MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	131796/AOH/2021
Date registered valid:	1 October 2021
Proposal:	Double-sided D6 LED Digital Display Unit.
Address:	Pavement Outside 4 Left Bank, Manchester, M3 3AN
Ward(s):	Deansgate Ward
Applicant:	Allied London Group C/o Agent
Agent (if any):	Paul O Neill Metropolis Planning & Design 4 Underwood Row, London, N1 7LQ
Case officer:	Gerry Reilly Tel: 0161 234 4163 Email: gerry.reilly@manchester.gov.uk
Recommendation:	
Date of recommendation:	5 July 2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:
Printed: 5 May 2022 Expired: 26 May 2022

Neighbour notifications
Printed: 28 April 2022 Expired: 19 May 2022

Site notice
Posted: 4 May 2022 Expired: 25 May 2022

Press advert
Published: 3 May 2022 Expired: 24 May 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

The application has been advertised in the Manchester Evening News as an other development of public interest. 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

Highways - Suggested conditions which would have excluded full motion content from the displays. The applicant took issue with this and pointed out that the suggestion was not consistent with the City Council's own 'Loop' advertisement displays (of which there are 22

across the City Centre), and which are often located in closer proximity to the highway, and are not restricted in terms of their content.

Highways have now recommended a condition for some of the applications and another one for the remainder.

The condition used in this decision is the one suggested by Highways for this particular location

GMP - recommend that consideration is to be given to the potential of the unit attracting or increasing 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.

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

In summary, the application is supported subject to further consideration of the above matters.

Environmental Health - recommended conditions to control LIGHT FROM DIGITAL DISPLAY SCREENS, Noise from Display Unit and Maintenance Management Plan.

Transport For Greater Manchester - no reply to the consultation letter for this specific application but on previous similar applications 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

Ward Councillors - no response to the consultation

Issues

Anit-Social Behaviour - The applicant has responded to the points of Greater Manchester Police in respect of Anti-Social Behaviour and make the following points:

The response is in two parts - firstly, from Allied London, in terms of the general management and security of the Spinningfields Estate:

To reduce Anti-social behaviour there is a 24-hour security presence on site, with both foot patrols and 24-hour CCTV. This is centrally contracted for Spinningfields with a remit for the whole estate, and in addition, each building has their own security. CCTV covers each specific screen location, and is linked to Spinningfields' control room. The Spinningfields security team has close links to Manchester Police.

Emergencies - In the event of emergencies Ocean will switch off the units as required. They are also amenable to switching off each display between midnight and 5am at night to save power and limit any opportunity for disturbance. In the event of emergency, there is an incident process, which Ocean currently operate in respect of the LOOP units (the 38 identical displays that Ocean currently operate for Manchester City Council) which allows for the units to be switched off or display emergency messaging. This can be enshrined in a condition to secure operating procedures if required.

In terms of other points raised, Ocean provided a detailed response to the City Council when bidding to operate the existing LOOP units in Manchester. This response and approach was well received at the time and would similarly be deployed in the Displays proposed in this (these) application(s). I have extracted the relevant section below which will remain applicable:

"We recognise the importance of ensuring the design and implementation of the proposed units meet the Council's public realm strategy. Implementation will be undertaken with full stakeholder consultation to include: Planning, Highways & Lighting and Street Cleansing.

The proposed design is aesthetically pleasing and shares common features with our existing LOOP units resulting in continuity across the estate.

The use of double-sided digital displays reduces the opportunity for vandalism. They are easy to keep clean and require no specialist or potentially harmful solutions.

Being slim and sleek, they take up a minimal amount of space, are accessible to all and therefore clearly assimilated in the street scene. Consideration will be given to respecting the specific public realm treatment around each location.

We will be deploying, in our opinion, the best small format digital screen in the market with the ability to accommodate all the technologies expected, including the use of 5G and capacity to deliver key public messaging on behalf of the Council, as well as providing media space for the Council's own use. Using the same screen supplier,

We have considered the integration of phone/USB charging points within the units however studying competitor use in other cities such as Birmingham, integration has contributed directly to anti-social behaviour and criminal activity. However, we can adapt to include this if the Council chooses.

Although suitable locations have been specified within the tender, we acknowledge that the units need to be sited so as to facilitate free flowing pedestrian movement, especially important against the backdrop of the Coronavirus Pandemic and the on-going need for social distancing and space.

Ocean, utilising their internal mapping software have identified those best locations meeting the specific criteria set out in the Council's public realm strategy referenced below:

o The Units will be positioned so as to not obstruct pedestrian movement routes and to promote access for all users of footpaths including motorised/double buggies and the passing of two wheelchairs.
o Units will not be located in positions that hinder inter-visibility between road users.
o Where appropriate, consideration should be given to integrating the Units within other features such as bus stops in order to de-clutter the public realm.
o Special consideration has been given to the placement of the Units within squares so as to avoid detracting from the space, within the appropriate scale of surroundings.
o The Units will be located to avoid creating small spaces that provide opportunities for people to conceal themselves or that collect litter and other debris and encourage anti-social behaviour.
o The Units will be positioned so that they do not hinder access to underground services or access covers.
o The units will be considered as secondary to other more functional street furniture elements such as seating, street trees and lighting.
o The Units will not be used to define gateways into streets and spaces.
o Where possible the Units and other street furniture will be grouped into zones, particularly along linear routes such as roads and streets to avoid clutter.
o The Units will be distributed in order to avoid a concentration of displays in a single area which can become overwhelming.

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

Drawings

SITE LOCATION PLAN Site 1. Pavement outside 4 Left Bank MANCHESTER M3 3AN
84 Double FSD W/Radius Drawing number 84 Double FSD W/Radius Revision P2
Screen Schematic

Documents

Covering Letter
Planning Statement Spinningfields Manchester by Metropolis Planning and Design on behalf of Allied London Group 07/09/2021 Job Ref: 3203

All of the above drawings and documents received 1st October 2021

The email from Paul O'Neill received 9th 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) (a) For individual advertisements displayed on the LED panel which contain moving images, animation, video or full motion images then a three metre unobstructed footway width should be maintained where possible to avoid the advert from causing a visual obstruction to drivers and to maintain a suitable access route for pedestrians.

(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 shall not exceed 600 cd/m2 during non daylight hours / 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) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted 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.

5) 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) 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

6) 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

7) The permission hereby granted is for the installation of 1 no. Double-sided D6 LED Digital Display Unit to be operated in accordance with the details set out in the submitted Planning Statement Spinningfields Manchester by Metropolis Planning and Design on behalf of Allied London Group 07/09/2021 Job Ref: 3203 received by the City Council as local planning authority on 1st October 2021 and for no other purposes, including the installation and operation of any cameras.

Reason - Pursuant to Core Strategy Policies SP1 and DM1.

Appendix 1 – List of consultees & neighbours notified

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

Unit B3-B4, Left Bank, Manchester, M3 3AN
Apartment 836, 6 Left Bank, Manchester, M3 3AE
Apartment 1222, 12 Left Bank, Manchester, M3 3AH
Apartment 1016, 12 Left Bank, Manchester, M3 3AH
Apartment 1012, 12 Left Bank, Manchester, M3 3AH
Apartment 923, 12 Left Bank, Manchester, M3 3AH
Apartment 922, 12 Left Bank, Manchester, M3 3AH
Apartment 916, 12 Left Bank, Manchester, M3 3AH
Apartment 718, 12 Left Bank, Manchester, M3 3AG
Apartment 715, 12 Left Bank, Manchester, M3 3AG
Apartment 633, 12 Left Bank, Manchester, M3 3AG
Apartment 622, 12 Left Bank, Manchester, M3 3AG
Apartment 620, 12 Left Bank, Manchester, M3 3AG
Apartment 521, 12 Left Bank, Manchester, M3 3AG
Apartment 421, 12 Left Bank, Manchester, M3 3AG
Apartment 410, 12 Left Bank, Manchester, M3 3AG
Apartment 324, 12 Left Bank, Manchester, M3 3AG
Apartment 321, 12 Left Bank, Manchester, M3 3AG
Apartment 314, 12 Left Bank, Manchester, M3 3AG
Apartment 219, 12 Left Bank, Manchester, M3 3AG
Apartment 1331, 6 Left Bank, Manchester, M3 3AF
Apartment 1230, 6 Left Bank, Manchester, M3 3AF
Apartment 1229, 6 Left Bank, Manchester, M3 3AF
Apartment 1227, 6 Left Bank, Manchester, M3 3AF
Apartment 1127, 6 Left Bank, Manchester, M3 3AF
Apartment 1036, 6 Left Bank, Manchester, M3 3AF
Apartment 1029, 6 Left Bank, Manchester, M3 3AF
Apartment 937, 6 Left Bank, Manchester, M3 3AF
Apartment 933, 6 Left Bank, Manchester, M3 3AF
Apartment 828, 6 Left Bank, Manchester, M3 3AE
Apartment 827, 6 Left Bank, Manchester, M3 3AE
Apartment 736, 6 Left Bank, Manchester, M3 3AE
Apartment 730, 6 Left Bank, Manchester, M3 3AE
Apartment 725, 6 Left Bank, Manchester, M3 3AE
Apartment 629, 6 Left Bank, Manchester, M3 3AE
Apartment 437, 6 Left Bank, Manchester, M3 3AE
Apartment 436, 6 Left Bank, Manchester, M3 3AE
Apartment 430, 6 Left Bank, Manchester, M3 3AE
Apartment 335, 6 Left Bank, Manchester, M3 3AD
Apartment 332, 6 Left Bank, Manchester, M3 3AE
Apartment 236, 6 Left Bank, Manchester, M3 3AE
Apartment 234, 6 Left Bank, Manchester, M3 3AE
Apartment 230, 6 Left Bank, Manchester, M3 3AE
Apartment 227, 6 Left Bank, Manchester, M3 3AE
Apartment 1502, 12 Left Bank, Manchester, M3 3AH
Apartment 1403, 12 Left Bank, Manchester, M3 3AH

Apartment 1323, 12 Left Bank, Manchester, M3 3AH
Apartment 911, 12 Left Bank, Manchester, M3 3AH
Apartment 1322, 12 Left Bank, Manchester, M3 3AH
Apartment 1319, 12 Left Bank, Manchester, M3 3AH
Apartment 1317, 12 Left Bank, Manchester, M3 3AH
Apartment 835, 12 Left Bank, Manchester, M3 3AG
Apartment 823, 12 Left Bank, Manchester, M3 3AG
Apartment 821, 12 Left Bank, Manchester, M3 3AG
Apartment 817, 12 Left Bank, Manchester, M3 3AG
Apartment 621, 12 Left Bank, Manchester, M3 3AG
Apartment 610, 12 Left Bank, Manchester, M3 3AG
Apartment 423, 12 Left Bank, Manchester, M3 3AG
Apartment 417, 12 Left Bank, Manchester, M3 3AG
Apartment 319, 12 Left Bank, Manchester, M3 3AG
Apartment 220, 12 Left Bank, Manchester, M3 3AG
Apartment 217, 12 Left Bank, Manchester, M3 3AG
Apartment 215, 12 Left Bank, Manchester, M3 3AG
Apartment 1231, 6 Left Bank, Manchester, M3 3AF
Apartment 1030, 6 Left Bank, Manchester, M3 3AF
Apartment 927, 6 Left Bank, Manchester, M3 3AF
Apartment 732, 6 Left Bank, Manchester, M3 3AE
Apartment 634, 6 Left Bank, Manchester, M3 3AE
Apartment 433, 6 Left Bank, Manchester, M3 3AE
Apartment 333, 6 Left Bank, Manchester, M3 3AE
Apartment 331, 6 Left Bank, Manchester, M3 3AE
Apartment 232, 6 Left Bank, Manchester, M3 3AE
Apartment 327, 6 Left Bank, Manchester, M3 3AE
Apartment 326, 6 Left Bank, Manchester, M3 3AE
Apartment 233, 6 Left Bank, Manchester, M3 3AE
Apartment 231, 6 Left Bank, Manchester, M3 3AE
Apartment 1318, 12 Left Bank, Manchester, M3 3AH
Apartment 1219, 12 Left Bank, Manchester, M3 3AH
Apartment 1217, 12 Left Bank, Manchester, M3 3AH
Apartment 1021, 12 Left Bank, Manchester, M3 3AH
Apartment 917, 12 Left Bank, Manchester, M3 3AH
Apartment 820, 12 Left Bank, Manchester, M3 3AG
Apartment 819, 12 Left Bank, Manchester, M3 3AG
Apartment 816, 12 Left Bank, Manchester, M3 3AG
Apartment 721, 12 Left Bank, Manchester, M3 3AG
Apartment 720, 12 Left Bank, Manchester, M3 3AG
Apartment 523, 12 Left Bank, Manchester, M3 3AG
Apartment 419, 12 Left Bank, Manchester, M3 3AG
Apartment 414, 12 Left Bank, Manchester, M3 3AG
Apartment 322, 12 Left Bank, Manchester, M3 3AG
Apartment 223, 12 Left Bank, Manchester, M3 3AG
Apartment 1503, 6 Left Bank, Manchester, M3 3AF
Apartment 1330, 6 Left Bank, Manchester, M3 3AF
Apartment 1328, 6 Left Bank, Manchester, M3 3AF
Apartment 1133, 6 Left Bank, Manchester, M3 3AF
Apartment 931, 6 Left Bank, Manchester, M3 3AF
Apartment 829, 6 Left Bank, Manchester, M3 3AE
Apartment 726, 6 Left Bank, Manchester, M3 3AE
Apartment 631, 6 Left Bank, Manchester, M3 3AE
Apartment 532, 6 Left Bank, Manchester, M3 3AE

Apartment 530, 6 Left Bank, Manchester, M3 3AE
Apartment 329, 6 Left Bank, Manchester, M3 3AE
Apartment 1501, 12 Left Bank, Manchester, M3 3AH
Apartment 1120, 12 Left Bank, Manchester, M3 3AH
Apartment 1119, 12 Left Bank, Manchester, M3 3AH
Apartment 1118, 12 Left Bank, Manchester, M3 3AH
Apartment 1035, 12 Left Bank, Manchester, M3 3AH
Apartment 1011, 12 Left Bank, Manchester, M3 3AH
Apartment 924, 12 Left Bank, Manchester, M3 3AH
Apartment 919, 12 Left Bank, Manchester, M3 3AH
Apartment 716, 12 Left Bank, Manchester, M3 3AG
Apartment 711, 12 Left Bank, Manchester, M3 3AG
Apartment 623, 12 Left Bank, Manchester, M3 3AG
Apartment 614, 12 Left Bank, Manchester, M3 3AG
Apartment 520, 12 Left Bank, Manchester, M3 3AG
Apartment 516, 12 Left Bank, Manchester, M3 3AG
Apartment 515, 12 Left Bank, Manchester, M3 3AG
Apartment 511, 12 Left Bank, Manchester, M3 3AG
Apartment 510, 12 Left Bank, Manchester, M3 3AG
Apartment 420, 12 Left Bank, Manchester, M3 3AG
Apartment 415, 12 Left Bank, Manchester, M3 3AG
Apartment 320, 12 Left Bank, Manchester, M3 3AG
Apartment 318, 12 Left Bank, Manchester, M3 3AG
Apartment 317, 12 Left Bank, Manchester, M3 3AG
Apartment 1326, 6 Left Bank, Manchester, M3 3AF
Apartment 315, 12 Left Bank, Manchester, M3 3AG
Apartment 222, 12 Left Bank, Manchester, M3 3AG
Apartment 211, 12 Left Bank, Manchester, M3 3AG
Apartment 1131, 6 Left Bank, Manchester, M3 3AF
Apartment 1128, 6 Left Bank, Manchester, M3 3AF
Apartment 1125, 6 Left Bank, Manchester, M3 3AF
Apartment 1033, 6 Left Bank, Manchester, M3 3AF
Apartment 925, 6 Left Bank, Manchester, M3 3AF
Apartment 737, 6 Left Bank, Manchester, M3 3AE
Apartment 728, 6 Left Bank, Manchester, M3 3AE
Apartment 633, 6 Left Bank, Manchester, M3 3AE
Apartment 628, 6 Left Bank, Manchester, M3 3AE
Apartment 533, 6 Left Bank, Manchester, M3 3AE
Apartment 527, 6 Left Bank, Manchester, M3 3AE
Apartment 1402, 12 Left Bank, Manchester, M3 3AH
Apartment 1224, 12 Left Bank, Manchester, M3 3AH
Apartment 1221, 12 Left Bank, Manchester, M3 3AH
Apartment 1122, 12 Left Bank, Manchester, M3 3AH
Apartment 1117, 12 Left Bank, Manchester, M3 3AH
Apartment 1116, 12 Left Bank, Manchester, M3 3AH
Apartment 1022, 12 Left Bank, Manchester, M3 3AH
Apartment 935, 12 Left Bank, Manchester, M3 3AH
Apartment 918, 12 Left Bank, Manchester, M3 3AH
Apartment 915, 12 Left Bank, Manchester, M3 3AH
Apartment 818, 12 Left Bank, Manchester, M3 3AG
Apartment 810, 12 Left Bank, Manchester, M3 3AG
Apartment 724, 12 Left Bank, Manchester, M3 3AG
Apartment 615, 12 Left Bank, Manchester, M3 3AG
Apartment 524, 12 Left Bank, Manchester, M3 3AG

Apartment 418, 12 Left Bank, Manchester, M3 3AG
Apartment 218, 12 Left Bank, Manchester, M3 3AG
Apartment 214, 12 Left Bank, Manchester, M3 3AG
Apartment 1404, 6 Left Bank, Manchester, M3 3AF
Apartment 1325, 6 Left Bank, Manchester, M3 3AF
Apartment 1032, 6 Left Bank, Manchester, M3 3AF
Apartment 1027, 6 Left Bank, Manchester, M3 3AF
Apartment 926, 6 Left Bank, Manchester, M3 3AF
Apartment 839, 6 Left Bank, Manchester, M3 3AE
Apartment 729, 6 Left Bank, Manchester, M3 3AE
Apartment 632, 6 Left Bank, Manchester, M3 3AE
Apartment 630, 6 Left Bank, Manchester, M3 3AE
Apartment 627, 6 Left Bank, Manchester, M3 3AE
Apartment 328, 6 Left Bank, Manchester, M3 3AE
Apartment 325, 6 Left Bank, Manchester, M3 3AE
Apartment 228, 6 Left Bank, Manchester, M3 3AE
Apartment 1321, 12 Left Bank, Manchester, M3 3AH
Apartment 1220, 12 Left Bank, Manchester, M3 3AH
Apartment 1019, 12 Left Bank, Manchester, M3 3AH
Apartment 1013, 12 Left Bank, Manchester, M3 3AH
Apartment 920, 12 Left Bank, Manchester, M3 3AH
Apartment 914, 12 Left Bank, Manchester, M3 3AH
Apartment 824, 12 Left Bank, Manchester, M3 3AG
Apartment 822, 12 Left Bank, Manchester, M3 3AG
Apartment 723, 12 Left Bank, Manchester, M3 3AG
Apartment 618, 12 Left Bank, Manchester, M3 3AG
Apartment 710, 12 Left Bank, Manchester, M3 3AG
Apartment 616, 12 Left Bank, Manchester, M3 3AG
Apartment 611, 12 Left Bank, Manchester, M3 3AG
Apartment 518, 12 Left Bank, Manchester, M3 3AG
Apartment 517, 12 Left Bank, Manchester, M3 3AG
Apartment 310, 12 Left Bank, Manchester, M3 3AG
Apartment 224, 12 Left Bank, Manchester, M3 3AG
Apartment 1233, 6 Left Bank, Manchester, M3 3AF
Apartment 1232, 6 Left Bank, Manchester, M3 3AF
Apartment 1228, 6 Left Bank, Manchester, M3 3AF
Apartment 1129, 6 Left Bank, Manchester, M3 3AF
Apartment 1037, 6 Left Bank, Manchester, M3 3AF
Apartment 929, 6 Left Bank, Manchester, M3 3AF
Apartment 928, 6 Left Bank, Manchester, M3 3AF
Apartment 837, 6 Left Bank, Manchester, M3 3AE
Apartment 832, 6 Left Bank, Manchester, M3 3AE
Apartment 831, 6 Left Bank, Manchester, M3 3AE
Apartment 727, 6 Left Bank, Manchester, M3 3AE
Apartment 526, 6 Left Bank, Manchester, M3 3AE
Apartment 432, 6 Left Bank, Manchester, M3 3AE
Apartment 336, 6 Left Bank, Manchester, M3 3AE
Apartment 1320, 12 Left Bank, Manchester, M3 3AH
Apartment 1316, 12 Left Bank, Manchester, M3 3AH
Apartment 1216, 12 Left Bank, Manchester, M3 3AH
Apartment 1121, 12 Left Bank, Manchester, M3 3AH
Apartment 1024, 12 Left Bank, Manchester, M3 3AH
Apartment 1023, 12 Left Bank, Manchester, M3 3AH
Apartment 1020, 12 Left Bank, Manchester, M3 3AH

Apartment 921, 12 Left Bank, Manchester, M3 3AH
Apartment 910, 12 Left Bank, Manchester, M3 3AH
Apartment 815, 12 Left Bank, Manchester, M3 3AG
Apartment 814, 12 Left Bank, Manchester, M3 3AG
Apartment 722, 12 Left Bank, Manchester, M3 3AG
Apartment 624, 12 Left Bank, Manchester, M3 3AG
Apartment 619, 12 Left Bank, Manchester, M3 3AG
Apartment 617, 12 Left Bank, Manchester, M3 3AG
Apartment 514, 12 Left Bank, Manchester, M3 3AG
Apartment 424, 12 Left Bank, Manchester, M3 3AG
Apartment 411, 12 Left Bank, Manchester, M3 3AG
Apartment 323, 12 Left Bank, Manchester, M3 3AG
Apartment 311, 12 Left Bank, Manchester, M3 3AG
Apartment 221, 12 Left Bank, Manchester, M3 3AG
Apartment 216, 12 Left Bank, Manchester, M3 3AG
Apartment 210, 12 Left Bank, Manchester, M3 3AG
Apartment 1504, 6 Left Bank, Manchester, M3 3AF
Apartment 1332, 6 Left Bank, Manchester, M3 3AF
Apartment 1329, 6 Left Bank, Manchester, M3 3AF
Apartment 1132, 6 Left Bank, Manchester, M3 3AF
Apartment 930, 6 Left Bank, Manchester, M3 3AF
Apartment 731, 6 Left Bank, Manchester, M3 3AE
Apartment 536, 6 Left Bank, Manchester, M3 3AE
Apartment 529, 6 Left Bank, Manchester, M3 3AE
Apartment 427, 6 Left Bank, Manchester, M3 3AE
Apartment 337, 6 Left Bank, Manchester, M3 3AE
Apartment 1223, 12 Left Bank, Manchester, M3 3AH
Apartment 334, 6 Left Bank, Manchester, M3 3AE
Apartment 229, 6 Left Bank, Manchester, M3 3AE
Apartment 222, 6 Left Bank, Manchester, M3 3AE
Apartment 1218, 12 Left Bank, Manchester, M3 3AH
Apartment 1124, 12 Left Bank, Manchester, M3 3AH
Apartment 1123, 12 Left Bank, Manchester, M3 3AH
Apartment 811, 12 Left Bank, Manchester, M3 3AG
Apartment 735, 12 Left Bank, Manchester, M3 3AG
Apartment 719, 12 Left Bank, Manchester, M3 3AG
Apartment 717, 12 Left Bank, Manchester, M3 3AG
Apartment 714, 12 Left Bank, Manchester, M3 3AG
Apartment 522, 12 Left Bank, Manchester, M3 3AG
Apartment 519, 12 Left Bank, Manchester, M3 3AG
Apartment 422, 12 Left Bank, Manchester, M3 3AG
Apartment 416, 12 Left Bank, Manchester, M3 3AG
Apartment 316, 12 Left Bank, Manchester, M3 3AG
Apartment 1405, 6 Left Bank, Manchester, M3 3AF
Apartment 1327, 6 Left Bank, Manchester, M3 3AF
Apartment 1130, 6 Left Bank, Manchester, M3 3AF
Apartment 1126, 6 Left Bank, Manchester, M3 3AF
Apartment 1031, 6 Left Bank, Manchester, M3 3AF
Apartment 1028, 6 Left Bank, Manchester, M3 3AF
Apartment 936, 6 Left Bank, Manchester, M3 3AF
Apartment 932, 6 Left Bank, Manchester, M3 3AF
Apartment 833, 6 Left Bank, Manchester, M3 3AE
Apartment 830, 6 Left Bank, Manchester, M3 3AE
Apartment 733, 6 Left Bank, Manchester, M3 3AE

Apartment 534, 6 Left Bank, Manchester, M3 3AE
Apartment 531, 6 Left Bank, Manchester, M3 3AE
Apartment 528, 6 Left Bank, Manchester, M3 3AE
Apartment 525, 6 Left Bank, Manchester, M3 3AE
Apartment 434, 6 Left Bank, Manchester, M3 3AE
Apartment 431, 6 Left Bank, Manchester, M3 3AE
Apartment 429, 6 Left Bank, Manchester, M3 3AE
Apartment 428, 6 Left Bank, Manchester, M3 3AE
Apartment 330, 6 Left Bank, Manchester, M3 3AE
Apartment 237, 6 Left Bank, Manchester, M3 3AE

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
Area Team Boundary - Name: CENTRL