywhere other than fascia level and Policy DC14.5 (e) states that on listed buildings and in conservation areas, signs should be made of individually mounted letters.

Western elevation
The internally mounted, non-illuminated individual letter sign, as it is mounted behind the glass, does not require advertisement consent. However, the vinyl subscript affixed to the glazing below this sign is not supported due to the lack of durability, as with the eastern elevation.

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: Refuse

Article 35 Declaration

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

1) The proposed signage by virtue of their siting, appearance and amount would fail to respond positively to the architectural quality of the building and create advertisement clutter. The proposal is therefore harmful to the visual amenity and character of the Listed building and the local area and therefore contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, EN1, EN3, CC9 and DM1 of the Manchester Core Strategy (2012 and the saved policy DC14, DC15, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 901, 59 Chorlton Street, Manchester, M1 3GD
Flat 810, 59 Chorlton Street, Manchester, M1 3GD
Flat 802, 59 Chorlton Street, Manchester, M1 3GD
Flat 801, 59 Chorlton Street, Manchester, M1 3GD
Flat 717, 59 Chorlton Street, Manchester, M1 3GD
Flat 713, 59 Chorlton Street, Manchester, M1 3GD
Flat 702, 59 Chorlton Street, Manchester, M1 3GD
Flat 503, 59 Chorlton Street, Manchester, M1 3FY
Flat 313, 59 Chorlton Street, Manchester, M1 3FY
Flat 302, 59 Chorlton Street, Manchester, M1 3FY
9 Little David Street, Manchester, M1 3GA
Flat 304, 3 Little David Street, Manchester, M1 3GA
Flat 4, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1304, 28 Minshull Street, Manchester, M1 3GP
Flat 1208, 28 Minshull Street, Manchester, M1 3GP
Flat 1206, 28 Minshull Street, Manchester, M1 3GP
Flat 1106, 28 Minshull Street, Manchester, M1 3GP
Flat 1002, 28 Minshull Street, Manchester, M1 3GP
Flat 907, 28 Minshull Street, Manchester, M1 3GP
Flat 902, 28 Minshull Street, Manchester, M1 3GP
Flat 901, 28 Minshull Street, Manchester, M1 3GP
Flat 710, 28 Minshull Street, Manchester, M1 3EF
Flat 709, 28 Minshull Street, Manchester, M1 3EF
Flat 506, 28 Minshull Street, Manchester, M1 3EF
Flat 505, 28 Minshull Street, Manchester, M1 3EF
Flat 501, 28 Minshull Street, Manchester, M1 3EF
Flat 406, 28 Minshull Street, Manchester, M1 3EF
Flat 310, 28 Minshull Street, Manchester, M1 3EF
Flat 306, 28 Minshull Street, Manchester, M1 3EF
Flat 202, 28 Minshull Street, Manchester, M1 3EF
42 Aytoun Street, Manchester, M1 3GL
Flat 1401, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1312, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1309, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1306, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1303, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1206, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1112, 59 Chorlton Street, Manchester, M1 3GD
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 1304, 44 Aytoun Street, Manchester, M1 3GN
Flat 1303, 44 Aytoun Street, Manchester, M1 3GN
Flat 1203, 44 Aytoun Street, Manchester, M1 3GN
Flat 1105, 44 Aytoun Street, Manchester, M1 3GN
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 901, 44 Aytoun Street, Manchester, M1 3GL
Flat 805, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 704, 44 Aytoun Street, Manchester, M1 3GL
Flat 703, 44 Aytoun Street, Manchester, M1 3GL

Flat 1401, 28 Minshull Street, Manchester, M1 3GP
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 1001, 59 Chorlton Street, Manchester, M1 3GD
Flat 915, 59 Chorlton Street, Manchester, M1 3GD
Flat 910, 59 Chorlton Street, Manchester, M1 3GD
Flat 903, 59 Chorlton Street, Manchester, M1 3GD
Flat 902, 59 Chorlton Street, Manchester, M1 3GD
Flat 816, 59 Chorlton Street, Manchester, M1 3GD
Flat 716, 59 Chorlton Street, Manchester, M1 3GD
Flat 712, 59 Chorlton Street, Manchester, M1 3GD
Flat 711, 59 Chorlton Street, Manchester, M1 3GD
Flat 709, 59 Chorlton Street, Manchester, M1 3GD
Flat 617, 59 Chorlton Street, Manchester, M1 3FY
Flat 616, 59 Chorlton Street, Manchester, M1 3FY
Flat 614, 59 Chorlton Street, Manchester, M1 3FY
Flat 613, 59 Chorlton Street, Manchester, M1 3FY
Flat 607, 59 Chorlton Street, Manchester, M1 3FY
Flat 514, 59 Chorlton Street, Manchester, M1 3FY
Flat 501, 59 Chorlton Street, Manchester, M1 3FY
Flat 409, 59 Chorlton Street, Manchester, M1 3FY
Flat 215, 59 Chorlton Street, Manchester, M1 3FY
Flat 212, 59 Chorlton Street, Manchester, M1 3FY
Flat 211, 59 Chorlton Street, Manchester, M1 3FY
Flat 209, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 3 Little David Street, Manchester, M1 3GA
Flat 1303, 28 Minshull Street, Manchester, M1 3GP
Flat 1209, 28 Minshull Street, Manchester, M1 3GP
Flat 1103, 28 Minshull Street, Manchester, M1 3GP
Flat 1007, 28 Minshull Street, Manchester, M1 3GP
Flat 1004, 28 Minshull Street, Manchester, M1 3GP
Flat 1001, 28 Minshull Street, Manchester, M1 3GP
Flat 909, 28 Minshull Street, Manchester, M1 3GP
Flat 904, 28 Minshull Street, Manchester, M1 3GP
Flat 811, 28 Minshull Street, Manchester, M1 3GP
Flat 809, 28 Minshull Street, Manchester, M1 3GP
Flat 808, 28 Minshull Street, Manchester, M1 3GP
Flat 806, 28 Minshull Street, Manchester, M1 3GP
Flat 703, 28 Minshull Street, Manchester, M1 3EF
Flat 701, 28 Minshull Street, Manchester, M1 3EF
Flat 608, 28 Minshull Street, Manchester, M1 3EF
Flat 308, 28 Minshull Street, Manchester, M1 3EF
Flat 209, 28 Minshull Street, Manchester, M1 3EF
Flat 1405, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1402, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1301, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1210, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1208, 59 Chorlton Street, Manchester, M1 3GJ
20 Minshull Street, Manchester, M1 3EF
Flat 201, 3 Little David Street, Manchester, M1 3GA
41 Chorlton Street, Manchester, M1 3FY
24 Minshull Street, Manchester, M1 3EF
Flat 1507, 28 Minshull Street, Manchester, M1 3GP

Flat 1302, 28 Minshull Street, Manchester, M1 3GP
Flat 1211, 28 Minshull Street, Manchester, M1 3GP
Flat 1207, 28 Minshull Street, Manchester, M1 3GP
Flat 1205, 28 Minshull Street, Manchester, M1 3GP
Flat 1005, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 28 Minshull Street, Manchester, M1 3GP
Flat 810, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 28 Minshull Street, Manchester, M1 3GP
Flat 603, 28 Minshull Street, Manchester, M1 3EF
Flat 601, 28 Minshull Street, Manchester, M1 3EF
Flat 507, 28 Minshull Street, Manchester, M1 3EF
Flat 504, 28 Minshull Street, Manchester, M1 3EF
Flat 411, 28 Minshull Street, Manchester, M1 3EF
Flat 409, 28 Minshull Street, Manchester, M1 3EF
Flat 211, 28 Minshull Street, Manchester, M1 3EF
Flat 1307, 59 Chorlton Street, Manchester, M1 3GJ
Flat 203, 28 Minshull Street, Manchester, M1 3EF
Flat 201, 28 Minshull Street, Manchester, M1 3EF
Flat 1506, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1305, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1117, 59 Chorlton Street, Manchester, M1 3GD
Flat 1115, 59 Chorlton Street, Manchester, M1 3GD
Flat 1114, 59 Chorlton Street, Manchester, M1 3GD
Flat 1111, 59 Chorlton Street, Manchester, M1 3GD
Flat 1108, 59 Chorlton Street, Manchester, M1 3GD
Flat 1104, 59 Chorlton Street, Manchester, M1 3GD
Flat 1102, 59 Chorlton Street, Manchester, M1 3GD
Flat 1012, 59 Chorlton Street, Manchester, M1 3GD
Flat 1301, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 59 Chorlton Street, Manchester, M1 3GD
Flat 1109, 59 Chorlton Street, Manchester, M1 3GD
Flat 1017, 59 Chorlton Street, Manchester, M1 3GD
Flat 1009, 59 Chorlton Street, Manchester, M1 3GD
Flat 1402, 44 Aytoun Street, Manchester, M1 3GN
Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 1007, 44 Aytoun Street, Manchester, M1 3GN
Flat 910, 44 Aytoun Street, Manchester, M1 3GL
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL
Flat 1308, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 59 Chorlton Street, Manchester, M1 3GD
Flat 917, 59 Chorlton Street, Manchester, M1 3GD
Flat 906, 59 Chorlton Street, Manchester, M1 3GD
Flat 809, 59 Chorlton Street, Manchester, M1 3GD
Flat 805, 59 Chorlton Street, Manchester, M1 3GD
Flat 715, 59 Chorlton Street, Manchester, M1 3GD
Flat 609, 59 Chorlton Street, Manchester, M1 3FY
Flat 515, 59 Chorlton Street, Manchester, M1 3FY
Flat 512, 59 Chorlton Street, Manchester, M1 3FY
Flat 504, 59 Chorlton Street, Manchester, M1 3FY
Flat 417, 59 Chorlton Street, Manchester, M1 3FY
Flat 315, 59 Chorlton Street, Manchester, M1 3FY
Flat 306, 59 Chorlton Street, Manchester, M1 3FY

Flat 210, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 3 Little David Street, Manchester, M1 3GA
Flat 16, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 11, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1301, 28 Minshull Street, Manchester, M1 3GP
Flat 1105, 28 Minshull Street, Manchester, M1 3GP
Flat 1102, 28 Minshull Street, Manchester, M1 3GP
Flat 1003, 28 Minshull Street, Manchester, M1 3GP
Flat 1108, 28 Minshull Street, Manchester, M1 3GP
Flat 807, 28 Minshull Street, Manchester, M1 3GP
Flat 708, 28 Minshull Street, Manchester, M1 3EF
Flat 611, 28 Minshull Street, Manchester, M1 3EF
Flat 610, 28 Minshull Street, Manchester, M1 3EF
Flat 805, 28 Minshull Street, Manchester, M1 3GP
Flat 503, 28 Minshull Street, Manchester, M1 3EF
Flat 407, 28 Minshull Street, Manchester, M1 3EF
Flat 405, 28 Minshull Street, Manchester, M1 3EF
Flat 402, 28 Minshull Street, Manchester, M1 3EF
Flat 305, 28 Minshull Street, Manchester, M1 3EF
Flat 207, 28 Minshull Street, Manchester, M1 3EF
Flat 1504, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1406, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1308, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1207, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD
Flat 1013, 59 Chorlton Street, Manchester, M1 3GD
Flat 1201, 44 Aytoun Street, Manchester, M1 3GN
Flat 1308, 44 Aytoun Street, Manchester, M1 3GN
Flat 1302, 44 Aytoun Street, Manchester, M1 3GN
Flat 1101, 44 Aytoun Street, Manchester, M1 3GN
Flat 1207, 44 Aytoun Street, Manchester, M1 3GN
Flat 1205, 44 Aytoun Street, Manchester, M1 3GN
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN
Flat 1010, 44 Aytoun Street, Manchester, M1 3GN
Flat 904, 44 Aytoun Street, Manchester, M1 3GL
Flat 803, 44 Aytoun Street, Manchester, M1 3GL
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 701, 44 Aytoun Street, Manchester, M1 3GL
Flat 605, 44 Aytoun Street, Manchester, M1 3GL
Flat 505, 44 Aytoun Street, Manchester, M1 3GL
Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 408, 44 Aytoun Street, Manchester, M1 3GL
Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 1502, 28 Minshull Street, Manchester, M1 3GP
Flat 1404, 28 Minshull Street, Manchester, M1 3GP
Flat 1309, 28 Minshull Street, Manchester, M1 3GP
Flat 1307, 28 Minshull Street, Manchester, M1 3GP
Flat 916, 59 Chorlton Street, Manchester, M1 3GD
Flat 904, 59 Chorlton Street, Manchester, M1 3GD
Flat 813, 59 Chorlton Street, Manchester, M1 3GD
Flat 806, 59 Chorlton Street, Manchester, M1 3GD
Flat 804, 59 Chorlton Street, Manchester, M1 3GD
Flat 803, 59 Chorlton Street, Manchester, M1 3GD

Flat 615, 59 Chorlton Street, Manchester, M1 3FY
Flat 610, 59 Chorlton Street, Manchester, M1 3FY
Flat 605, 59 Chorlton Street, Manchester, M1 3FY
Flat 603, 59 Chorlton Street, Manchester, M1 3FY
Flat 505, 59 Chorlton Street, Manchester, M1 3FY
Flat 414, 59 Chorlton Street, Manchester, M1 3FY
Flat 412, 59 Chorlton Street, Manchester, M1 3FY
Flat 407, 59 Chorlton Street, Manchester, M1 3FY
Flat 312, 59 Chorlton Street, Manchester, M1 3FY
Flat 311, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 59 Chorlton Street, Manchester, M1 3FY
Flat 310, 59 Chorlton Street, Manchester, M1 3FY
Flat 305, 59 Chorlton Street, Manchester, M1 3FY
Flat 304, 59 Chorlton Street, Manchester, M1 3FY
Flat 217, 59 Chorlton Street, Manchester, M1 3FY
Flat 216, 59 Chorlton Street, Manchester, M1 3FY
Flat 208, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 3 Little David Street, Manchester, M1 3GA
Flat 202, 3 Little David Street, Manchester, M1 3GA
Flat 17, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1210, 28 Minshull Street, Manchester, M1 3GP
Flat 1110, 28 Minshull Street, Manchester, M1 3GP
Flat 1104, 28 Minshull Street, Manchester, M1 3GP
Flat 1101, 28 Minshull Street, Manchester, M1 3GP
Flat 1009, 28 Minshull Street, Manchester, M1 3GP
Flat 910, 28 Minshull Street, Manchester, M1 3GP
Flat 906, 28 Minshull Street, Manchester, M1 3GP
Flat 903, 28 Minshull Street, Manchester, M1 3GP
Flat 803, 28 Minshull Street, Manchester, M1 3GP
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 1107, 44 Aytoun Street, Manchester, M1 3GN
Flat 502, 28 Minshull Street, Manchester, M1 3EF
Flat 807, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 606, 44 Aytoun Street, Manchester, M1 3GL
Flat 604, 44 Aytoun Street, Manchester, M1 3GL
Flat 509, 44 Aytoun Street, Manchester, M1 3GL
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 608, 44 Aytoun Street, Manchester, M1 3GL
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 1402, 28 Minshull Street, Manchester, M1 3GP
Flat 811, 59 Chorlton Street, Manchester, M1 3GD
Flat 807, 59 Chorlton Street, Manchester, M1 3GD
Flat 704, 59 Chorlton Street, Manchester, M1 3GD
Flat 701, 59 Chorlton Street, Manchester, M1 3GD
Flat 611, 59 Chorlton Street, Manchester, M1 3FY
Flat 608, 59 Chorlton Street, Manchester, M1 3FY
Flat 604, 59 Chorlton Street, Manchester, M1 3FY
Flat 706, 59 Chorlton Street, Manchester, M1 3GD
Flat 416, 59 Chorlton Street, Manchester, M1 3FY
Flat 408, 59 Chorlton Street, Manchester, M1 3FY
Flat 402, 59 Chorlton Street, Manchester, M1 3FY
Flat 510, 59 Chorlton Street, Manchester, M1 3FY
Flat 314, 59 Chorlton Street, Manchester, M1 3FY

Flat 309, 59 Chorlton Street, Manchester, M1 3FY
Flat 205, 59 Chorlton Street, Manchester, M1 3FY
Flat 201, 59 Chorlton Street, Manchester, M1 3FY
Flat 307, 59 Chorlton Street, Manchester, M1 3FY
47 Chorlton Street, Manchester, M1 3FY
45 Chorlton Street, Manchester, M1 3FY
Flat 303, 3 Little David Street, Manchester, M1 3GA
Flat 302, 3 Little David Street, Manchester, M1 3GA
Flat 104, 3 Little David Street, Manchester, M1 3GA
Flat 18, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 15, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 10, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 8, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 3, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 14, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1506, 28 Minshull Street, Manchester, M1 3GP
Flat 1504, 28 Minshull Street, Manchester, M1 3GP
Flat 1503, 28 Minshull Street, Manchester, M1 3GP
Flat 1505, 28 Minshull Street, Manchester, M1 3GP
Flat 508, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 28 Minshull Street, Manchester, M1 3EF
Flat 705, 28 Minshull Street, Manchester, M1 3EF
Flat 607, 28 Minshull Street, Manchester, M1 3EF
Flat 410, 28 Minshull Street, Manchester, M1 3EF
Flat 303, 28 Minshull Street, Manchester, M1 3EF
Flat 208, 28 Minshull Street, Manchester, M1 3EF
Flat 206, 28 Minshull Street, Manchester, M1 3EF
Flat 205, 28 Minshull Street, Manchester, M1 3EF
Flat 1310, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1209, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1205, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1202, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1201, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1116, 59 Chorlton Street, Manchester, M1 3GD
Flat 1405, 44 Aytoun Street, Manchester, M1 3GN
Flat 1403, 44 Aytoun Street, Manchester, M1 3GN
Flat 1202, 44 Aytoun Street, Manchester, M1 3GN
Flat 1109, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 810, 44 Aytoun Street, Manchester, M1 3GL
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 802, 44 Aytoun Street, Manchester, M1 3GL
Flat 707, 44 Aytoun Street, Manchester, M1 3GL
Flat 510, 44 Aytoun Street, Manchester, M1 3GL
Flat 506, 44 Aytoun Street, Manchester, M1 3GL
Flat 504, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
Flat 1407, 28 Minshull Street, Manchester, M1 3GP
Flat 1405, 28 Minshull Street, Manchester, M1 3GP

Flat 1305, 28 Minshull Street, Manchester, M1 3GP
Flat 606, 59 Chorlton Street, Manchester, M1 3FY
Flat 908, 59 Chorlton Street, Manchester, M1 3GD
Flat 812, 59 Chorlton Street, Manchester, M1 3GD
Flat 703, 59 Chorlton Street, Manchester, M1 3GD
Flat 601, 59 Chorlton Street, Manchester, M1 3FY
Flat 517, 59 Chorlton Street, Manchester, M1 3FY
Flat 513, 59 Chorlton Street, Manchester, M1 3FY
Flat 507, 59 Chorlton Street, Manchester, M1 3FY
Flat 413, 59 Chorlton Street, Manchester, M1 3FY
Flat 401, 59 Chorlton Street, Manchester, M1 3FY
Flat 317, 59 Chorlton Street, Manchester, M1 3FY
Flat 308, 59 Chorlton Street, Manchester, M1 3FY
Flat 214, 59 Chorlton Street, Manchester, M1 3FY
Flat 207, 59 Chorlton Street, Manchester, M1 3FY
Flat 206, 59 Chorlton Street, Manchester, M1 3FY
Flat 204, 59 Chorlton Street, Manchester, M1 3FY
Flat 203, 59 Chorlton Street, Manchester, M1 3FY
Flat 206, 3 Little David Street, Manchester, M1 3GA
Flat 105, 3 Little David Street, Manchester, M1 3GA
Flat 7, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 101, 3 Little David Street, Manchester, M1 3GA
Flat 26, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 22, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 6, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
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Flat 1202, 28 Minshull Street, Manchester, M1 3GP
Flat 1111, 28 Minshull Street, Manchester, M1 3GP
Flat 1006, 28 Minshull Street, Manchester, M1 3GP
Flat 905, 28 Minshull Street, Manchester, M1 3GP
Flat 802, 28 Minshull Street, Manchester, M1 3GP
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Flat 510, 28 Minshull Street, Manchester, M1 3EF
Flat 404, 28 Minshull Street, Manchester, M1 3EF
Flat 401, 28 Minshull Street, Manchester, M1 3EF
Flat 307, 28 Minshull Street, Manchester, M1 3EF
Flat 204, 28 Minshull Street, Manchester, M1 3EF
61 Chorlton Street, Manchester, M1 3FY
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Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1204, 59 Chorlton Street, Manchester, M1 3GJ
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Flat 1105, 59 Chorlton Street, Manchester, M1 3GD
Flat 1010, 59 Chorlton Street, Manchester, M1 3GD
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD
Flat 1106, 44 Aytoun Street, Manchester, M1 3GN
Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 804, 44 Aytoun Street, Manchester, M1 3GL
Flat 1009, 44 Aytoun Street, Manchester, M1 3GN
Flat 1004, 44 Aytoun Street, Manchester, M1 3GN

Flat 1001, 44 Aytoun Street, Manchester, M1 3GN
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Flat 702, 44 Aytoun Street, Manchester, M1 3GL
Flat 610, 44 Aytoun Street, Manchester, M1 3GL
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
Flat 603, 44 Aytoun Street, Manchester, M1 3GL
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Flat 203, 44 Aytoun Street, Manchester, M1 3GL
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Flat 1002, 59 Chorlton Street, Manchester, M1 3GD
Flat 909, 59 Chorlton Street, Manchester, M1 3GD
Flat 714, 59 Chorlton Street, Manchester, M1 3GD
Flat 707, 59 Chorlton Street, Manchester, M1 3GD
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Flat 509, 59 Chorlton Street, Manchester, M1 3FY
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Flat 506, 59 Chorlton Street, Manchester, M1 3FY
Flat 405, 59 Chorlton Street, Manchester, M1 3FY
Flat 502, 59 Chorlton Street, Manchester, M1 3FY
Flat 410, 59 Chorlton Street, Manchester, M1 3FY
Flat 406, 59 Chorlton Street, Manchester, M1 3FY
Flat 404, 59 Chorlton Street, Manchester, M1 3FY
Flat 316, 59 Chorlton Street, Manchester, M1 3FY
Flat 303, 59 Chorlton Street, Manchester, M1 3FY
Flat 213, 59 Chorlton Street, Manchester, M1 3FY
Flat 301, 3 Little David Street, Manchester, M1 3GA
Flat 102, 3 Little David Street, Manchester, M1 3GA
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Flat 19, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 13, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 2, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1204, 28 Minshull Street, Manchester, M1 3GP
Flat 1107, 28 Minshull Street, Manchester, M1 3GP
Flat 1008, 28 Minshull Street, Manchester, M1 3GP
Flat 804, 28 Minshull Street, Manchester, M1 3GP
Flat 704, 28 Minshull Street, Manchester, M1 3EF
Flat 702, 28 Minshull Street, Manchester, M1 3EF
Flat 606, 28 Minshull Street, Manchester, M1 3EF
Flat 302, 28 Minshull Street, Manchester, M1 3EF
Flat 605, 28 Minshull Street, Manchester, M1 3EF
Flat 509, 28 Minshull Street, Manchester, M1 3EF
Flat 311, 28 Minshull Street, Manchester, M1 3EF
Flat 301, 28 Minshull Street, Manchester, M1 3EF
Flat 1403, 59 Chorlton Street, Manchester, M1 3GJ
Flat 210, 28 Minshull Street, Manchester, M1 3EF
Flat 1505, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1503, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1212, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1107, 59 Chorlton Street, Manchester, M1 3GD
Flat 1103, 59 Chorlton Street, Manchester, M1 3GD
Flat 1101, 59 Chorlton Street, Manchester, M1 3GD

Flat 1011, 59 Chorlton Street, Manchester, M1 3GD
Flat 1005, 59 Chorlton Street, Manchester, M1 3GD
Flat 1408, 44 Aytoun Street, Manchester, M1 3GN
Flat 1406, 44 Aytoun Street, Manchester, M1 3GN
Flat 1404, 44 Aytoun Street, Manchester, M1 3GN
Flat 1206, 44 Aytoun Street, Manchester, M1 3GN
Flat 1204, 44 Aytoun Street, Manchester, M1 3GN
Flat 1102, 44 Aytoun Street, Manchester, M1 3GN
Flat 1008, 44 Aytoun Street, Manchester, M1 3GN
Flat 909, 44 Aytoun Street, Manchester, M1 3GL
Flat 906, 44 Aytoun Street, Manchester, M1 3GL
Flat 903, 44 Aytoun Street, Manchester, M1 3GL
Flat 902, 44 Aytoun Street, Manchester, M1 3GL
Flat 609, 44 Aytoun Street, Manchester, M1 3GL
Flat 808, 44 Aytoun Street, Manchester, M1 3GL
Flat 806, 44 Aytoun Street, Manchester, M1 3GL
Flat 710, 44 Aytoun Street, Manchester, M1 3GL
Flat 602, 44 Aytoun Street, Manchester, M1 3GL
Flat 503, 44 Aytoun Street, Manchester, M1 3GL
Flat 410, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
Flat 1306, 28 Minshull Street, Manchester, M1 3GP
Flat 911, 59 Chorlton Street, Manchester, M1 3GD
Flat 905, 59 Chorlton Street, Manchester, M1 3GD
Flat 817, 59 Chorlton Street, Manchester, M1 3GD
Flat 815, 59 Chorlton Street, Manchester, M1 3GD
Flat 814, 59 Chorlton Street, Manchester, M1 3GD
Flat 808, 59 Chorlton Street, Manchester, M1 3GD
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Flat 708, 59 Chorlton Street, Manchester, M1 3GD
Flat 705, 59 Chorlton Street, Manchester, M1 3GD
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Flat 511, 59 Chorlton Street, Manchester, M1 3FY
Flat 415, 59 Chorlton Street, Manchester, M1 3FY
Flat 411, 59 Chorlton Street, Manchester, M1 3FY
Flat 403, 59 Chorlton Street, Manchester, M1 3FY
Flat 202, 59 Chorlton Street, Manchester, M1 3FY
Flat 23, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 305, 3 Little David Street, Manchester, M1 3GA
Flat 103, 3 Little David Street, Manchester, M1 3GA
Flat 21, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 24, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 25, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 28, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 27, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 29, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 12, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 9, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 5, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW

Flat 1201, 28 Minshull Street, Manchester, M1 3GP
Flat 1109, 28 Minshull Street, Manchester, M1 3GP
Flat 1011, 28 Minshull Street, Manchester, M1 3GP
Flat 1010, 28 Minshull Street, Manchester, M1 3GP
Flat 908, 28 Minshull Street, Manchester, M1 3GP
Flat 609, 28 Minshull Street, Manchester, M1 3EF
Flat 604, 28 Minshull Street, Manchester, M1 3EF
Flat 602, 28 Minshull Street, Manchester, M1 3EF
Flat 508, 28 Minshull Street, Manchester, M1 3EF
Flat 408, 28 Minshull Street, Manchester, M1 3EF
Flat 309, 28 Minshull Street, Manchester, M1 3EF
Flat 304, 28 Minshull Street, Manchester, M1 3EF
Flat 1501, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1311, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1304, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1302, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1211, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1203, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1110, 59 Chorlton Street, Manchester, M1 3GD
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Flat 1014, 59 Chorlton Street, Manchester, M1 3GD
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD
Flat 1407, 44 Aytoun Street, Manchester, M1 3GN
Flat 1401, 44 Aytoun Street, Manchester, M1 3GN
Flat 1307, 44 Aytoun Street, Manchester, M1 3GN
Flat 1305, 44 Aytoun Street, Manchester, M1 3GN
Flat 1208, 44 Aytoun Street, Manchester, M1 3GN
Flat 1108, 44 Aytoun Street, Manchester, M1 3GN
Flat 1005, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 1002, 44 Aytoun Street, Manchester, M1 3GN
Flat 905, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ
Flat 1501, 28 Minshull Street, Manchester, M1 3GP
Flat 1406, 28 Minshull Street, Manchester, M1 3GP
Flat 1403, 28 Minshull Street, Manchester, M1 3GP
Flat 1311, 28 Minshull Street, Manchester, M1 3GP
Flat 1310, 28 Minshull Street, Manchester, M1 3GP
Flat 914, 59 Chorlton Street, Manchester, M1 3GD
Flat 913, 59 Chorlton Street, Manchester, M1 3GD
Flat 912, 59 Chorlton Street, Manchester, M1 3GD
Flat 907, 59 Chorlton Street, Manchester, M1 3GD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL