

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 133397/AO/2022

**Date registered valid:** 22 April 2022

**Proposal:** Retrospective application for signage comprising 2no. plaques, 4no. fascia signs, 1no. projecting sign and associated lighting.

**Address:** 26 Church Street, Manchester, M4 1PN

**Ward(s):** Piccadilly Ward

**Applicant:** Stonegate Group C/o Agent

**Agent (if any):** Mr William Rogers Planning Potential Suite 19, 1 Cardale Park,  
Beckwith Head Road, Harrogate, HG3 1RY

**Case officer:** Gerry Reilly  
Tel: 0161 234 4163  
Email: [gerry.reilly@manchester.gov.uk](mailto:gerry.reilly@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 11 August 2022

## **Application details**

**Type of application:** Advertisement Consent

**Development type:** Advertisements

**Date of site visit:** 16 May 2022

### **Standard consultations:**

Printed: 10 May 2022      Expired: 31 May 2022

### **Neighbour notifications**

Printed: 10 May 2022      Expired: 31 May 2022

### **Site notice**

Posted: 16 May 2022      Expired: 6 June 2022

### **Press advert**

Published: 17 May 2022      Expired: 7 June 2022

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Grade II

**Conservation area:** Smithfield Conservation Area 1987

### **Tree Preservation Order:**

The site is the Unicorn Pub at 26 Church Street, a 3-storey property on the corner of Church Street and Joiner Street. The ground floor is an open plan pub trading area, with function rooms and bedrooms on the floors above. The property was listed as Grade II in June 2019 in light of its historic and architectural interest. The building was built in 1924, and replaced the earlier Unicorn Hotel which was built in 1851. The building is constructed in a neo-georgian style. The exterior is minimally altered, retaining most original windows, glazing and cast-iron rainwater goods. Internally, the pub retains the majority of its plan form with survival of the original seating, and bar area. The site sits within the Smithfield Conservation area. The surrounding area is characterised by a mix of uses including retail, food and drink, offices and residential.

In Dec 2019 Listed Building Consent was granted for

LISTED BUILDING CONSENT for external alterations comprising replacement of fire escape; internal alterations to facilitate pub use; signage

Also on the same day advertisement consent was granted for

124555/AO/2019 Signage comprising 3no. plaques, 4no. fascia signs, 1no. projecting sign and associated lighting.

This proposal is now retrospective and has been submitted due to a slight change in the branding for the premises.

Amended proposals have been submitted and the applicant has said that the new signage has utilised the existing wall brackets and the fascia signs are the same size as the original signs.

### **Description of area**

### **Description of development**

### **Consultations & Notification Responses**

Publicity - The application has been advertised in the Manchester Evening News as affecting a Conservation Area and as an application affecting a Listed Building. A site notice was displayed and the occupiers of nearby properties have been notified.

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

Environmental Health - have recommended that a condition requiring that external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties be attached to the permission.

Env' Health have also stated that the information provided on the application that the illuminance levels will be no more than 500 cd/m<sup>2</sup> is sufficient to discharge the condition.

Highway Services - have been consulted on amended plans and have stated

Highways comments remain applicable.  
Highways have no objections to the signs.

### **Issues**

The main issues to consider are the impact of the proposed signage on visual amenity and public safety:

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Visual amenity -

Signage - The proposed signage for the scheme submitted in 2019 would have replaced existing signage. Originally, 7no. floodlights were proposed for the scheme, however this was reduced to 5no. to reduce the clutter on the Church Street elevation. The fascia signage would be sized to ensure it fits tight to the the building, and between window heads and the underside of the fascia cornice. The projecting sign would be slimline at 40mm. The lighting proposed would provide some activity to the dimly lit Joiner Street elevation, and would sympathetically light the facade of the listed building.

In terms of the amount of signage the current proposal is comparable with that submitted in 2019. The applicant has submitted the current proposals due to a slight change in the branding for the premises.

Public safety - no issues.

For the above reasons, the proposal is considered to be acceptable and consistent with policies NPPF Section 16 (Conserving and enhancing the historic environment), DM1 (Development Management) SP1 (Spatial Planning), CC9 (Design and Heritage) and EN3 (Heritage) of the Core Strategy and saved policies DC14 (Shop Fronts and Related Signs), DC18 (Conservation Areas) and DC19 (Listed Buildings)

### **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**

In assessing the merits of the planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included discussions relating to differences between previous submissions and those currently under consideration

### **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 and documents:

Location Plan

Planning Statement both received by the City Council as Local Planning Authority on 1st April 2022

The drawing by Insignia Signs and Services entitled "Stonegate Group Planning Site Details W000225778, STONEGATE GROUP, THE UNICORN, MANCHESTER, 04 07 22 REV A" received via the email from Sam Deegan of 14/07/2022

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.

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

Highway Services  
Environmental Health

Flat 210, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Second Floor Right Part, 27 - 29 Church Street, Manchester, M4 1PE  
28 Church Street, Manchester, M4 1PN  
24 Church Street, Manchester, M4 1PN  
27 - 29 Church Street, Manchester, M4 1PE  
41 - 43 Oldham Street, Manchester, M1 1JG  
Breakout Manchester, 51 Church Street, Manchester, M4 1PD  
33 Oldham Street, Manchester, M1 1JG  
Second Floor, 21 - 31 Oldham Street, Manchester, M1 1JG  
54 Church Street, Manchester, M4 1PW  
Basement 21, Tib Street, Manchester, M4 1SH  
Basement, 41 - 43 Oldham Street, Manchester, M1 1JG  
Ground Floor, 41 - 43 Oldham Street, Manchester, M1 1JG  
Units G20 To G21, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA  
1 Short Street, Manchester, M4 1AA  
BOOKWORM TRANSLATIONS LIMITED, Second Floor Suite C2, 21 - 31 Oldham Street, Manchester, M1 1JG  
Ground Floor, 54 Church Street, Manchester, M4 1PW  
Afflecks Palace, 52 Church Street, Manchester, M4 1PW  
21 - 23 Oldham Street, Manchester, M1 1JG  
Flat 905, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 904, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 806, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 712, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 704, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 620, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 616, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 611, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 609, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 508, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 507, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 406, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 403, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 320, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 311, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 222, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 219, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 203, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 202, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 201, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 123, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 120, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 107, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 106, Transmission House, 11 Tib Street, Manchester, M4 1AE  
57 Church Street, Manchester, M4 1PD  
Flat 3, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 13, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 4, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 43, 18 Church Street, Manchester, M4 1PN

Apartment 41, 18 Church Street, Manchester, M4 1PN  
Apartment 33, 18 Church Street, Manchester, M4 1PN  
Apartment 30, 18 Church Street, Manchester, M4 1PN  
Apartment 23, 18 Church Street, Manchester, M4 1PN  
Apartment 12, 18 Church Street, Manchester, M4 1PN  
Apartment 9, 18 Church Street, Manchester, M4 1PN  
Apartment 3, 18 Church Street, Manchester, M4 1PN  
Unit 5, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Second Floor Office A, 21 - 31 Oldham Street, Manchester, M1 1JG  
Flat 59, 3 Joiner Street, Manchester, M4 1PR  
Flat 47, 3 Joiner Street, Manchester, M4 1PP  
Flat 28, 3 Joiner Street, Manchester, M4 1PP  
Flat 25, 3 Joiner Street, Manchester, M4 1PP  
Flat 20, 3 Joiner Street, Manchester, M4 1PP  
13 Tib Street, Manchester, M4 1AD  
Flat 812, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 618, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 612, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 602, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 521, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 411, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 407, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 321, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 316, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 313, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 304, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 213, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 108, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 104, Transmission House, 11 Tib Street, Manchester, M4 1AE  
9 Tib Street, Manchester, M4 1AD  
Flat 12, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 6, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 54, 18 Church Street, Manchester, M4 1PN  
Apartment 51, 18 Church Street, Manchester, M4 1PN  
Apartment 50, 18 Church Street, Manchester, M4 1PN  
Apartment 47, 18 Church Street, Manchester, M4 1PN  
Apartment 39, 18 Church Street, Manchester, M4 1PN  
Apartment 31, 18 Church Street, Manchester, M4 1PN  
Apartment 22, 18 Church Street, Manchester, M4 1PN  
Apartment 17, 18 Church Street, Manchester, M4 1PN  
Apartment 16, 18 Church Street, Manchester, M4 1PN  
Apartment 15, 18 Church Street, Manchester, M4 1PN  
Apartment 14, 18 Church Street, Manchester, M4 1PN  
Apartment 5, 18 Church Street, Manchester, M4 1PN  
35 - 39 Oldham Street, Manchester, M1 1JG  
First Floor And Third Floor, 21 - 31 Oldham Street, Manchester, M1 1JG  
Flat 63, 3 Joiner Street, Manchester, M4 1PR  
Flat 62, 3 Joiner Street, Manchester, M4 1PR  
Flat 54, 3 Joiner Street, Manchester, M4 1PP  
Flat 53, 3 Joiner Street, Manchester, M4 1PP  
Flat 42, 3 Joiner Street, Manchester, M4 1PP  
Flat 41, 3 Joiner Street, Manchester, M4 1PP  
Flat 38, 3 Joiner Street, Manchester, M4 1PP  
Flat 30, 3 Joiner Street, Manchester, M4 1PP

Flat 23, 3 Joiner Street, Manchester, M4 1PP  
Flat 16, 3 Joiner Street, Manchester, M4 1PP  
Flat 813, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 808, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 805, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 702, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 802, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 711, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 706, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 615, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 610, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 606, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 605, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 518, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 509, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 504, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 503, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 423, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 421, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 417, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 416, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 413, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 318, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 221, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 220, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 218, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 214, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 211, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 207, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 110, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 102, Transmission House, 11 Tib Street, Manchester, M4 1AE  
55 Church Street, Manchester, M4 1PD  
Basement And Ground Floor, 27 - 29 Church Street, Manchester, M4 1PE  
Flat 1, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 59, 18 Church Street, Manchester, M4 1PN  
Apartment 56, 18 Church Street, Manchester, M4 1PN  
Apartment 53, 18 Church Street, Manchester, M4 1PN  
Apartment 48, 18 Church Street, Manchester, M4 1PN  
Apartment 46, 18 Church Street, Manchester, M4 1PN  
Apartment 40, 18 Church Street, Manchester, M4 1PN  
Apartment 37, 18 Church Street, Manchester, M4 1PN  
Apartment 36, 18 Church Street, Manchester, M4 1PN  
Apartment 34, 18 Church Street, Manchester, M4 1PN  
Apartment 27, 18 Church Street, Manchester, M4 1PN  
Apartment 26, 18 Church Street, Manchester, M4 1PN  
Apartment 8, 18 Church Street, Manchester, M4 1PN  
Apartment 2, 18 Church Street, Manchester, M4 1PN  
Unit 4, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Unit 3, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Flat 103, 3 Joiner Street, Manchester, M4 1PR  
Flat 102, 3 Joiner Street, Manchester, M4 1PR  
Flat 61, 3 Joiner Street, Manchester, M4 1PR  
Flat 58, 3 Joiner Street, Manchester, M4 1PR  
Flat 43, 3 Joiner Street, Manchester, M4 1PP

Flat 33, 3 Joiner Street, Manchester, M4 1PP  
Flat 31, 3 Joiner Street, Manchester, M4 1PP  
Flat 15, 3 Joiner Street, Manchester, M4 1PP  
Flat 801, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 12, 3 Joiner Street, Manchester, M4 1PP  
Flat 4, 3 Joiner Street, Manchester, M4 1PP  
Flat 903, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 714, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 619, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 608, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 601, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 520, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 517, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 512, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 505, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 418, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 415, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 405, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 315, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 312, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 307, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 306, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 216, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 212, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 115, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 109, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 105, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 103, Transmission House, 11 Tib Street, Manchester, M4 1AE  
7 Tib Street, Manchester, M4 1AD  
53 Church Street, Manchester, M4 1PD  
Flat 11, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 2, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 38, 18 Church Street, Manchester, M4 1PN  
Apartment 29, 18 Church Street, Manchester, M4 1PN  
Apartment 25, 18 Church Street, Manchester, M4 1PN  
Apartment 24, 18 Church Street, Manchester, M4 1PN  
Apartment 4, 18 Church Street, Manchester, M4 1PN  
Flat 55, 3 Joiner Street, Manchester, M4 1PP  
Flat 52, 3 Joiner Street, Manchester, M4 1PP  
Flat 51, 3 Joiner Street, Manchester, M4 1PP  
Flat 48, 3 Joiner Street, Manchester, M4 1PP  
Flat 39, 3 Joiner Street, Manchester, M4 1PP  
Flat 35, 3 Joiner Street, Manchester, M4 1PP  
Flat 19, 3 Joiner Street, Manchester, M4 1PP  
Flat 9, 3 Joiner Street, Manchester, M4 1PP  
Flat 2, 3 Joiner Street, Manchester, M4 1PP  
Flat 1, 3 Joiner Street, Manchester, M4 1PP  
Flat 816, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 815, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 804, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 720, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 717, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 707, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 703, Transmission House, 11 Tib Street, Manchester, M4 1AG

Flat 701, Transmission House, 11 Tib Street, Manchester, M4 1AG  
59 Church Street, Manchester, M4 1PD  
Flat 617, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 121, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 118, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 113, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 112, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Apartment 60, 18 Church Street, Manchester, M4 1PN  
Apartment 58, 18 Church Street, Manchester, M4 1PN  
Apartment 57, 18 Church Street, Manchester, M4 1PN  
Apartment 45, 18 Church Street, Manchester, M4 1PN  
Apartment 44, 18 Church Street, Manchester, M4 1PN  
Apartment 32, 18 Church Street, Manchester, M4 1PN  
Apartment 18, 18 Church Street, Manchester, M4 1PN  
Apartment 6, 18 Church Street, Manchester, M4 1PN  
Apartment 1, 18 Church Street, Manchester, M4 1PN  
Unit 2, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Second Floor Suite C3, 21 - 31 Oldham Street, Manchester, M1 1JG  
Flat 57, 3 Joiner Street, Manchester, M4 1PR  
Flat 37, 3 Joiner Street, Manchester, M4 1PP  
Flat 29, 3 Joiner Street, Manchester, M4 1PP  
Flat 27, 3 Joiner Street, Manchester, M4 1PP  
Flat 22, 3 Joiner Street, Manchester, M4 1PP  
Flat 17, 3 Joiner Street, Manchester, M4 1PP  
Flat 14, 3 Joiner Street, Manchester, M4 1PP  
Flat 11, 3 Joiner Street, Manchester, M4 1PP  
Flat 902, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 819, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 818, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 817, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 814, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 810, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 807, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 719, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 622, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 614, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 422, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 420, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 419, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 414, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 410, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 308, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 122, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 119, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 8, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 10, 4 - 6 Union Street, Manchester, M4 1PT  
Flat 9, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 42, 18 Church Street, Manchester, M4 1PN  
Apartment 35, 18 Church Street, Manchester, M4 1PN  
Apartment 21, 18 Church Street, Manchester, M4 1PN  
Apartment 19, 18 Church Street, Manchester, M4 1PN  
First Floor, 35 - 39 Oldham Street, Manchester, M1 1JG  
Flat 49, 3 Joiner Street, Manchester, M4 1PP  
Flat 44, 3 Joiner Street, Manchester, M4 1PP

Flat 26, 3 Joiner Street, Manchester, M4 1PP  
Flat 511, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 603, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 519, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 513, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 502, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 408, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 402, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 323, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 309, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 303, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 205, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 204, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 117, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 116, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 114, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 111, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 101, Transmission House, 11 Tib Street, Manchester, M4 1AE  
4 - 6 Union Street, Manchester, M4 1PT  
Flat 7, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 52, 18 Church Street, Manchester, M4 1PN  
Apartment 49, 18 Church Street, Manchester, M4 1PN  
Apartment 20, 18 Church Street, Manchester, M4 1PN  
Flat 104, 3 Joiner Street, Manchester, M4 1PR  
Flat 56, 3 Joiner Street, Manchester, M4 1PP  
Flat 46, 3 Joiner Street, Manchester, M4 1PP  
Flat 45, 3 Joiner Street, Manchester, M4 1PP  
Flat 8, 3 Joiner Street, Manchester, M4 1PP  
Flat 7, 3 Joiner Street, Manchester, M4 1PP  
Flat 5, 3 Joiner Street, Manchester, M4 1PP  
Flat 3, 3 Joiner Street, Manchester, M4 1PP  
Flat 901, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 820, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 709, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 708, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 705, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 613, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 607, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 604, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 523, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 522, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 514, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 510, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 412, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 409, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 322, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 319, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 317, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 310, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 301, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 223, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 215, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 13, 3 Joiner Street, Manchester, M4 1PP  
Flat 24, 3 Joiner Street, Manchester, M4 1PP

Flat 21, 3 Joiner Street, Manchester, M4 1PP  
Flat 18, 3 Joiner Street, Manchester, M4 1PP  
Flat 10, 3 Joiner Street, Manchester, M4 1PP  
Flat 6, 3 Joiner Street, Manchester, M4 1PP  
Flat 811, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 809, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 803, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 718, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 716, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 715, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 713, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 710, Transmission House, 11 Tib Street, Manchester, M4 1AG  
Flat 623, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 621, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 516, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 515, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 506, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 501, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 404, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 401, Transmission House, 11 Tib Street, Manchester, M4 1AF  
Flat 314, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 305, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 302, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 208, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 206, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 209, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Flat 217, Transmission House, 11 Tib Street, Manchester, M4 1AE  
Light ApartHotel, 20 - 22 Church Street, Manchester, M4 1PN  
61 Church Street, Manchester, M4 1PD  
Second Floor Left Part, 27 - 29 Church Street, Manchester, M4 1PE  
Third Floor, 27 - 29 Church Street, Manchester, M4 1PE  
Basement, 27 - 29 Church Street, Manchester, M4 1PE  
34 Tib Street, Manchester, M4 1LA  
North Tea Power LLP, 36 Tib Street, Manchester, M4 1LA  
Flat 5, 4 - 6 Union Street, Manchester, M4 1PT  
Apartment 61, 18 Church Street, Manchester, M4 1PN  
Apartment 55, 18 Church Street, Manchester, M4 1PN  
Apartment 28, 18 Church Street, Manchester, M4 1PN  
Apartment 11, 18 Church Street, Manchester, M4 1PN  
Apartment 10, 18 Church Street, Manchester, M4 1PN  
Apartment 7, 18 Church Street, Manchester, M4 1PN  
Apartment 13, 18 Church Street, Manchester, M4 1PN  
First Floor And Second Floor, 35 - 39 Oldham Street, Manchester, M1 1JG  
Unit 1, Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Afflecks Arcade, 35 - 39 Oldham Street, Manchester, M1 1JG  
Sachas Hotel, Tib Street, Manchester, M4 1SH  
Flat 60, 3 Joiner Street, Manchester, M4 1PR  
Flat 50, 3 Joiner Street, Manchester, M4 1PP  
Flat 40, 3 Joiner Street, Manchester, M4 1PP  
Flat 36, 3 Joiner Street, Manchester, M4 1PP  
Flat 34, 3 Joiner Street, Manchester, M4 1PP  
Tibst Ltd, The Spectrum, 56-58 Benson Road, Warrington, WA3 7PQ  
Flat 32, 3 Joiner Street, Manchester, M4 1PP

## **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 - Smithfield Conservation Area 1987

Area Team Boundary - Name: CENTRL