

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135172/AOH/2022

Date registered valid: 10 October 2022

Proposal: Erection of a Static Illuminated Shroud Advertisement for a temporary period of 8 months

Address: Wellington House , 39 Piccadilly, Manchester, M1 1LQ

Ward(s): Piccadilly Ward

Applicant: Mr Sam Harrison King Media Ltd 90 Westbourne Grove, London, W2 5RT

Agent (if any): Mr David Armstrong Armstrong Planning The Old School House, Dartford Road, March, Cambs, PE15 8AE

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

Recommendation: Approval

Date of recommendation: 29/11/2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 21 October 2022 Expired: 11 November 2022

Neighbour notifications

Printed: 18 October 2022 Expired: 8 November 2022

Site notice

Posted: 20 October 2022 Expired: 10 November 2022

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: Stevenson Square Conservation Area 1987

Tree Preservation Order:

Description of area

Description of site

This application relates to a building known as Wellington House at 39 Piccadilly. It is a five storey commercial property, most likely constructed in the 1980s, to house offices and retail space. At present it houses a betting establishment on the ground floor, with office lets in the upper storeys. All access to the building is off the main pedestrian pathway.

Description of area

The application site lies on the edge of an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. The site also lies close to the major transport hubs of Piccadilly Train station and the Bus and Tram stops at Parker Street within Piccadilly Gardens.

Description of development

The application relates to the installation of a static, illuminated advertising shroud for a temporary period of 8 months.

Consultations & Notification Responses

Highway Services - Illumination considered acceptable. Scaffolding acceptable provided not situated on adopted footway.

Transport For Greater Manchester - No comments

Environmental Health - Advice provided in relation to condition 6

Publicity - The application has been advertised on site and neighbour letters were sent out. One representation has been received.

The comments can be summarised as follows:

- There are many advertisement largely placed near the road affect traffic and as driver very distracting. The lights are a concern and affect people staying nearby. It also affect the view of Manchester city and Piccadilly garden

Issues

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.

Manchester Core Strategy (2012)

The following Core Strategy policies are considered relevant to this application:

Policy DM1 (Development Management) states that all development should have regard to

- appropriate siting, layout, scale, form, massing, materials and detail,
- the affects on amenity including light and road safety,
- the impact on the character of the surrounding area in terms of design, scale and appearance,

- vehicular access and car parking
- effects relating to landscape, archaeological or built heritage.

Policy SP1 (Spatial Principles) states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, creating well designed places that enhance or create character, consider the needs of all member of the community and protect and enhance the built environment.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

Unitary Development Plan for Manchester (1995)

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

The following Unitary Development Plan policies are of relevance to this application:

Policies DC15.1 and 15.2 (Advertisements, Hoardings and Posters) state that the City Council will take into account the impact of advertisements on visual amenity and public safety when determining applications for the display of advertisements, including free standing advertisement hoardings.

DC18.1 (Conservation Areas) - which seeks to preserve and enhance the character of its designated conservation areas.

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

Relevant National Policy

National Planning Policy Framework

Section 12

Paragraph 136 The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Section 16 Conserving and enhancing the historic environment

Paragraph 197 states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states that When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's

conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Issues

Public Safety

One representation has been received, objecting to the proposal on the grounds of visual amenity and public safety (as a distraction to drivers). No public safety concerns have been raised by statutory consultees in relation to this application, provided development is carried out in accordance with certain requirements reflected in the conditions attached to this decision.

The proposals are considered to be in accordance with sections 12 and 16 of the National Planning Policy Framework, Core Strategy Policies DM1 and SP1 and saved UDP policies DC15.1 and DC15.2.

Impact on visual amenity and on heritage assets

Hoardings of the nature proposed are generally acceptable only if they are associated with legitimate works to a site or building. The rationale being that the temporary banners will give the building a more attractive appearance within the street scene than the scaffolding alone would. The applicant has demonstrated that development is taking place on the site. In this context it is therefore considered that the proposed hoarding would relate to legitimate works and would relate properly to the site on which it would stand. It is considered that the banner would mitigate the visual effect of the unsightly scaffold which would contain works during the construction period.

The advertisement would affect the setting and character of the Stevenson Square Conservation Area and the setting of listed buildings at 17 and 47 Piccadilly. The building would be mostly covered by a shroud, with or without the installation of the proposed advertisement. The proposed scaffold wrap would cause less than substantial harm to the character and appearance of these heritage assets and the Stevenson Square Conservation Area due to its intrusive albeit temporary appearance, which is emphasised by the illumination of the advertisement. The advertisements displayed would also be substantially different to a plain shroud.

This harm is justified by the temporary nature of the works and the funding that this would generate to improve the condition and future structural integrity of a building which lies within a conservation area and affects the setting of the above listed buildings.

As such on a temporary basis the location of the proposed advertisement and its impact upon visual amenity and the heritage assets is considered to be acceptable.

In view of the above on a temporary basis the proposed banner is considered to be consistent with Core Strategy policy SP1, DM1 and CC9 and saved UDP policies DC15, DC15.2 DC18.1 and DC19.1.

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:

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) (a) The express advertisement consent hereby granted is limited to the period from 06-02-2023 and 06-10-2023;

(b) On the date of the expiry of the express consent period in (a) above the advertisement hoarding(s) and all associated development shall be removed, any use of the land authorised by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme previously approved.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement hoardings at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

3) The advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

-The drawings referenced; Proposed South Elevation, PY4230/005 - Proposed East Elevation, PY4230/007 - Site Specification, PY4230/008 Proposed View, Programme of Works, Schedule of Condition, Signed Contract of Works, 'Enhancing the Urban Landscape' Maximus Brochure & Floodlights (Lighting Specifications); received by the City Council as local planning authority on 10/10/2022

-The completed signed contract of works received by the city council as local planning authority on 24/11/2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Core Strategy, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan

4) The following measures shall be complied with for the duration of the display of the approved scaffold wrap:

a) The material used shall have flame retardant classification of TS62 certification (or equivalent) prior to its installation on site.

b) The Fire Integrity of the scaffold wrap shall be maintained at all times.

Reason - To ensure that the risk of fire damage to the non-designated heritage asset and the surrounding listed buildings is not increased due to the installation of the hereby approved scaffold wrap in accordance with saved policies DC18.1 and DC19.1; of the Unitary Development Plan for the City of Manchester and the Core Strategy for the City of Manchester, in particular Policies CC10, SP1, EN3 and DM1 and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework and the Regulatory Reform (Fire Safety) Order 2005.

5) Advertising displayed on the scaffold shall be strictly controlled as follows:

a) All advertising shall comply with the Code of Practice of the Advertising Standards Authority and as such will not:

- i) be in advocacy of, or opposition to any politically, environmentally or socially controversial subjects or issues.
- ii) relate to a political party or parties or a political cause.
- ii) refer to indecency or obscenity or use obscene or distasteful language.
- iv) depict direct or immediate violence to anyone shown in the advertisement.
- v) depict men, women or children in a sexual manner or display nude or semi-nude figures in an overtly sexual context.
- vi) promote the availability of adult or sexually orientated entertainment materials or establishments.
- vii) promote food or beverage products that are classed 'less healthy' based on the Food Standards Agency 'Nutrient Profiling Model'.
- viii) promote tobacco products, e-cigarettes or related products.
- x) promote weapons, gambling or illegal drugs.
- xi) promote financial organisations and loan advancers with punitive interest rates, 'cash for gold' or similar pawn broker type agents.
- xii) contain negative references to Manchester City Council Services or those services provided or regulated by the Authority or organisations associated with the Authority.
- xiii) adversely affect in any way the interests of Manchester City Council.

The advertisement hereby approved shall accord with the above approved details for the duration of the display.

Reason - In the interests of visual amenity

- 6) External lighting shall be designed and installed so as to:
 - a) control glare and overspill onto nearby properties and shall only be as shown in the approved dwgs (Condition 3).
 - b) be controlled to not exceed 300cd/m² during the hours of darkness.
 - c) be set to switched off between the hours of 23:00 and 06:00.
 - d) all images to be static

Reason - In the interests of visual amenity and because the proposed works affect structures that are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of these heritage assets, and to safeguard the amenities of the occupiers of nearby properties in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Informatives

1) Colleagues within TfGM's Bus Shelter's team have been consulted. Two bus stops border the site, one on Lever Street and one on Piccadilly. If the installation of the scaffolding associated with the advertisement is likely to affect the use of the bus stops, the applicant will need to liaise with stop.closures@tfgm.com prior to undertaking any works on site. If the stops are likely to require temporarily relocating whilst the construction works are ongoing, the applicant will need to liaise with shelters@tfgm.com.

2) If the scaffolding is to extend outwardly over the adopted highway in excess of 350mm then a Projection Over License will be required. This will be funded at the applicant's expense and is obtainable via Contact Manchester on 0161 234 5004. It is anticipated that the proposed advert will not give rise to driver distraction on the adjacent highway network given that all imaging will be static, without flashing lights.

3) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Transport For Greater Manchester
Greater Manchester Pedestrians Society
Environmental Health

Apartment 506, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 401, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 108, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 4, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 11, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Serviced Apartment 3, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 19, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 6, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Unit G1, 1 Piccadilly Gardens, Manchester, M1 1RG
10 Lever Street, Manchester, M1 1LN
Second Floor, 10 Lever Street, Manchester, M1 1LN
Apartment 707, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 405, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 304, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 209, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 104, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 708, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 606, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 502, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 306, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 208, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 105, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Ground Floor, 47 Piccadilly, Manchester, M1 2AP
Basement, 47 Piccadilly, Manchester, M1 2AP
Fifth Floor, 49 Piccadilly, Manchester, M1 2AP
Ground Floor Unit F, 1 Piccadilly Gardens, Manchester, M1 1RG
12 Lever Street, Manchester, M1 1LN
Basement, 8 Lever Street, Manchester, M1 1LN
Apartment 704, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 604, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 408, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 308, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 301, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 16, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 9, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 5, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 2, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 10, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
8 Lever Street, Manchester, M1 1LN
Apartment 309, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 702, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 608, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 406, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 203, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Fifth Floor, 33 - 35 Piccadilly, Manchester, M1 1LQ
Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Flat 12, Regent Court, 6 Oldham Street, Manchester, M1 1JQ

Flat 18, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
SHORYU, Ground Floor Units C2 To C3, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor Unit E, 1 Piccadilly Gardens, Manchester, M1 1RG
Basement, 12 Lever Street, Manchester, M1 1LN
First Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 1 And 4, 8 Lever Street, Manchester, M1 1LN
Second Floor Unit 13, 8 Lever Street, Manchester, M1 1LN
Apartment 607, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 605, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 508, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 504, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 501, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 103, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
First Floor, 47 Piccadilly, Manchester, M1 2AP
47 Back Piccadilly, Manchester, M1 1HP
Serviced Apartment 1, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Second Floor 11 And 15, 8 Lever Street, Manchester, M1 1LN
First Floor Store 1, 8 Lever Street, Manchester, M1 1LN
Ground Floor, 14 Lever Street, Manchester, M1 1LN
Second Floor 12, 8 Lever Street, Manchester, M1 1LN
First Floor, 10 Lever Street, Manchester, M1 1LN
First Floor Office 2, 8 Lever Street, Manchester, M1 1LN
Ground Floor Showrooms 2 And 3, 8 Lever Street, Manchester, M1 1LN
Second Floor Front, 47 Piccadilly, Manchester, M1 2AP
Second Floor Rear, 47 Piccadilly, Manchester, M1 2AP
Apartment 609, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 409, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 206, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 102, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
12 - 14 Lever Street, Manchester, M1 1LN
Apartment 101, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Third Floor, 49 Piccadilly, Manchester, M1 2AP
Apartment 709, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 107, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 207, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 205, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 201, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 21, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
19 Cafe Bar, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Sachas Hotel, Tib Street, Manchester, M4 1SH
Merchants Hotel, Back Piccadilly, Manchester, M1 1HP
Third Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Unit G2 And G3, 1 Piccadilly Gardens, Manchester, M1 1RG
PIZZAEXPRESS, Ground Floor Units C1 And D3, 1 Piccadilly Gardens, Manchester, M1 1RG
Fourth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Second Floor 14, 8 Lever Street, Manchester, M1 1LN
Apartment 407, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 603, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 403, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 20, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Apartment 402, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 701, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 601, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 509, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Apartment 305, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Flat 15, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 14, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 705, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 202, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 106, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
33 Back Piccadilly, Manchester, M1 1HP
Serviced Apartment 503, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 307, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Serviced Apartment 302, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 505, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 703, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 706, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 602, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 507, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 404, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 303, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
31 Back Piccadilly, Manchester, M1 1HP
4 Oldham Street, Manchester, M1 1JQ
Basement, 10 Lever Street, Manchester, M1 1LN
Fifth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Ground Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Fourth Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
33 - 35 Piccadilly, Manchester, M1 1LQ
First And Second Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Third Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
Second Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
First Floor, Wellington House, 39 Piccadilly, Manchester, M1 1LQ
53 Piccadilly, Manchester, M1 2AP
Chapter One Books, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Serviced Apartment 5, 31 Back Piccadilly, Manchester, M1 1HP
Serviced Apartment 3, 31 Back Piccadilly, Manchester, M1 1HP
Flat 801, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
47 Piccadilly, Manchester, M1 2AP
49 Piccadilly, Manchester, M1 2AP
Basement 21, Tib Street, Manchester, M4 1SH
Seasonal Events Area, Piccadilly Gardens, Piccadilly, Manchester, M1 1LS
MAIL BOXES ETC, Chatsworth House, 19 Lever Street, Manchester, M1 1WD
Flat At, 33 Back Piccadilly, Manchester, M1 1HP
19 - 31 Piccadilly, Manchester, M1 1LS
Travelodge, 31 Piccadilly, Manchester, M1 1LU
Second Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Second Floor, 4 Portland Street, Manchester, M1 4GS
Sub Basement And Basement, 19 - 31 Piccadilly, Manchester, M1 1LS
Sixth Floor, 49 Piccadilly, Manchester, M1 2AP
First Floor, 49 Piccadilly, Manchester, M1 2AP
Wetherspoons, 49 Piccadilly, Manchester, M1 2AP
Fourth Floor, 49 Piccadilly, Manchester, M1 2AP
Second Floor, 49 Piccadilly, Manchester, M1 2AP
6 Oldham Street, Manchester, M1 1JQ
29 Piccadilly, Manchester, M1 1LU
19 - 25 Piccadilly, Manchester, M1 1LU
Nando's, 27 Piccadilly, Manchester, M1 1LU
Ground Floor, 10 Lever Street, Manchester, M1 1LN

4 Portland Street, Manchester, M1 4GS
Ground Floor, 12 - 14 Lever Street, Manchester, M1 1LN
Sixth Floor, 1 Piccadilly Gardens, Manchester, M1 1RG
Top Floor Flat, 12 Lever Street, Manchester, M1 1LN
Flat 8, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 7, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
Flat 17, Regent Court, 6 Oldham Street, Manchester, M1 1JQ
14 Lever Street, Manchester, M1 1LN
Apartment 204, Chatsworth House, 19 Lever Street, Manchester, M1 1BY
Apartment 109, Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Stevenson Square Conservation Area 1987
Area Team Boundary - Name: CENTRAL