

## Planning

## Growth & Development

### Delegated officer report for planning application

|                                |                                                |     |        |
|--------------------------------|------------------------------------------------|-----|--------|
| <b>Application no.</b>         | 135700/AO/2022                                 |     |        |
| <b>Date registered valid:</b>  | 4 January 2023                                 |     |        |
| <b>Proposal:</b>               | Installation of an illuminated projection sign |     |        |
| <b>Address:</b>                | Unit 8 , Kampus, Manchester, M1 3GL            |     |        |
| <b>Ward(s):</b>                | Piccadilly                                     |     | Ward   |
| <b>Applicant:</b>              | Mr David Rozman                                |     |        |
| <b>Agent (if any):</b>         | Mr Stephen Ormesher AXI                        |     |        |
| <b>Case officer:</b>           | Gerry                                          |     | Reilly |
|                                | Tel: 0161                                      | 234 | 4163   |
|                                | Email: gerry.reilly@manchester.gov.uk          |     |        |
| <b>Recommendation:</b>         | Approve                                        |     |        |
| <b>Date of recommendation:</b> | 27 February 2023                               |     |        |

## Application details

**Type of application:** Advertisement Consent

**Development type:** Advertisements

**Date of site visit:**

### Standard consultations:

Printed: 17 January 2023 Expired: 7 February 2023

### Neighbour notifications

Printed: 17 January 2023 Expired: 7 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:** Not applicable

**Conservation area:**

### Tree Preservation Order:

The application property is a ground floor unit located on the southern corner of the Kampus Building, a 12 storey structure for which planning permission was granted in 2016.

The applicant is seeking advertisement consent for the "Installation of an illuminated projection sign".

The sign will be 250m wide, 250mm high with a depth of 35mm and overall projection from the building (including width of sign) of 350mm (approx).

There will be a gap of 2955mm between the underside of the sign and the ground below,

### Description of area

### Description of development

### Consultations & Notification Responses

Publicity - Nearby properties have been notified.

No representations have been received as a result of this publicity.

Highway Services - The proposed sign is not located on the adopted highway network. The proposed sign extends for a maximum of 0.75m over the adopted highway, therefore a projection over license will be required. This is obtainable via Contact Manchester 0161 234 5004 and is to be funded at the applicants expense

The proposed luminance of the static sign is noted as 3000cd/m<sup>2</sup>. This level of luminance exceeds the MCC recommended maximum of 600cd/m<sup>2</sup>, therefore we do not accept the proposed luminance.

With regard to headroom and carriageway clearance the sign is compliant with MCC standards.

## **Issues**

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity and public safety. The main policies that relate to the assessment of the proposals are Sections 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage) and CC9 (Design and Heritage) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Highway Safety - The applicant has stated in an email dated 25th January 2023 that they have no problem with limiting the luminance levels to 600 cd/m<sup>2</sup>.

Visual Amenity - The original proposals involved a sign with dimensions of 500mm x 500mm. The applicant was not happy when Highways said a projection over license would be needed and modified the sign to one with dimensions of 950mm x 150mm. It was considered that this proposal would have been overly obtrusive and would have had an adverse impact on the appearance of the building.

Further changes have been made and the present scheme involves a sign with a height of 250mm and width of 250mm which is considered to be acceptable.

The proposed depth of 35mm is considered to be acceptable. Although the Council normally seeks to achieve a thickness of 30mm in new projecting signs, the applicant's latest proposal is considered to be close enough to this figure to warrant approval.

## **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**

### **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:

#### **Drawings**

XI - 000 Location and Site Plans received the City Council as Local Planning Authority on 9th December 2022

XI - 130 Rev 05 External Elevations & Signage as Proposed received via the email from Stephen Ormesher of 23rd February 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.

## **Appendix 1 – List of consultees & neighbours notified**

### Highway Services

34 Whitworth Street, Manchester, M1 3HB  
Room 2 Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 25, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1313, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 28, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1506, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1307, 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 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 310, 59 Chorlton Street, Manchester, M1 3FY  
Flat 305, 59 Chorlton Street, Manchester, M1 3FY  
Flat 304, 59 Chorlton Street, Manchester, M1 3FY  
Flat 301, 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 26, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 19, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 22, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
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 908, 59 Chorlton Street, Manchester, M1 3GD  
Flat 812, 59 Chorlton Street, Manchester, M1 3GD  
Flat 703, 59 Chorlton Street, Manchester, M1 3GD  
Flat 606, 59 Chorlton Street, Manchester, M1 3FY  
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 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 23, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 12, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 7, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 21, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 1, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 2, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 3, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 2 Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Room 1 Flat 29, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 27, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Umist, Sackville Street, Manchester, M1 3BU  
Flat 15, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 20, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 18, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 17, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 13, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 3, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 10, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 5, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 8, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
61 Chorlton Street, Manchester, M1 3FY  
Flat 1502, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1404, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1010, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1204, 59 Chorlton Street, Manchester, M1 3GJ

Flat 1113, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1105, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1006, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1004, 59 Chorlton Street, Manchester, M1 3GD  
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  
Flat 602, 59 Chorlton Street, Manchester, M1 3FY  
Flat 509, 59 Chorlton Street, Manchester, M1 3FY  
Flat 508, 59 Chorlton Street, Manchester, M1 3FY  
Flat 506, 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 405, 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 16, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 11, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1505, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1503, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1403, 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 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  
Flat 710, 59 Chorlton Street, Manchester, M1 3GD  
Flat 708, 59 Chorlton Street, Manchester, M1 3GD  
Flat 705, 59 Chorlton Street, Manchester, M1 3GD  
Flat 612, 59 Chorlton Street, Manchester, M1 3FY  
Flat 516, 59 Chorlton Street, Manchester, M1 3FY  
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 9, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
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 1015, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1211, 59 Chorlton Street, Manchester, M1 3GJ

Flat 1203, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1110, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1014, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1007, 59 Chorlton Street, Manchester, M1 3GD  
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  
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  
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 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 24, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
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 1504, 59 Chorlton Street, Manchester, M1 3GJ  
Flat 1208, 59 Chorlton Street, Manchester, M1 3GJ

Flat 1109, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1017, 59 Chorlton Street, Manchester, M1 3GD  
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 1008, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1003, 59 Chorlton Street, Manchester, M1 3GD  
Flat 917, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1106, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1013, 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 811, 59 Chorlton Street, Manchester, M1 3GD  
Flat 807, 59 Chorlton Street, Manchester, M1 3GD  
Flat 1009, 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 14, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 4, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW  
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 309, 59 Chorlton Street, Manchester, M1 3FY  
Flat 307, 59 Chorlton Street, Manchester, M1 3FY  
Flat 201, 59 Chorlton Street, Manchester, M1 3FY  
Flat 314, 59 Chorlton Street, Manchester, M1 3FY  
Flat 205, 59 Chorlton Street, Manchester, M1 3FY  
Flat 6, Hollingworth House, 11A Whitworth Street, Manchester, M1 3GW

## **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

