

**Planning****Growth & Development****Delegated officer report for planning application**

**Application no.** 144924/AO/2026  
**Date registered valid:** 12 January 2026  
**Proposal:** Installation of 3no. high level internally illuminated individual letter signs, 1no. internally illuminated individual letter sign, and 1no. plaque sign.  
**Address:** 325 Deansgate, Manchester, M3 4LQ  
**Ward(s):** Deansgate Ward  
**Applicant:** Jedi Deansgate Ltd  
**Agent (if any):** Rachel Poole Deloitte LLP  
**Case officer:** Sam Elliott  
Tel: 0161 219 2856  
Email: [sam.elliott@manchester.gov.uk](mailto:sam.elliott@manchester.gov.uk)  
**Recommendation:** Approve  
**Date of recommendation:** 03/03/2026

**Application details**

|                                                            |                          |
|------------------------------------------------------------|--------------------------|
| <b>Type of application:</b>                                | Advertisement Consent    |
| <b>Development type:</b>                                   | Advertisements           |
| <b>Date of site visit:</b>                                 | 22 January 2026          |
| <b>Standard consultations:</b><br>Printed: 16 January 2026 | Expired: 6 February 2026 |
| <b>Neighbour notifications</b><br>Printed: 16 January 2026 | Expired: 6 February 2026 |

**Site notice**  
No site notice has been produced

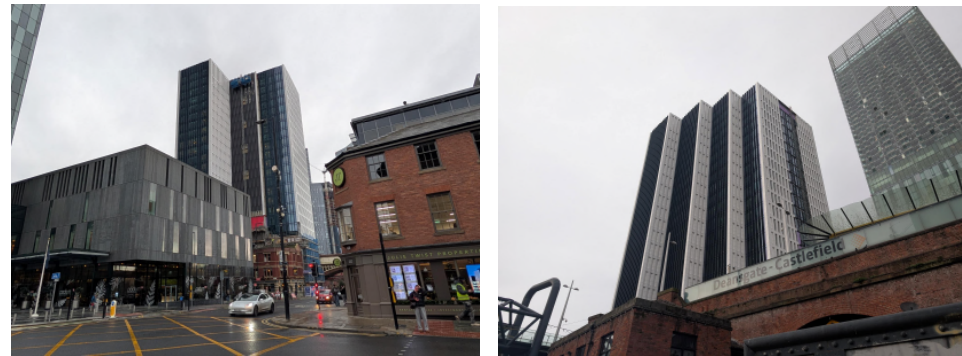
**Press advert**  
No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The application building relates to the Hampton by Hilton hotel under construction. It exhibits a staggered series of setbacks in its design, with white terracotta cladding panels to its east and west-facing elevations.



|                                 |                                               |
|---------------------------------|-----------------------------------------------|
| <b>Listed building:</b>         | Not applicable                                |
| <b>Conservation area:</b>       | Adjacent to the Castlefield Conservation Area |
| <b>Tree Preservation Order:</b> |                                               |

**Description of area**

The application site is located at 325 Deansgate, a main arterial route into the City Centre with the area immediately around the application site characterised by tall modern buildings which sit

alongside a number of heritage assets. With respect to surrounding uses in the vicinity, the area comprises a mix of residential development and office uses interspersed with commercial uses.

The site is adjacent to the Castlefield Conservation Area and views of the host building can also be attained from within the Deansgate and St Johns Conservation Areas. The building is therefore seen in conjunction with a number of listed buildings which positively contribute to their character, including the Grade II listed 235-291 Deansgate, the Castlefield Information Centre and the Castlefield Railway Viaduct Railway Viaduct from G-MEX to Dawson Street.

From other vantages it would be seen with other listed buildings outside of the Conservation Area such as the Grade II listed Deansgate Station.

### **Planning History**

125804/FO/2019: Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works. Approved 26/06/2020.

Variation of conditions 2, 18a, 19a, 21, 22, 23, 27, 30, 31, 35, 39, 42 attached to planning permission ref. 125804/FO/2019 (as amended by 134854/NMC/2022, 136154/NMC/2023 and 137169/NMC/2023) for elevational alteration and changes to facade materials together with increase in building height to form plant screen. Approved 22/04/2024.

CDN/25/1087: Discharge of Conditions 19 (lighting) and 30 (signage strategy) attached to Planning Permission 127537/FO/2020. Approved 15/12/2025.

### **Background**

The signage strategy approved as part of application CDN/25/1087 primarily related to the principle of submitting advertisement consent applications when signs are replaced, as well as maintenance.

#### **Signage Strategy**

Internal signage within the development is not subject to control.

External signage is subject to control under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

An application for advertisement consent for building mounted gable signage and for ground floor entrance signage has been submitted and approved by the Council under applications Ref. 143999/AO/2025 and 14400/AO/2025.

Following completion of the development, signage will be installed in accordance with these consents.

Signage will be replaced and refreshed from time to time in the future. In such circumstances applications for Advertisement Consent will be made as necessary at the time.

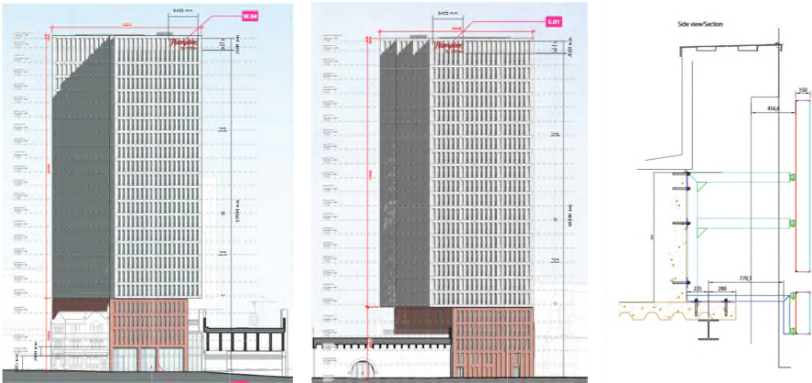
All external signage will be maintained in good a condition in order to protect the amenities of the area.

### **Description of development**

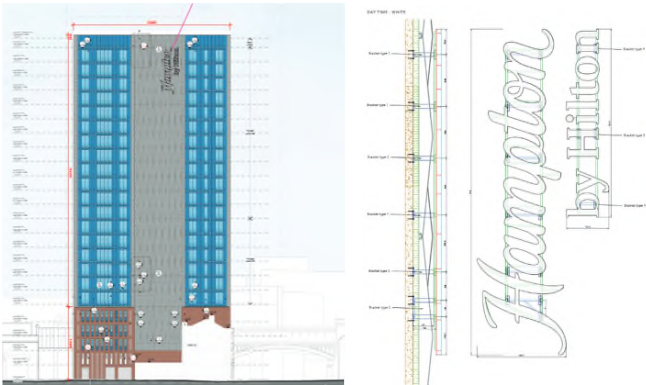
Advertisement Consent is sought for 3no. internally illuminated high level signs, 1no. internally illuminated sign to the Deansgate-Castlefield tram stop elevation and 1no. plaque sign to the Deansgate elevation to identify the Hampton by Hilton hotel under construction.

The proposed high-level signage would be sited on three separate elevations, providing visibility from vantages within the City Centre from the north, east and west.

2no. of these (to the east and west-facing elevations) would be comprised of smaller individual letters in total measuring 6439mm across with a height of 2395.8m. The lettering would have opal acrylic faces and a red vinyl applied to facilitate a white letter face during the day and a red illumination at night. The letters would have a depth of 150mm and would be fixed to the elevations via an aluminium fabricated framework behind the building's cladding. The elevations' white terracotta cladding panels would also be replaced with an aluminium powder coated variant to facilitate the fixing.



The larger individual lettering sign would be comprised of smaller individual letting rotated to be read from bottom to top, in total measuring approximately 3926mm across with a height of 9748m. The lettering would similarly have opal acrylic faces and a red vinyl applied. The letters would have a depth of 76mm and would be fixed to the elevations via a 60mm-deep fabricated framework in aluminium.



The sign to the Deansgate-Castlefield tram stop elevation would be comprised of individual letting, in total measuring approximately 3926mm across with a height of 9748m. The lettering would similarly have opal acrylic faces and a red vinyl applied. The letters would have a depth of 76mm and would be individually fixed to the elevations.



The above illuminated signage would have a luminance level of 450 cd/m<sup>2</sup> and a static illumination.

The proposed plaque sign would measure 300mm x 188mm and be applied to the column of the building.



## **Consultations & Notification Responses**

### **Publicity and Advertisement:**

Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

### **Highways Services**

No objection, subject to condition:

- No individual advertisements displayed shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.
- The maximum luminance level of the advertisements displayed on any of the signage should not exceed 600 cd/m<sup>2</sup> during non-daylight/ inclement weather.

### **Environmental Health**

No objection:

- Stated illuminance levels are acceptable.

### **TfGM**

No response received.

### **Metrolink**

Response received, no comment on application.

#### Aerodrome Safeguarding

No objection.

#### Network Rail

No objection:

- Due to elevation of signage there would be no impact on signal sighting.

#### **Policy Context**

##### Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and  
(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The following policies are considered relevant to this application:

##### Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

##### The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC1 – City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

##### The Unitary Development Plan for the City of Manchester

- DC14 – Shop Fronts and Related Signs

- DC18 – Conservation Areas
- DC19 – Listed Buildings

#### NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

#### Shopfront and Signage Design Guide

### Issues

#### Visual Amenity and Impact on Heritage Assets

The proposed high-level signage would be sited on three separate elevations, with the intention of providing visibility from vantages within the City Centre, including from within several Conservation Areas within the City, most notably the Deansgate, St Johns and Castlefield Conservation Areas. The signage would therefore also be seen in conjunction with a number of listed buildings, including those listed above.



However, views of high-rise buildings are common within the settings of these heritage assets. While illuminated signage is not common amongst the immediate cluster of tall buildings, the proposed signage would be seen in the context of the high-rise development and read as a minor and consistent addition to this existing feature of the setting.

Given their location on separate elevations and proportionate scale, it is not considered that the number proposed would contribute to excessive advertisement with a negative impact on the busy City Centre street environment.

The scale of the signs is considered appropriate to the scale of the building and given their sufficient design quality and their being limited to information required for identifying the premises, it is not considered that the design of the signage would appear unduly prominent nor extraneous to the detriment of the overall quality of the building, the street scene or the significance in terms of setting and character of heritage assets in the vicinity.

While the proposal would result in replacement of the white terracotta cladding panels, at this height this is not considered to be significantly noticeable or result in a harm to the street scene. However, it is recommended that in the event of an approval a condition is applied to ensure the white terracotta cladding panels are reinstated in the event of the signs' removal.

The proposed signage to the Deansgate-Castlefield tram stop elevation would be small in scale and only visible at the tram stop itself. It is not considered by virtue of its siting, scale, materiality or illusion to detract from the visual appearance of the public realm around the stop, and would integrate with the immediate setting, resulting in negligible harm to the settings of the Grade II listed Deansgate Station and Castlefield Viaduct.

The proposed plaque sign to the Deansgate elevation would be a relatively minor addition to the street scene and is not considered to result in an over-proliferation of advertisement resulting in clutter to the street scene. There would be no adverse impact on the setting of the Castlefield Conservation Area or any listed buildings within the vicinity.

In view of the above, the proposed signage is considered to be acceptable in terms of amenity and compliant with Policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14, DC18 and DC19 of the Unitary Development Plan, Policies JP-P1, JP-P2 and JP-Strat2 of PfE, as well as being in line with guidance contained within the NPPF and the Council's Shopfront and Signage Design Guide.

#### Residential Amenity

Environmental Health consultees have reviewed the luminance level stated in the signage detail plan of 450cd/m<sup>2</sup>, and are satisfied that there would be no unacceptable impact on residential amenity. The signs would be within a city centre environment where some degree of illumination is common. Given this, and subject to a condition to control the luminance levels of the signs in line with Council criteria for a city centre environment, the proposed signage is considered acceptable with respect to the impact on residential amenity and in accordance with Core strategy policies SP1 and DM1.

#### Public Safety

The primary public safety concern is the illuminance of the signs. The luminance level stated in the signage detail plan is 450cd/m<sup>2</sup>, which is acceptable to Local Highways Authority, Environmental Health, Metrolink and Network Rail consultees. It is not considered that there would be a danger to public safety, and it is recommended that a condition relating to the maximum illuminance is included in the approval.

#### **Other Legislative Requirements**

##### **Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

##### **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

**Commented [AL1]:** If there is harm how is this weighed against the public benefits? Adverts are judged on basis of visual amenity and public safety principally so the focus needs to be on visual impact on heritage assets here rather than harm. Just something like they would not appear unduly prominent and detract from the setting of adjacent conservation areas and listed building?

**Commented [SE2R1]:** Have merged and more explicitly talked about prominence.

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

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

**1. Advert Mandatory**

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. Approved Plans**

The development hereby approved shall be carried out in accordance with the plans received by the City Council as Local Planning Authority on 12/012026:

10185-SHP-Z0-XX-XP-A-B5D8-G100-0001

The E:11709 REV 09 drawing package pages 1-8, dated 03/12/2025.

[Hampton by Hilton 2no smaller high-level signage detail drawing]

[Hampton by Hilton 1no large high-level signage detail drawing]

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to the Control of Advertisement Regulations 2007; Places for Everyone policies JP-

Strat2, JP-P1 and JP-P2; policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14, DC18 and DC19 of the Unitary Development Plan; as well as being in line with guidance contained within Sections 12 and 16 of the NPPF and the Council's Shopfront and Signage Design Guide.

### **3. Luminance**

The maximum luminance of the signage shall not exceed 450 cd/m2 in brightness at any time.

Reason - In the interests of visual and residential amenity. Pursuant to the Control of Advertisement Regulations 2007; Places for Everyone policies JP-Strat2, JP-P1 and JP-P2; policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14, DC18 and DC19 of the Unitary Development Plan; and guidance contained within Sections 12 and 16 of the NPPF and the Council's Shopfront and Signage Design Guide.

### **4. Advertisement Content Restrictions**

No individual advertisements displayed shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.

Reason - In the interests of highways safety. Pursuant to the Control of Advertisement Regulations 2007; Places for Everyone policy JP-P1; policies SP1 and DM1 of the Core Strategy, saved policy DC14, of the Unitary Development Plan.

### **5. Elevational Reinstatement**

a) Prior to the removal of any high-level signage hereby approved a scheme to reinstate the white terracotta cladding panel as approved in Condition 2 and a timescale for reinstatement, shall be submitted for approval by the City Council, as Local Planning Authority.

b) The panel shall be reinstated in accordance with the agreed method and timescale approve in (a). The scheme shall retained and maintained in accordance with this scheme.

Reason: To ensure that the quality of the host building is not undermined following the removal of any signage. Pursuant to the Places for Everyone policies JP-Strat2, JP-P1 and JP-P2; policies SP1, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy, saved policies DC14, DC18 and DC19 of the Unitary Development Plan; as well as being in line with guidance contained within Sections 12 and 16 of the NPPF.

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

Highway Services  
Environmental Health  
Transport For Greater Manchester  
Manchester Airport Safeguarding Officer  
Metrolink  
Network Rail

Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
1 Southern Street, Manchester, M3 4NJ  
Arch 1, Trafford Street, Manchester, M3 4LQ  
5 Century Street, Manchester, M3 4QL  
9 Century Street, Manchester, M3 4QL  
Flat 7, 11 Liverpool Road, Manchester, M3 4NS  
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Second Floor, 340 Deansgate, Manchester, M3 4LY  
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4, 11 Liverpool Road, Manchester, M3 4NS  
First Floor, 340 Deansgate, Manchester, M3 4LY  
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Maguires Solicitors, Deansgate, Manchester, M3 4LY  
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
343 Deansgate, Manchester, M3 4LG  
321 Deansgate, Manchester, M3 4LQ  
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 9, 11 Liverpool Road, Manchester, M3 4NS  
Flat 3, 11 Liverpool Road, Manchester, M3 4NS  
Fourth Floor, 340 Deansgate, Manchester, M3 4LY  
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
346 Deansgate, Manchester, M3 4LY  
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ  
Flat 6, 11 Liverpool Road, Manchester, M3 4NS  
Fifth Floor, 340 Deansgate, Manchester, M3 4LY  
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Ground Floor, 346 Deansgate, Manchester, M3 4LY  
First Floor, 346 Deansgate, Manchester, M3 4LY  
Second Floor, 346 Deansgate, Manchester, M3 4LY  
Flat 5, 11 Liverpool Road, Manchester, M3 4NS  
11 Southern Street, Manchester, M3 4NJ  
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 8, 11 Liverpool Road, Manchester, M3 4NS  
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Sainsbury's, Ground Floor, 340 Deansgate, Manchester, M3 4LY  
Third Floor, 340 Deansgate, Manchester, M3 4LY  
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 2, 11 Liverpool Road, Manchester, M3 4NS  
Flat 1, 11 Liverpool Road, Manchester, M3 4NS  
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
332 - 334 Deansgate, Manchester, M3 4LY  
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

## 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  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: CENTRAL