

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134029/AO/2022

Date registered valid: 13 June 2022

Proposal: Installation of various illuminated and non-illuminated signage

Address: Jurys Inn , 56 Great Bridgewater Street, Manchester, Manchester, M1 5LE

Ward(s): Deansgate Ward

Applicant: James Mavi Astley Redforrest House, Queens Court North, Gateshead, NE11 0BP

Agent (if any): James Mavi Astley Redforrest House, Queens Court North, Gateshead, NE11 0BP

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17/08/2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 14 June 2022 Expired: 5 July 2022

Neighbour notifications

Printed: 14 June 2022 Expired: 5 July 2022

Site notice

Posted: Expired:

Press advert

Published: 21 June 2022 Expired: 12 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

This application relates to Jurys Inn at 56 Great Bridgewater Street, which is a hotel use. The building is not listed and is not within a conservation area, but is in a prominent location with the Rochdale Canal to the rear of the premises. The property can also be viewed from the Lower Mosley Street gateway route and the adjacent Britain's Protection Public House is Grade II listed.

Surrounding uses include restaurants, bars, retail premises, residential properties and offices.

Description of development

Advertisement consent is sought for the installation of:

- 3no. internally illuminated individual letter signs to be located at high level
- 1no. internally illuminated individual letter signs located above the main entrance and 2no. individual letter signs along the main entrance frontage.
- 2no. projecting signs located at either side of the entrance at first floor level.

The signs would replace the existing signage scheme.

Planning History

117573/AO/2017 1 No. replacement Fascia Sign, and 2 No replacement internally illuminated projecting signs. APPROVED 25.01.2018

093007/AO/2010/C1 Installation of 4no. high level individual letter signs, 1 no. fascia level individual letter sign and 2no. projecting signs. APPROVED 16.06.2010

Consultations & Notification Responses

Local residents were notified and a site notice was displayed for 21 days however no response was received.

Highway Comments:

The proposed signs are not located on the adopted highway network.

The proposed luminance of the signs is noted as 300cd/m², which is in line with the MCC recommended maximum of 600cd/m² and is acceptable to Highways.

The signs comply with headroom and carriageway clearance requirements.

The proposed signs that project over the adopted highway network in excess of 0.35m will require a Projection over License. This will be the case for the two Fin projecting signs item 4.

Highways have no objections.

Policy

The main issues for consideration relate to the impact of the proposals on visual amenity and public safety. The main policies that relate to the proposal are Section 12 (well-designed places) of the National Planning Policy Framework, Policies SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 (Shopfronts and Related Signs) of the Unitary Development Plan for the City of Manchester.

Issues

Visual Amenity

Revised drawings were received on 12th August 2022 to address the significant visual amenity the original application possessed. The revised alterations included the reduction in thickness of the projecting signage of Sign 4 and the removal of the fascia signs of Signs 6 and 7 to replicate the existing signage with individual letters. The proposed signage is considered acceptable and would not adversely affect the character and appearance of the host building or the designated surrounding listed buildings or visual amenity within the area. The proposal will re-use existing fixing locations and therefore impact on the fabric of the building would be minimal.

For the above reasons, the proposal is considered to be acceptable and consistent with policy DM1 of the Manchester Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

Public Safety

No issues as the proposed luminance of the signs are no greater than 300cd/m2. This is in line with the MCC recommended maximum of 600cd/m2 and is acceptable to Highways.

Conclusion

Given the above, it is considered that the signage is acceptable in terms of both visual amenity and public safety in accordance with policies SP1 and DM1 of the Manchester Core Strategy for the City of Manchester and saved policies DC14.1 and 14.5 of the Unitary Development Plan and Sections 7 and 12 of the National Planning Policy Framework.

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, hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

Drawing- External Signage Proposal ref: G_80615-E, stamped as received by the City Council as Local Planning Authority on 12 August 2022

Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 14 June 2022

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) Any illuminated signage hereby granted consent shall have luminance limit of 300cd/m²

Reason- In the interests of pedestrian/highway safety and visual amenity, pursuant to policy DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

607 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
70 Great Bridgewater Street, Manchester, M1 5ES
17 - 19 Whitworth Street West, Manchester, M1 5WG
Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
Flat At, Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
Flat At, Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JY
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
107 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 32, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
603 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
303 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
220 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
218 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
605 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
501 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
409 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 66, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 28, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
419 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
614 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
610 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
514 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
313 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
308 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
216 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
210 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
116 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
109 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 35, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 18, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 10, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
1101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
205 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
204 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
517 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G15, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
222 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
615 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
613 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
311 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 72, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 49, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 34, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 14, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF

602 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
420 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
407 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
318 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
217 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
512 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
312 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
209 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
113 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 76, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 73, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 67, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 58, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 55, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 36, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 15, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 13, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 8, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 6, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 4, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
207 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
105 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
104 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
214 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
505 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
421 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
117 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G11, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
513 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
314 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 54, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
506 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Flat 25, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 16, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
617 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
403 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
402 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
322 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
302 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
612 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
507 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 62, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 61, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 53, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 45, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 44, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 38, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 20, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 1, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF

Basement, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
106 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
902 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
520 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
414 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
804 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
702 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
422 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
417 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
405 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
320 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
306 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
606 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
309 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
115 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 71, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 60, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 59, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 43, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 30, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 26, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Ground Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
8 Trumpet Street, Manchester, M1 5LW
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
103 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
202 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G7, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
904 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
701 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
321 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
305 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
412 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
110 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 77, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 75, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 52, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 31, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
621 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
604 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
504 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
803 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
516 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
317 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
118 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
415 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

413 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
408 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
310 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
213 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
212 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 65, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 37, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 24, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 22, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 17, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
First Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Albion Wharf, Albion Street, Manchester, M1 5LN
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G8, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
703 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
121 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
611 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
608 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
519 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
112 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 68, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 19, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
418 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
404 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
401 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
304 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
221 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
120 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
119 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
616 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
503 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
508 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
411 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
108 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 74, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 63, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 57, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 51, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 47, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 41, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 27, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
1002 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
1001 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
518 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
203 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
601 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
805 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
802 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD

Flat 39, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Albion Wharf, 19 Albion Street, Manchester, M1 5LN
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Second Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
The Hacienda, 21 Albion Street, Manchester, M1 5DA
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
307 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
316 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
114 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
618 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
511 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
509 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
416 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 9, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 70, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 56, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 29, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 7, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 5, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 23, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 21, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 12, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Rainbar, 80 Great Bridgewater Street, Manchester, M1 5JG
Third Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
319 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
620 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
406 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
510 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
215 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
111 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 50, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 42, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 40, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 33, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
903 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
901 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
219 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
515 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
410 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
211 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 69, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 64, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 48, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 46, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 11, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 3, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF

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