

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133372/LO/2022

Date registered valid: 13 April 2022

Proposal: Retrospective application for Listed Building Consent 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

Recommendation:

Date of recommendation:

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

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 2019 Listed Building consent was sought and granted for the following works:

- Installation of external replacement signage
- Redecoration of previously painted walls
- Replacement of light fittings
- Repair of upholstery
- Alterations to bar-back fitting through installation of glazed panel
- Removal of 2no. bar columns, replaced with 2no. thinner oak columns
- Removal and replacement of existing non-original fire escape, new opening to fire escape

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. 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 for Listed Building Consent. 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

Highway Services - All submitted signage complies with headroom and carriageway clearance requirements.

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/m² is sufficient to discharge the condition.

Historic England - No reply to the consultation letter

Urban Design & Conservation - The proposed signage seems slightly larger than the existing signage. The aim should be to prevent signage cutting across any features and the proposed fascia signs seem to cover the top of the window surrounds. The sign should ideally be located in the space between the top of the window and underside of the decorative cornice and set further back rather than hanging forward of the cornice.

The projecting sign also is much larger than the existing in the CGI. It should be smaller and should visually not extend into the light faience stonework. It does however seem to be of the correct scale on the elevation drawing so we need to clarify this. The sign should be no more than 40mm thick.

The proposal includes a number of hanging baskets which on the images look artificial, but I appreciate that this is a CGI. These are not shown on the drawings and will need LBC. Any new

hanging baskets should be natural and well maintained. We will need details of the brackets and fixing details.

There is a large amount of external clutter on the building including alarm boxes (at least 2) and many cables and brackets that appear redundant. Before any new signs and lighting are implemented, the applicants need to remove all redundant cables and fittings and make good any holes.

We need to be careful about the brightness, warmth and spread of light. They shouldn't be overly bright and detract from the building.

Issues

The main issues to consider with regards the proposals is the impact on the character of the Listed Building:

Signage - As stated earlier, this application is now retrospective. The applicant submitted the application due to a slight change in the branding for the premises.

The original proposals were very similar to another advert application submitted in 2019. 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 applicant has submitted the current, amended, proposals to accord with what has already been installed on site. 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, therefore there is no increase in signage on the premises.

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 policy 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:

Article 35 Declaration

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

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In the case of the application under consideration correspondence took place with the applicant relating to the exactness of the drawings

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

Cover Letter

Location Plan both received by the City Council as Local Planning Authority on 30th March 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
Historic England (North West)
Urban Design & Conservation

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 903, 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 801, 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
Flat 617, 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 511, 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 118, Transmission House, 11 Tib Street, Manchester, M4 1AE

Flat 215, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 210, Transmission House, 11 Tib Street, Manchester, M4 1AE
Flat 121, 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 19, 18 Church Street, Manchester, M4 1PN
Apartment 42, 18 Church Street, Manchester, M4 1PN
Apartment 35, 18 Church Street, Manchester, M4 1PN
Apartment 21, 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 24, 3 Joiner Street, Manchester, M4 1PP

Flat 21, 3 Joiner Street, Manchester, M4 1PP
Flat 18, 3 Joiner Street, Manchester, M4 1PP
Flat 13, 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
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 7, 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 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
Flat 32, 3 Joiner Street, Manchester, M4 1PP
Tibst Ltd, The Spectrum, 56-58 Benson Road, Warrington, WA3 7PQ

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