

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132468/FO/2021

Date registered valid: 10 December 2021

Proposal: Installation of 1no. new 2.98m high freestanding double-sided BT Street Hub advertising unit following removal of 2no. telephone kiosks.

Address: Pavement At Aytoun Street Opposite Junction With Minshull Street, Manchester, M1 3BN

Ward(s): Piccadilly Ward

Applicant: Mr James Browne BT Telecommunications Plc Pp 8.05 Faraday Building, 1 Knightrider Street, London, EC4V 5BT

Agent (if any): Mr Lewis Baldwin Mono Consultants Steam Packet House, 76 Cross Street, Manchester, M2 4JG

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 June 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 15 February 2022 Expired: 8 March 2022

Neighbour notifications

Printed: 15 February 2022 Expired: 8 March 2022

Site notice

Posted: 17 February 2022 Expired: 10 March 2022

Press advert

Published: 22 February 2022 Expired: 15 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Publicity - The applications has been advertised in the Manchester Evening News affecting a Public Right of Way and affecting a Conservation Area. A site notice was displayed and the occupiers of nearby properties have been notified.

This publicity has not resulted in any responses from the public

Highway Services - The BT Street Hub unit retains sufficient footway clearance (as depicted on drawing titled Proposed Site Plan Man27B No002A) and therefore does not obstruct pedestrian movement including buggies and restricted mobility/wheelchair users.

Environmental Health - have recommended conditions to control LIGHT FROM DIGITAL DISPLAY SCREENS, NOISE FROM PUBLIC PAY PHONE / EXTERNAL SPEAKER and Maintenance Management Plan

Ward Councillors - No response to the consultation letters

Greater Manchester Police - no response to the specific consultation for this application but on similar apps have made the following comments

Having reviewed the proposals, consideration should now be given to the placement and location of the proposed unit. Pedestrian flow across the various locations of the proposed applications are high and during busy periods could potentially create pinch points and funnel passers-by into close proximity with street furniture, outdoor seating and ATMs, potentially providing opportunities for criminals to exploit. It is therefore highly recommended that the proposed units are relocated away from being immediately adjacent to any other street furniture or obstruction.

We would also advise consideration to be given to the potential of the units to attract or increase incidents of anti-social behaviour and loitering in these high footfall areas. A strategy to disable the units if required in extreme circumstances (e.g. previous examples may include the Manchester riots and some incidents of extreme anti-social behaviour) should also be considered.

We would also comment that the security of the proposed units themselves are carefully considered. The proposed units should be constructed to a robust and adequate standard and should also be securely fixed and vandal-resistant.

Transport For Greater Manchester - Approvals and Consents Manager for Metrolink at Transport for Greater Manchester has stated that:

"The location of the proposed development is sufficiently remote from Metrolink that we have no comments to make from a Metrolink perspective in respect of this application."

Transport For Greater Manchester - no response to the specific consultation for this application but on similar apps have made the following comments

As a result of the installation and removal works the affected footway will need to be reinstated in accordance with Manchester City Council (MCC) standards and specifications.

The Site Plan demonstrates that the apparatus will be installed 0.5 metres from the edge of the carriageway. TfGM would refer to the Local Highway Authority (LHA) to confirm if this is a satisfactory distance from the highway in terms of the risk of vehicle strike and sightline visibility.

A minimum footway width of 2 metres (where the apparatus is positioned) needs to be retained to ensure pedestrian movements are unimpeded. The Site Plan submitted denotes that a footway width of circa 2.289 metres will be retained past the apparatus, which is therefore acceptable.

Sightline visibility for vehicles, cyclists and pedestrians needs to be maintained and should not be impinged upon by the siting of the apparatus.

Servicing arrangements associated with the apparatus should not impact upon the highway and result in traffic conflicts. Service vehicles should park appropriately and should not use bus lay-bys or footways.

A Construction Traffic Management plan should be employed as part of the proposals to reduce any likely impacts.

In terms of the proposed luminance of the LED screens, the application forms submitted alongside each application confirm that the luminance will not exceed 2500cd/m². This should be checked against recommendations contained within the Institute of Lighting Professionals Lighting Guide Technical Report 5.

Additionally, the LED screens should not feature any moving images

Greater Manchester Pedestrians Society - No response to the consultation letter

City Centre Growth and Infrastructure Team - CCG&I have no objections to the removal of these BT phone boxes. Can you please ensure that BT submit details of the making good to the pavements following removal, for your approval.

Issues

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

Officers have worked in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Appropriate conditions have been attached to the approval

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

Existing and Proposed Elevations MAN 027B Drawing Number 003 Revision A
Site Location Maps MAN 027B Drawing Number 001 Revision A
Removal Kiosk Site Plans - Ref MAN027B 1) Removal of 1no. payphone - Tel No. 01618353445 / Address: Corner of Church Street and High Street, Manchester
Removal Kiosk Site Plans - Ref MAN027B 2) Removal of 1no. payphone - Tel No. 01618351206 / Address: Corner of Church Street and High Street, Manchester
Proposed Site Plan Drawing Number 002 Revision A

Documents

Covering Letter

Street Hub Anti-Social Behaviour Management Plan Version 2
Street Hubs Beyond connection: Supporting local councils with digital street communication
PROFESSIONAL LIGHTING GUIDE 05: The Brightness of Illuminated Advertisements
LAND REMEDIATION STATEMENT : Mono Ref: MAN027B
CONFORMITY WITH ICNIRP PUBLIC EXPOSURE GUIDELINES ("ICNIRP")
Street Hub Noise Management Plan Version 2

Other

BT Street Hub Proposal Renders 2021

All of the above drawings and documents received 10 Dec 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) (a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.

(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 should not exceed 600 cd/m² during non-daylight/ inclement weather.

Reason - In the interests of highway safety pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

- 4) a) The intensity of the illuminance of the advertisement shall be no greater than 600Cdm² during hours of darkness to accord with the recommendations of the ILP publication 'PLG05 The Brightness of Illuminated Advertisements' (2015).
- b) The luminance level of the digital sign shall be controlled by a light sensor to adjust the screen brightness to reflect the ambient levels during the daytime and set to a maximum brightness of 600Cdm² during hours of darkness to accord with the recommendations of the ILP publication 'PLG05 The Brightness of Illuminated Advertisements' (2015). In the event of breakdown or malfunction the screen will automatically switch off
- c) "The advertisement shall display no special visual effects of any kind during the time that the advertisement is displayed or on transition between advertisements. The displayed image shall not include animated, flashing, scrolling, intermittent or video elements and the transition between successive images shall not include fading, swiping or other animated transition method.
- d) The minimum display time for each piece of content on the digital display screens shall be 10 seconds.
- e). The interval between each piece of content on the digital display screens shall take place over a period no greater than one second; the complete screen shall change with no visual effects (including swiping or other animated transition methods) between displays
- f) Should a fault be detected or reported with the screen or advertisement, the screen will be programmed to automatically switch to a blank screen with black background.

Reason - In the interests of the amenities of the occupiers of nearby premises pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

- 5) a)The Communication apparatus hereby approved shall not use voice activated or handsfree technology unless and until a Noise Management Plan (NMP) detailing the control measures including volume and sound levels have been submitted and approved by the LPA. The agreed levels set out within the NMP shall thereafter be permanently maintained".
- b) A noise assessment and noise management plan shall be submitted to determine the noise level of the speaker associated with the equipment and agreed by MCC as Local Planning Authority. Once the noise levels have been agreed, the levels will be included within the NMP and shall be complied with thereafter.
- c) Once the NMP has been agreed and the unit installed, a verification report will be required to include sound testing to confirm compliance with agreed noise limit.

Reason - In the interests of the amenities of the occupiers of nearby premises pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to for approval in writing by the local planning authority, which for the avoidance of doubt should include:

1. Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
2. A dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

Development must be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Reason

In the interests of highway safety pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

7) Notwithstanding the details in condition 2 and before development commences, a scheme for the reinstatement of pavements must be submitted to and approved in writing by the City Council as local planning authority before development commences.

Reason

In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

8) Before the development hereby approved commences, a plan must be submitted to and approved in writing by the City Council as Local Planning Authority. The plan must demonstrate how the development will be maintained to ensure the agreed light levels and noise levels are maintained and not exceeded. The plan must include details of remote monitoring and control capability, how the operator is alerted if any fault is detected and details of what action is taken where a fault is identified or reported including response time to undertake repair. The plan must include details of proposed physical inspection and monitoring frequency.

Reason

In the interests of visual amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

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

4 Piccadilly Place, Manchester, M1 3BN
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN
4C Piccadilly Place, Manchester, M1 3BN
4A Piccadilly Place, Manchester, M1 3BN
4B Piccadilly Place, Manchester, M1 3BN
First Floor, 4 Piccadilly Place, Manchester, M1 3BN
BARCLAYS BANK PLC, Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1103, 44 Aytoun Street, Manchester, M1 3GN
Flat 1003, 44 Aytoun Street, Manchester, M1 3GN
Flat 801, 44 Aytoun Street, Manchester, M1 3GL
Flat 601, 44 Aytoun Street, Manchester, M1 3GL
Flat 409, 44 Aytoun Street, Manchester, M1 3GL
Flat 403, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 44 Aytoun Street, Manchester, M1 3GL
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
Flat 913, 5 Piccadilly Place, Manchester, M1 3BP
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP

Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP
Flat 809, 44 Aytoun Street, Manchester, M1 3GL
Flat 708, 44 Aytoun Street, Manchester, M1 3GL
Flat 305, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1306, 44 Aytoun Street, Manchester, M1 3GN
Flat 406, 44 Aytoun Street, Manchester, M1 3GL
Flat 309, 44 Aytoun Street, Manchester, M1 3GL
Flat 308, 44 Aytoun Street, Manchester, M1 3GL
Flat 307, 44 Aytoun Street, Manchester, M1 3GL
Flat 304, 44 Aytoun Street, Manchester, M1 3GL
Flat 302, 44 Aytoun Street, Manchester, M1 3GL
Flat 301, 44 Aytoun Street, Manchester, M1 3GL
Flat 204, 44 Aytoun Street, Manchester, M1 3GL
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 710, 44 Aytoun Street, Manchester, M1 3GL

Flat 709, 44 Aytoun Street, Manchester, M1 3GL
Flat 407, 44 Aytoun Street, Manchester, M1 3GL
Flat 405, 44 Aytoun Street, Manchester, M1 3GL
Flat 303, 44 Aytoun Street, Manchester, M1 3GL
Flat 205, 44 Aytoun Street, Manchester, M1 3GL
Flat 202, 44 Aytoun Street, Manchester, M1 3GL
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1110, 44 Aytoun Street, Manchester, M1 3GN
Flat 502, 44 Aytoun Street, Manchester, M1 3GL
Flat 404, 44 Aytoun Street, Manchester, M1 3GL
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 402, 44 Aytoun Street, Manchester, M1 3GL
Flat 306, 44 Aytoun Street, Manchester, M1 3GL
Flat 207, 44 Aytoun Street, Manchester, M1 3GL

Flat 206, 44 Aytoun Street, Manchester, M1 3GL
Flat 203, 44 Aytoun Street, Manchester, M1 3GL
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1104, 44 Aytoun Street, Manchester, M1 3GN
Flat 705, 44 Aytoun Street, Manchester, M1 3GL
Flat 1006, 44 Aytoun Street, Manchester, M1 3GN
Flat 907, 44 Aytoun Street, Manchester, M1 3GL
Flat 607, 44 Aytoun Street, Manchester, M1 3GL
Flat 501, 44 Aytoun Street, Manchester, M1 3GL
Flat 401, 44 Aytoun Street, Manchester, M1 3GL
Flat 209, 44 Aytoun Street, Manchester, M1 3GL
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 908, 44 Aytoun Street, Manchester, M1 3GL
Flat 408, 44 Aytoun Street, Manchester, M1 3GL
Flat 310, 44 Aytoun Street, Manchester, M1 3GL
Flat 201, 44 Aytoun Street, Manchester, M1 3GL

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: CENTRL