

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144365/AO/2025
Date registered valid:	27 October 2025
Proposal:	Installation of 1no internally illuminated high level sign, 2no internally illuminated fascia signs and 2no internally illuminated projecting signs
Address:	Arndale Centre, Market Street, Manchester, M4 3AB
Ward(s):	Piccadilly Ward
Applicant:	L Benson Xtrafit 2 Limited
Agent (if any):	Mr S Smith INC Design Associates Ltd
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Split
Date of recommendation:	18/12/2025

Application details

Type of application:	Advertisement Consent
Development type:	Advertisements
Date of site visit:	06 November 2025
Standard consultations:	
Printed: 7 November 2025	Expired: 28 November 2025
Neighbour notifications	
Printed: 5 November 2025	Expired: 26 November 2025

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 site relates to Units 19A Market Street, Level 42 (Mezzanine) & Unit ABCD at the Arndale Centre. The unit is at first floor, with entrances at Market Street (between Natwest and TSB) and Corporation Street (between Warhammer and Natwest).

The unit is within the Arndale Centre, a commercial shopping mall constructed of red brick and featuring modern glazed shopfronts. It also features cylindrical rotunda bays at the junction of Market Street/Corporation Street and Exchange Square/Corporation Street.

The Market Street entrance is within the covered thoroughfare towards its western end. There is an existing framed entrance, a structural beam above, and a glazing pane at the top, currently covered.

The Corporation Street entrance fronts the Metrolink line and currently serves as a fire door. It is recessed, with a stone column to the left side and pvc cladding to the right. Above is a bulkhead in green.

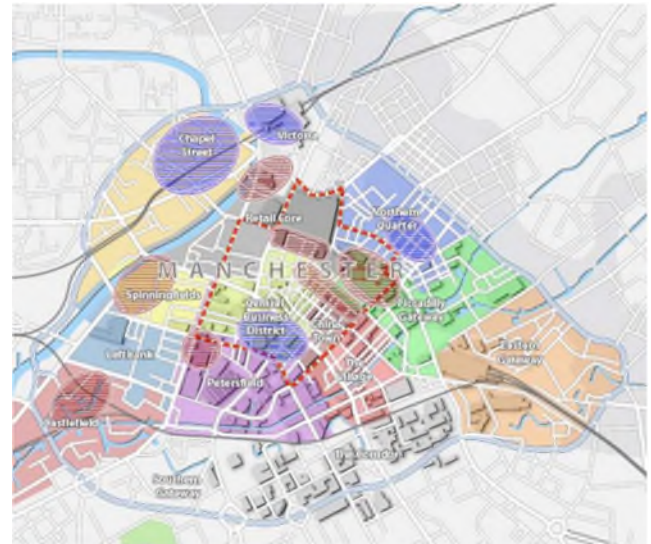
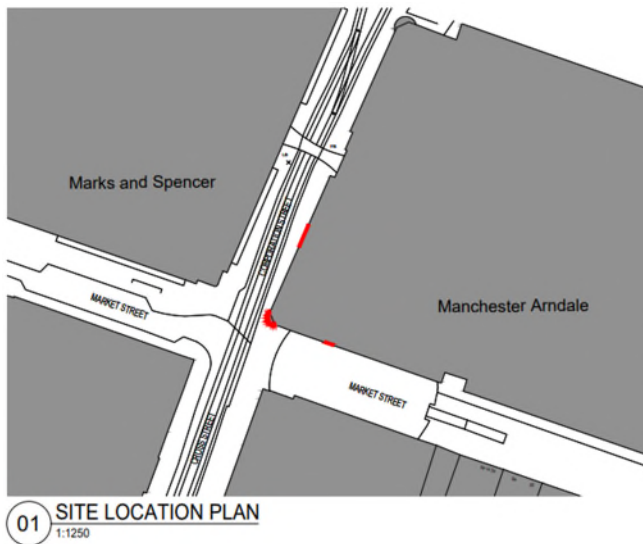
Listed building: Not applicable

Conservation area: Not applicable

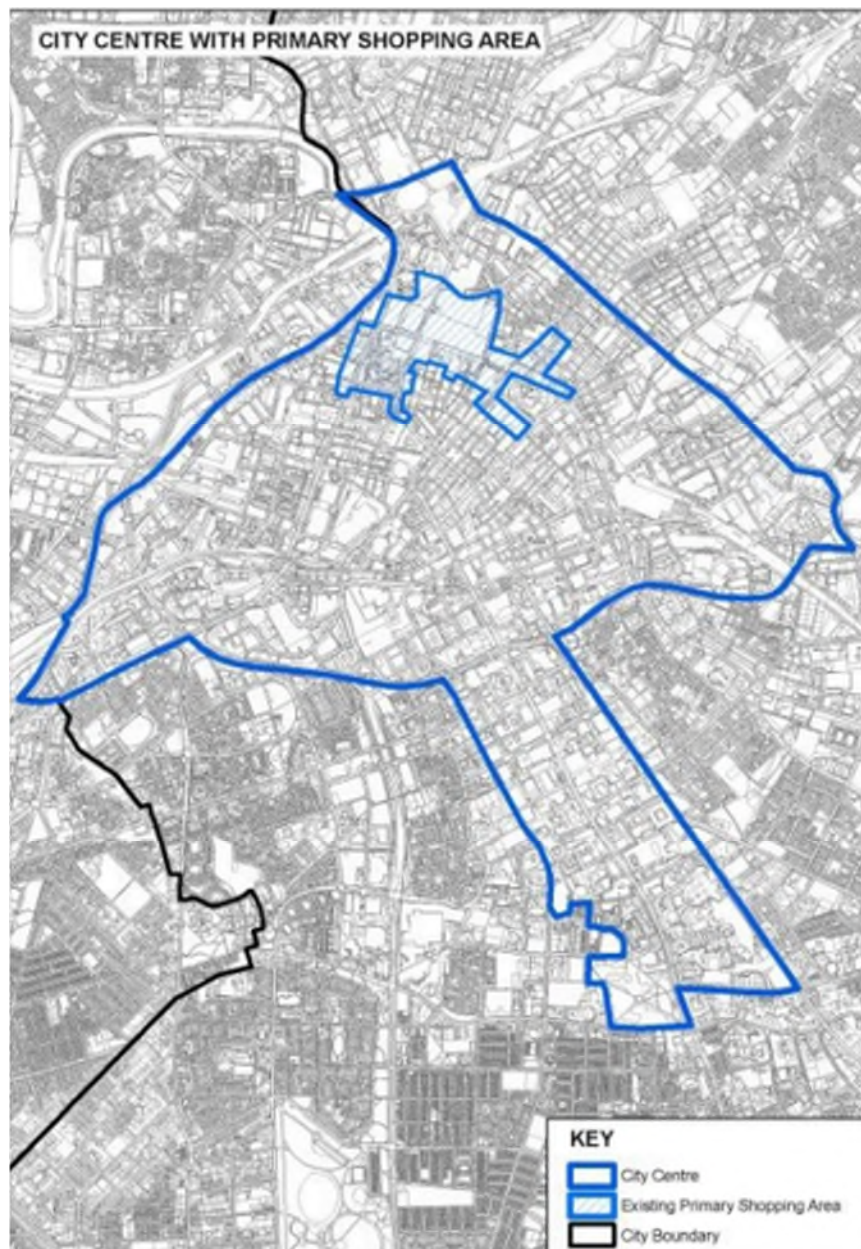
Tree Preservation Order: Not applicable

Description of area

The site has entrances to Market Street and Corporation Street, within the pedestrian priority zone in the City's Retail Core and Primary Shopping Area. Market Street is considered to be the main commercial street in the City Centre, linking Piccadilly Gardens to Cross Street and Deansgate.



(Figures 1-2: Application location plan (left) and map of Retail Core (right))



(Figure 3: Primary Shopping Area as per Core Strategy Policy CC2)

For these reasons, the site experiences a high level of daily footfall and is a highly visible location within the City Centre.

Given the site's central location, the application site is a short walking distance from Piccadilly Gardens to the east, King Street to the south, St Peter's Square to the southwest and the Market Street retail area to the northwest. Against this backdrop, a high number of properties in commercial Class E uses populate the surrounding area, with cafes, restaurants, shops and offices being present throughout.

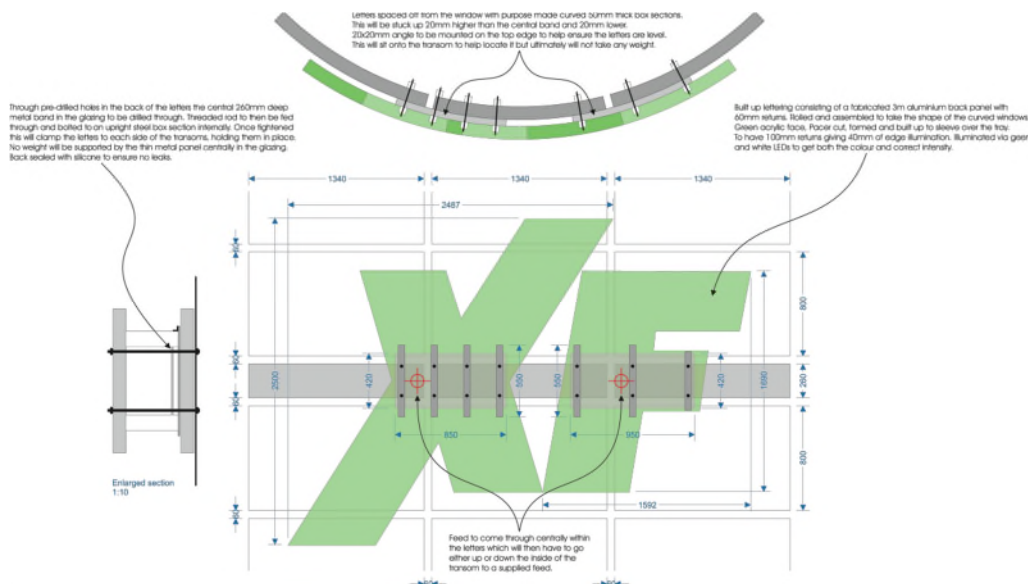
The cylindrical rotunda bay is adjacent from the St Anns Square Conservation Area and the Grade II listed Royal Exchange. The building's significance derives from its classical architectural style, featuring two attic storeys in a mansard roof, a Baroque turret and domes at corners, channelled rusticated piers, massive entablature and modillioned cornice and balustraded parapet. Views of the conservation areas and the Royal Exchange can also be seen in conjunction with the Market Street and Corporation Street entrances. The Market Street entrance is moreover seen in conjunction with the Upper King Street Conservation Area from certain vantages.

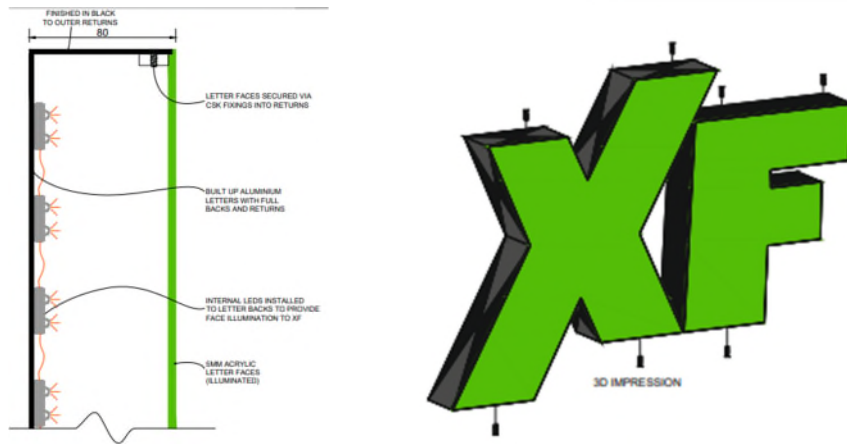
Advertisement is primarily constrained to ground level commercial frontages in this location, featuring a range of internally illuminated fascia and projecting signs across shopfronts of varying dimensions and sitings.

Description of development

Advertisement consent is sought for 1no. internally illuminated high-level sign to the rotunda at the Market Street/Corporation Street intersection, 1no. internally illuminated text fascia sign and 1no. internally illuminated projecting sign to the Market Street entrance, as well as 1no. internally illuminated chevron logo fascia sign and 1no. internally illuminated projecting sign to the Corporation Street entrance.

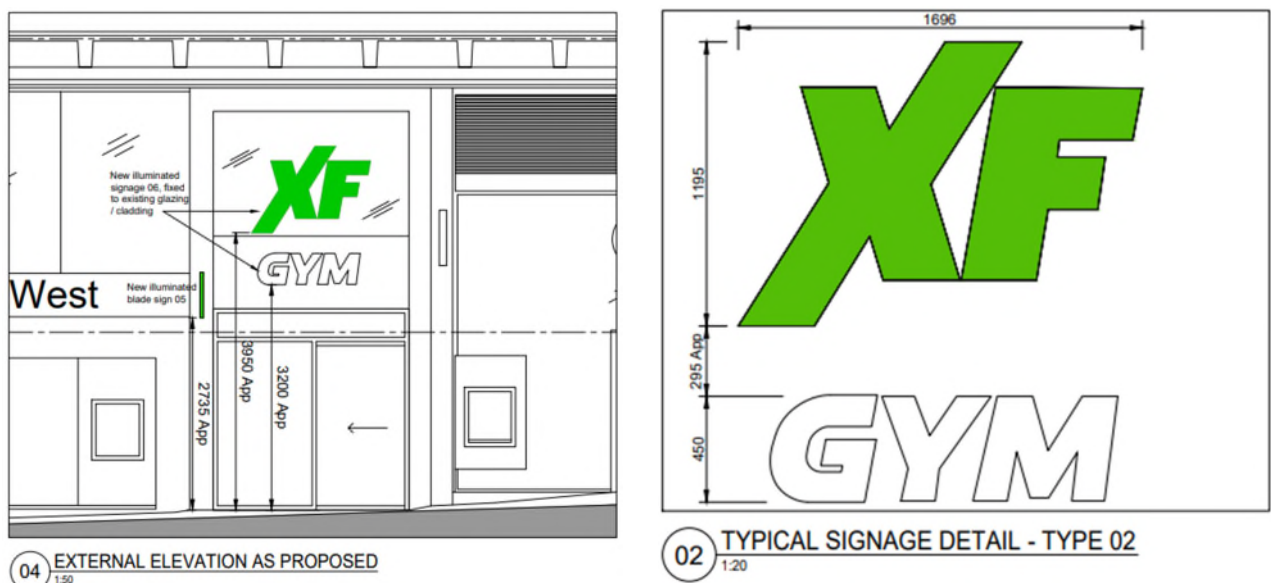
The high-level sign would be comprised of individual letters to display the 'XF' branding. The letters would be curved around the rotunda, with pre-drilled holes through the glazing allowing clamped fixings to a central metal band. The 'X' would have a height of 2500mm and a width of 2487mm, the 'F' would have a height of 1690mm and a width of 1592mm. Each would have a depth of 80mm and black outer returns. They would have a green acrylic face and be illuminated via green and white LEDs.





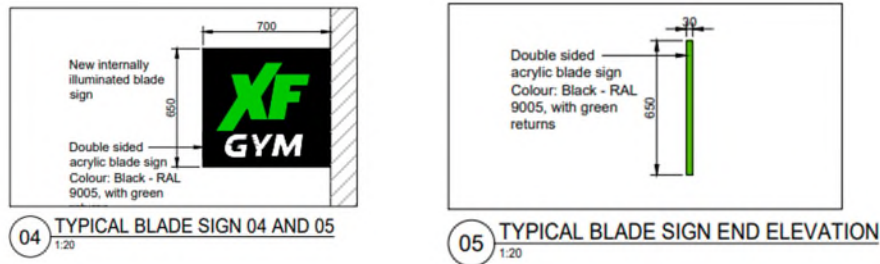
(Figure 4-6: Proposed High Level Sign)

The Market Street entrance would feature 1no. internally illuminated fascia sign exhibiting 'XF' and 'GYM' above the entrance. The 'XF' lettering would be sited externally to the glazing (exposed as part of application 144364/FO/2025). The lettering would have a height of 1195mm, a width of 1696mm and a depth of 40mm, finished in black aluminium returns. The lettering would have a green acrylic face and be internally illuminated. The 'GYM' would be externally sited on the black aluminium cladding (replaced as part of application 144364/FO/2025). It would have a height of 450mm, a width of c1600mm and a depth of 80mm with black aluminium surrounds. The lettering would have a white acrylic face and be internally illuminated.



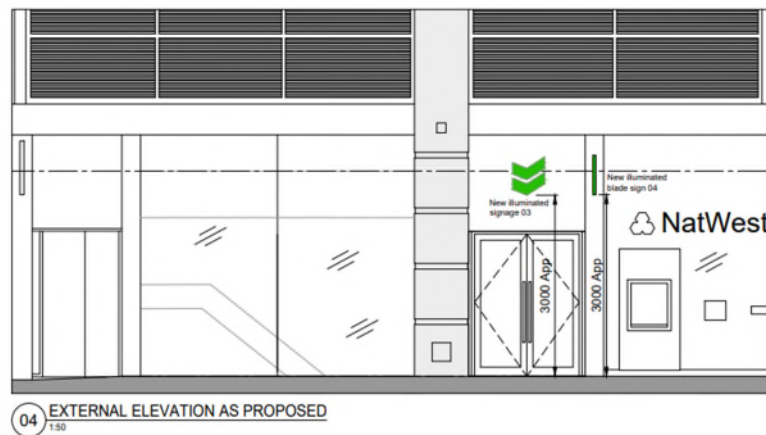
(Figure 7-8: Market Street Fascia Sign)

The Market Street projecting sign would be level with the adjacent Natwest fascia sign and affixed to the green goalpost cladding (replaced as part of application 144364/FO/2025). It would be double sided with a 700mm x 650mm black acrylic face, each exhibiting 'XF' in green and 'GYM' in white. It would have a depth of 30mm with green returns.



(Figure 9: Projecting Sign)

At Corporation Street, the fascia sign would consist of a chevron logo measuring 540mm x 527mm. It would be affixed to the black cladding of the bulkhead above the entrance (replaced as part of application 144364/FO/2025). The chevron would have a green acrylic face and be internally illuminated.



(Figure 10: Corporation Street signage)

The Corporation Street projecting sign would have the same dimensions as above, and would be sited on the metal cladding to the right side of the entrance in line with the Warhammer projecting sign to the adjacent unit.

This application is considered in conjunction with application 144364/FO/2025: Installation of 2no. replacement doors and external cladding.

Consultations & Notification Responses

Notification:

Occupiers of neighbouring buildings were notified via notification letters. No representations were received in response to the application.

Highways Services:

No objection:

- Signage projecting in excess of 350mm, will require a Projection over License
- The signs comply with headroom and carriageway clearance requirements.
- Operatives undertaking installation / servicing / maintenance will be expected to comply fully with the relevant traffic laws, including any local parking and movement restrictions.
- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk
- The applicant is to be advised of the details of working safely near Metrolink which can be found on the Metrolink Website at; <https://www.tfgm.com/publictransport/tram/working-safely>. This document

provides contact details for the Metrolink Operator in order that the proposed method of erection can be discussed and relevant permits obtained.

- Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas.

Environmental Health:

No objection, subject to condition:

- Condition recommended to control maximum illumination levels.

Metrolink:

No objection, subject to condition:

- Condition requested for CMP as it relates to high-level rotunda sign, with detailed method statements of construction, risk assessments, safe methods of working adjacent to the operational Metrolink, loading and unloading of plant and materials, storage of plant and materials, construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway); measures to control the emission of dust and dirt during construction. The associated Hazard and Exclusion Zones and shall be adhered to throughout the construction period.

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-C5 – Streets for All
- JP-P1 – Sustainable Places

- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- CC2 – Retail
- 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
- DC22 – Footpath Protection

NPPF

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

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Listed Buildings and Conservation Areas Act 1990

- Sections 66 & 72

Shopfront and Signage Design Guide

Issues

Visual Amenity

Market and Corporation Street fascia signs and projecting signs.

With regards to the Market Street entrance, it is acknowledged that there are site constraints impacting the placement of the fascia sign. Given that the black cladding masks an internal structural beam, the fascia board is unable to follow the dimensions of the adjacent Natwest fascia. In this context, the green 'XF' lettering would be sited externally on the glazing, similar to the adjacent TSB unit, where 'GYM' would be sited centrally on the black cladding. Given the narrow width of the entrance to the upper floor unit and the stepped-up level changes in shopfronts along this commercial frontage, this element is considered to be acceptably sited. The scale of the signage would be somewhat large relative to other units but with the exposed glazing as part of application 144364/FO/2025 it is considered to have an acceptable impact on the street scene.

The Market Street projecting sign would have a 30mm depth, achieving a slimline profile in line with the Council's Shopfront and Sign Design Guide. Its height would match that of the adjacent Natwest fascia and would line through. For these reasons, the sign is considered to be appropriately sited and acceptable in dimensions.

With regards to the Corporation Street entrance, the chevron would be appropriately sited above the entrance on the bulkhead and sufficiently integrated within the elevation. It is modest in scale and would not appear overly prominent along Corporation Street. The projecting sign would be similarly acceptable in dimensions and have the same slimline profile as described above. Its siting would be acceptable, level with the chevron branding sign and lining through with the projecting sign for the adjacent Warhammer unit. These signs are therefore considered to have an acceptable impact on the street scene.

The signs as described above are considered to have an acceptable visual impact and not to significantly harm settings of the St Anns Square and Corporation Street Conservation Areas or that of the Grade II listed Royal Exchange.

High level sign

Notwithstanding the above, the Council does not view the proposed high-level sign as an appropriate form of development. In coming to this view, the Council has had consideration of The Control of Advertisements Regulations which require an accounting of the general characteristics of the locality, having regard to the material provisions of the Development Plan. Historic and architectural features are important considerations when assessing amenity.

Amongst other things and in general terms, PfE Policies JP-Strat2 and JP-P1, as well as Core Strategy Policies SP1, EN1, T1 and DM1 also emphasise the 'movement and place function' of streets, requiring that development in the City Centre is has good design and is visually stimulating, improving the appearance of the area to create interesting environments, taking account of matters including siting, layout, form, massing, materials and detail.

Pursuant to these policies, streets must be well designed to make a significant positive contribution to the quality of a place. Accordingly, the Council will support schemes where they improve pedestrian routes and the pedestrian environment to ensure that they are welcoming to all. The site is also located within the Primary Shopping Area outlined in Core Strategy Policy CC2, which further emphasises that development must make a positive impact on the built environment and the public realm, of the highest design quality as part of the strategy to expand the City's retail offer.

With specific regard to advertisements, Saved Unitary Development Plan Policy DC14 further require the Local Planning Authority to have consideration to their contribution to locality and the effect on visual amenity.

Additionally, Paragraph 210 of the NPPF, PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies CC9, EN1 and EN3; saved UDP policies DC14, DC18.1(iv) and DC19; Sections 66 and 72 of the Listed Building and Conservation Areas Act 1990; and guidance contained in sections 12 and 16 of the National Planning Policy Framework outline the assessment of heritage assets and the desirability of preserving, sustaining and enhancing the significance of Conservation Areas, as well as the settings of Listed Buildings. Developments are expected to consider the City's historic environment, continue the rich pattern of activity in the core area, sustain and enhance these identified heritage assets and integrate with their setting through control of adjacent land.

In this context, the high-level sign would occupy a substantially more prominent position within the street scene, sited on the corner rotunda at an important intersection within the Primary Shopping Area at Market Street and Corporation Street.



(Figure 11: Location in Primary Shopping Area and Retail Core)

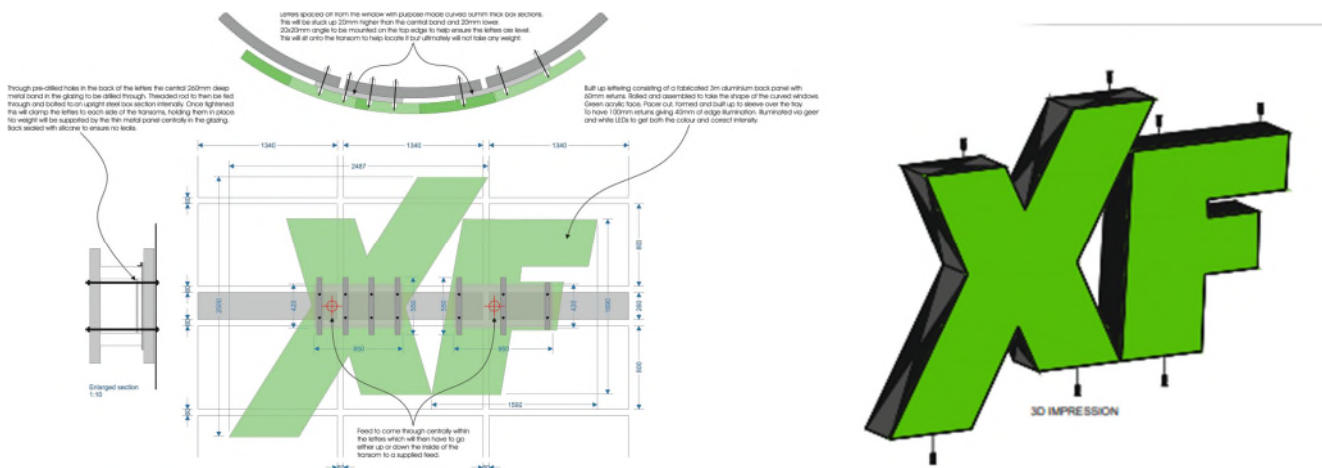
It would be at a raised at a height above that of the ground floor commercial units, visible from Cross Street and Corporation Street when travelling north towards Exchange Square, as well as from St Mary's Gate and Market Street when travelling east towards the Arndale.



(Figures 12-13: Views of rotunda Cross Street and Corporation Street when travelling north towards Exchange Square, as well as from St Mary's Gate and Market Street when travelling east towards the Arndale)

The sign would consist of 2500mm tall sign wrapping around the curved glazing of the rotunda. The sign would therefore be large, occupy a substantial portion of the glazing and would moreover be illuminated in a bright green colour. The Council views that this sign, by virtue of its scale, colour and prominent siting would be an inappropriate form of advertisement. It is noted that this sign would not serve the purpose of identifying an entrance to the unit, and given the

Council's approval of the other signage elements within this application the unit would have a sufficient street presence, with this sign constituting an excessive form of advertisement.



(Figures 14-15: High Level Signage Detail)

The large and illuminated signage would be also seen in the context of an existing elevated LED screen spanning the covered walkway through to Market Street, contributing to a close cluster of illuminated advertisement at the upper level. The Council views that the sign in close proximity to the LED advertisement screen would create a new upper-level layer of advertisement clutter above the commercial frontages of Market/Corporation Street where commercial signage is predominantly located. This would make the busy pedestrian route a less pleasing place to walk, and its siting would exacerbate its visual prominence and dominance at this busy intersection.



(Figures 16: Rotunda in proximity to large LED advertisement screen)

It is acknowledged that a high-level sign exists at the rotunda facing Exchange Square tram station. However, the Council views this sign as a more sophisticated product that relates to other opal acrylic face signage along the frontage. Additionally, it is noted that this unit has no ground floor entrance and is accessed from within the Arndale Centre, whereas the proposal would have a fascia and projecting sign at each elevation.



(Figures 17-18: Urban Playground Sign and Context)

Additionally, the proposed high-level sign would be seen in conjunction with the Grade II listed Royal Exchange and views would be attained from within the St Anns Square Conservation Area.



(Figures 19: Proposed application site as seen in conjunction with Royal Exchange and within St Anns Conservation Area)

The sign would be a modern illuminated element seen in contrast with the classical style and ornamental detailing of the Royal Exchange, with the bright green colouration jarring with the muted sandstone of the listed building. For these reasons, and by virtue of the resulting upper layer of advertisement clutter, the proposed sign would result in harm to the setting of Royal Exchange, reading as an obtrusive element with no regard to the listed asset's significance or architecture. This would further detract from the character of the conservation area.

Public Safety

Highways have reviewed the scheme and found that signs comply with headroom and carriageway clearance requirements. It is not considered necessary to seek detail in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway. It would be useful for a site layout plan to be provided, referencing the location for contractor parking, waste storage areas, and loading/unloading areas.

Both Highways and Environmental Health accept the proposed 250cd/m² illumination for the signs. It is recommended that for the approved signage elements the luminance levels are conditioned to this level.

Due to the proximity of the high-level sign to the Metrolink line, as well as its elevated height, TfGM have requested a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments be attached to the decision notice. Had the high-level sign been considered acceptable, a condition to this effect would have been recommended to be attached to the decision notice.

Given the above and subject to condition, no element of the proposal is considered to result in a public safety issue and would be acceptable with respect to Places for Everyone Policies JP-C5 and JP-P1; Core Strategy Policies SP1, CC2, and DM1, as well as saved UDP Policy DC22 as they relate to the impact on public footways and highways, and Core Strategy policy DM1 as it relates to light.

Conclusion

In consideration of the above factors, the Market Street and Corporation Street entrance fascia and projecting signs are considered to have an acceptable impact on appearance of the ground floor commercial frontages and an acceptable impact on public safety. They would therefore be in accordance with PfE Policies JP-Strat2, JP-C5 and JP-P1; Core Strategy Policies SP1, CC2, EN1, and DM1; saved UDP Policies DC14, DC18 and DC19; Section 12 and 16 of the NPPF; Sections 66 and 72 of the Listed Building and Conservation Areas Act 1990; as well as guidance contained within the Council's Shopfront and Signage Design Guide.

The high-level corner sign is not considered to harm amenity by virtue of light pollution or highways safety impacts, though is considered to be detrimental to the general characteristics of the locality, as well as the historic and architectural features of the Grade II listed Royal Exchange and character of the St Anns Square Conservation Area. This sign is therefore considered to be contrary to the material provisions of the Development Plan, failing to comply with PfE Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, CC2, EN1, and DM1; saved UDP Policies DC14; Section 12 of the NPPF; as well as guidance contained within the Council's Shopfront and Signage Design Guide as they relate to visual amenity, the street environment and the effects of advertisements.

It would be furthermore contrary to Sections 66 and 72 of the Listed Building and Conservation Areas Act 1990; PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies CC9, EN1 and EN3; saved UDP policies DC14, DC18.1a(iv) and DC19; and guidance contained in sections 12 and 16 of the National Planning Policy Framework as they relate to the desirability of sustaining, protecting and enhancing the character of Conservation Areas and the settings of listed buildings.

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 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:

Split

Condition(s) to be attached to decision for approval

Approved Elements:

The following advertisements are hereby approved:

- the 1no. internally illuminated 'XF GYM' fascia sign to the Market Street entrance,
- the 1no. internally illuminated chevron logo fascia sign to the Corporations Street entrance,
- the 1no. internally illuminated projecting sign to the Market Street entrance,
- the 1no. internally illuminated projecting sign to the Corporation Street entrance,

Refused Elements:

The following advertisement is hereby refused:

- the 1no. high level internally illuminated individual 'XF' lettering sign to the cylindrical rotunda bay at the Market Street and Corporation Street intersection

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.

Refusal Reason

The 1no. high level internally illuminated individual 'XF' lettering sign to the cylindrical rotunda bay at the Market Street and Corporation Street intersection, by virtue of its high-level siting, scale, design, colour, appearance, illumination, would form a highly prominent item of advertisement along one of the City's main commercial streets in the City's Primary Shopping Area and Retail Core, as well as by virtue of its position adjacent to a large existing LED screen create an upper layer of advertisement clutter above the ground floor commercial frontages. This would be to the detriment of the visual amenity of the locality.

The proposal would also result in an unduly harmful impact on the setting of the Grade II listed Royal Exchange and the character of the St Anns Square Conservation Area.

The proposed advertisements would therefore be contrary to the Town and Country Planning (Control of Advertisements) Regulations 2007; Sections 66 and 72 of the Listed Building and Conservation Areas Act 1990; Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC2, CC9, EN1, EN3, and DM1; saved UDP Policies DC14, DC18.1a(iv) and DC19; as well as guidance contained in Sections 12 and 16 of the National Planning Policy.

Plans

The 1no. internally illuminated 'XF GYM' fascia sign to the Market Street entrance, 1no. internally illuminated chevron logo fascia sign to the Corporations Street entrance, 1no. internally illuminated projecting sign to the Market Street entrance, 1no. internally illuminated projecting sign to the Corporation Street entrance hereby approved shall be carried out in accordance with following plans received by the City Council as Local Planning Authority:

3089-XF-INC-SA-00-DR-A-08010 Revision P00 [Site Location Plan] received 08/12/2025

3089-XF-INC-BA-XX-DR-A-08001 Revision P02 [Typical Signage Details] received 15/12/2025

3089-XF-INC-BA-38-DR-A-08010 Revision P03 [Corporation Street Entrance] received 15/12/2025

3089-XF-INC-BA-38-DR-A-08011 Revision P03 [Market Street Entrance] received 15/12/2025

3089-XF-INC-BA-EZ-DR-A-08110 Revision P03 [External Entrance] received 15/12/2025

As well as correspondence dated 18/12/2025 re: sign depth

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Town and Country Planning (Control of Advertisements) Regulations 2007; PfE Policies JP-Strat2, JP-P1 and JP-P2, Core Strategy Policies SP1, CC2, CC9, EN1, EN3 and DM1, saved policies DC14, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester; Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990; Sections 12 and 16 of the NPPF; as well as guidance contained within The Council's Shopfront and Signage Design Guide.

Luminance

The maximum luminance of the approved signage shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual impact, amenity, and public safety pursuant to policies SP1, and DM1 of the Manchester Core Strategy and saved policy DC14.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Transport For Greater Manchester
Metrolink
Highway Services
Environmental Health

Unit R33, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R34, Arndale Centre, Market Street, Manchester, M4 3AT
Units R26 And R27, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R24, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R20, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 4, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 10, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 1, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Taco Bell, Kiosk 5, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
ZARA, 1 New Cathedral Street, Manchester, M1 1AD
Sixth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fifteenth To Seventeenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Thirteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Ninth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Harvey Nichols Group, The Shambles, New Cathedral Street, Manchester, M1 1AD
Stall Opposite Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
19A Market Street, Manchester, M1 1WR
Unit R22, Arndale Centre, Market Street, Manchester, M4 3AT
City Health Centre, Second Floor, 32 Market Street, Manchester, M1 1PL
Seventh Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Arndale House, Arndale Centre, Market Street, Manchester, M4 3AQ
Tenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Second Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Caffe Nero, Corporation Street, Manchester, M4 3AG
1 Exchange Square, Manchester, M3 1BD
Pizza Hut, Corporation Street, Manchester, M4 3AG
NatWest, 19 Market Street, Manchester, M1 1WR
Kiosk 11, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Boots, 32 Market Street, Manchester, M1 1PL
Eighteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 2, The Shambles, New Cathedral Street, Manchester, M1 1AD
Unit 8, New Cathedral Street, Manchester, M1 1AD
Unit R29, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R9, Arndale Centre, Market Street, Manchester, M4 3AT
McDonald's, Kiosk 2, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
29A Market Street, Manchester, M1 1WR
Twelfth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fourteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
First Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fourth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 6, New Cathedral Street, Manchester, M1 1AD
UGG, 3 New Cathedral Street, Manchester, M1 1AD
Marks And Spencer, 7 - 17 Market Street, Manchester, M1 1PT
Ark Clothing, Corporation Street, Manchester, M4 3AG
Unit R35, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R28, Arndale Centre, Market Street, Manchester, M4 3AT

Stall Opposite Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 19, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 9, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 6, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Hutchinson 3G, 27B Market Street, Manchester, M1 1WR
23 Market Street, Manchester, M1 1WR
Unit R11, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R21, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R23, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R36, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 12, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Ocean Dental Manchester, Second Floor, Boots, 32 Market Street, Manchester, M1 1PL
Mezzanine Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Nineteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Eighth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Post Office, Corporation Street, Manchester, M4 3AG
BOSS, 11 New Cathedral Street, Manchester, M1 1AD
Units R10 To R19, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R30, Arndale Centre, Market Street, Manchester, M4 3AT
Unit R25, Arndale Centre, Market Street, Manchester, M4 3AT
21 Market Street, Manchester, M1 1WR
Kiosk 19A, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
29B Market Street, Manchester, M1 1WR
25 Market Street, Manchester, M1 1WR
27 Market Street, Manchester, M1 1WR
Third Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 5, The Shambles, New Cathedral Street, Manchester, M1 1AD
Unit 4, New Cathedral Street, Manchester, M1 1AD
Unit 7, The Shambles, New Cathedral Street, Manchester, M1 1AD
Units R31 And R32, Arndale Centre, Market Street, Manchester, M4 3AT
Kiosk 3, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 8, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Kiosk 7, Arndale Centre Food Chain, Market Street, Manchester, M2 1NP
Fifth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 1, 19 New Cathedral Street, Manchester, M1 1AD
15 New Cathedral Street, Manchester, M1 1AD

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) -
Area Team Boundary - Name: CENTRAL