

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144432/AO/2025

Date registered valid: 3 November 2025

Proposal: Installation of 1no. high level individual letter internally illuminated signage on south elevation.

Address: Aviva Studios (Formerly Factory International) , Water Street, Manchester, M3 4JQ

Ward(s): Deansgate Ward

Applicant: Ms Jane Hector-Jones Factory International

Agent (if any): Mr Ivan Carless Ascot Signs

Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **12 December 2025**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 6 August 2025

Standard consultations:

Printed: 13 November 2025

Expired: 4 December 2025

Neighbour notifications

Printed: 13 November 2025

Expired: 4 December 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

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Aviva Studios is a multifunctional creative space that hosts a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Class E), offices, administrative and back of house functions (Class E), training and educational facilities (Class F.1). The site is bounded by Goods Yard Street, Water Street and the River Irwell.

Description of area

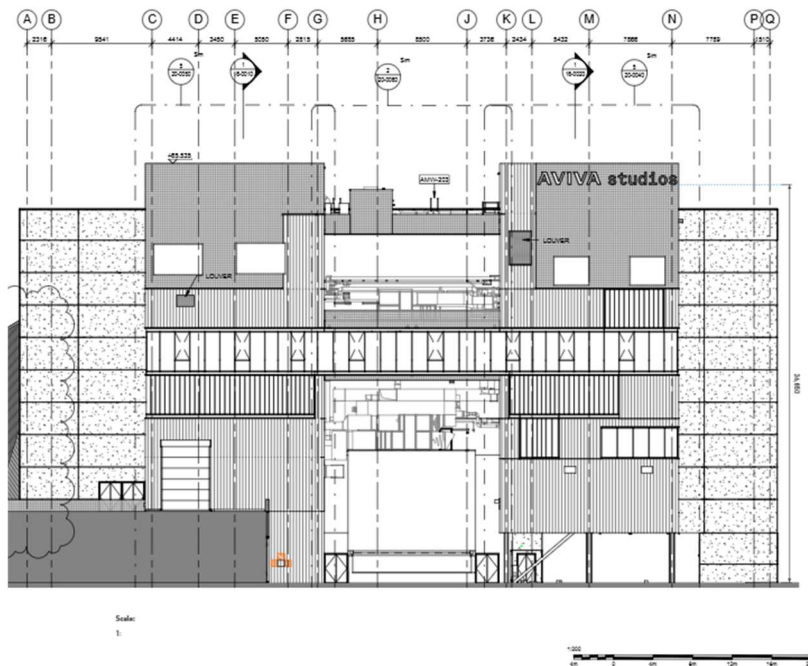
Aviva Studios is located within the St. John's area within the Castlefield Conservation Area. The building forms part of a regeneration of the former ITV Granada Studios site. The area is defined by contemporary mixed-use developments, largely characterised by restaurants, bars and office uses. The area surrounding Aviva Studios is pedestrianised with a variety of outdoor seating. Recent developments within the area include the Bonded Warehouse, an office, bar and events venue and Manchester Goods Yard, a mixed-use office building which includes bar, restaurant and leisure uses.

East of St. John's is the Bonded Warehouse and Grape Street. The Museum of Science and Industry (MSI) complex is south east and includes the 1830 Warehouse (Grade I listed) and Cast Iron Viaduct (Grade II). Hampson Street, Water Street and Liverpool Road are to the south. The area is just West of the River Irwell and the boundary with the City of Salford. To the north is the Manchester and Salford Junction Canal, Marriott Hotel and Water Street. Further north is Quay Street and Spinningfields.

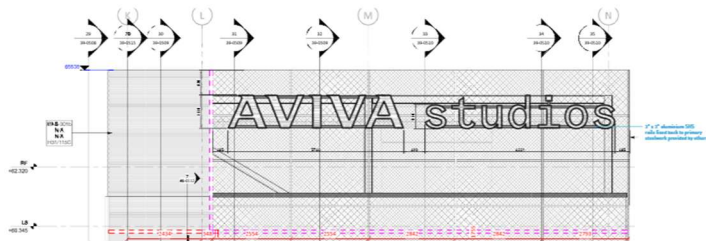


Description of development

Installation of 1no. high level individual letter internally illuminated signage on the south elevation.



SIGN SETTING OUT ON SOUTH ELEVATION ON SOUTH TOWER
SCALE 1:50 AT A2



Planning History

143517/AO/2025|1no. internally illuminated individual letter sign.(Approved July 2025)

Consultations & Notification Responses

Publicity

Letters have been sent out to local businesses and residents. No representations have been received.

Highway Services – No objections. Illumination level is considered acceptable; signage meet road headway and clearance requirements.

Environmental Health – No objections. 300cd/m2 illumination level is considered acceptable.

Policy

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 policies relevant to consideration of this application are as follows:

Saved Unitary Development Plan Policies

DC14 Shop Fronts and Related Signs

DC18 Conservation Areas

Manchester Core Strategy (2012-2027)

SP1 Spatial Principles

CC4 Visitors – Tourism, Culture and Leisure

Other Material Considerations:

National Planning Policy Framework

Chapter 12 – Achieving well-designed places

Paragraph 141 states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Shopfront and Signage Design Guide (Adopted 2024)

Issues

Design Issues – relationship to context and impact on the character of the Conservation Area

Policy DM1 outlines the importance of layout, materials, detail and siting in development Considerations. Policy DC14 mandates that new signage proposals ‘respect’ architectural form of their premises. The Shopfront and Signage Design Guide section 6.3 requires that signage proposals ‘should be the minimal require to identify the premises in size, number and impact.’

The appearance and design of the signage takes precedence from the previously approved high-level signage. The choice of high-quality individual letters meets the requirements of the Shopfront and Signage Design Guide. The contemporary design matches that of the building and the scale is considered to be commensurate to the elevation. The appearance positively relates to the architectural form and character of the building. Further, the design and illumination would be subtle and therefore unobtrusive within the street scene. As such the proposal meets policies DC14, SP1 and Chapter 12 of the National Planning Policy Framework.

The proposal would be sited on an elevation that does not currently have signage as the applicant has chosen not to proceed with a previous consent on this elevation (143517/AO/2025). As the tenants have begun to occupy the sites surrounding Aviva Studios new pedestrian access routes to the Studio have been formed, this sign would be sited to face Good Yards Street.

Saved Unitary Development Plan policy DC 18.1 outlines the importance of preserving and enhancing the character of Conservation Areas. The St. John’s district has a distinct contemporary character that differs from that of other areas within the Conservation Area.

The regeneration goals expressed in the St. John’s neighbourhood framework are for a dynamic, liveable area with mixed uses and a vibrant leisure and cultural offer. As such contemporary signage is not out of place in this area. There are no Listed Buildings in the sightline of the development. Given the above, the simple, considered design is not considered to be harmful to the amenity or character of the Conservation Area.

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: Approve

Condition(s) to be attached to decision for approval

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received 13 November 2025:

AVI-12809-ASC-000201
AVI-12809-ASC-000202
AVI-12809-ASC-000203
AVI-12809-ASC-000204
AVI-12809-ASC-000205

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

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

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Arches 1 To 9, Princes Bridge, Manchester, M3 4PY
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Apartment 209, 15 Middlewood Street, Salford, M5 4YW
Apartment 210, 15 Middlewood Street, Salford, M5 4YW
Apartment 301, 15 Middlewood Street, Salford, M5 4YW
Apartment 302, 15 Middlewood Street, Salford, M5 4YW
Apartment 303, 15 Middlewood Street, Salford, M5 4YW
Apartment 304, 15 Middlewood Street, Salford, M5 4YW
Apartment 305, 15 Middlewood Street, Salford, M5 4YW
Apartment 306, 15 Middlewood Street, Salford, M5 4YW
Apartment 307, 15 Middlewood Street, Salford, M5 4YW
Apartment 308, 15 Middlewood Street, Salford, M5 4YW
Apartment 309, 15 Middlewood Street, Salford, M5 4YW
Apartment 310, 15 Middlewood Street, Salford, M5 4YW
Apartment 401, 15 Middlewood Street, Salford, M5 4YW
Apartment 402, 15 Middlewood Street, Salford, M5 4YW
Apartment 403, 15 Middlewood Street, Salford, M5 4YW
Apartment 404, 15 Middlewood Street, Salford, M5 4YW
Apartment 405, 15 Middlewood Street, Salford, M5 4YW
Apartment 406, 15 Middlewood Street, Salford, M5 4YW
Apartment 407, 15 Middlewood Street, Salford, M5 4YW
Apartment 408, 15 Middlewood Street, Salford, M5 4YW
Apartment 409, 15 Middlewood Street, Salford, M5 4YW
Apartment 410, 15 Middlewood Street, Salford, M5 4YW
Apartment 501, 15 Middlewood Street, Salford, M5 4YW
Apartment 502, 15 Middlewood Street, Salford, M5 4YW
Apartment 503, 15 Middlewood Street, Salford, M5 4YW
Apartment 504, 15 Middlewood Street, Salford, M5 4YW
Apartment 505, 15 Middlewood Street, Salford, M5 4YW
Apartment 506, 15 Middlewood Street, Salford, M5 4YW
Apartment 507, 15 Middlewood Street, Salford, M5 4YW
Apartment 508, 15 Middlewood Street, Salford, M5 4YW
Apartment 509, 15 Middlewood Street, Salford, M5 4YW
Apartment 510, 15 Middlewood Street, Salford, M5 4YW
Apartment 601, 15 Middlewood Street, Salford, M5 4YW
Apartment 602, 15 Middlewood Street, Salford, M5 4YW
Apartment 603, 15 Middlewood Street, Salford, M5 4YW
Apartment 604, 15 Middlewood Street, Salford, M5 4YW
Apartment 605, 15 Middlewood Street, Salford, M5 4YW
Apartment 606, 15 Middlewood Street, Salford, M5 4YW
Apartment 607, 15 Middlewood Street, Salford, M5 4YW
Apartment 608, 15 Middlewood Street, Salford, M5 4YW
Apartment 609, 15 Middlewood Street, Salford, M5 4YW
Apartment 610, 15 Middlewood Street, Salford, M5 4YW
Unit 1, 15 Middlewood Street, Salford, M5 4YW
Unit 2, 15 Middlewood Street, Salford, M5 4YW
A1.04 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A1.01 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XP
A1.02 Block A Wilburn Basin, Ordsall Lane, Salford, M5 4XP

[illegible]

[illegible]

[illegible]

[illegible]

Apartment 403, 1 Lockgate Square, Salford, M5 4YU
Apartment 404, 1 Lockgate Square, Salford, M5 4YU
Apartment 405, 1 Lockgate Square, Salford, M5 4YU
Apartment 406, 1 Lockgate Square, Salford, M5 4YU
Apartment 407, 1 Lockgate Square, Salford, M5 4YU
Apartment 408, 1 Lockgate Square, Salford, M5 4YU
Apartment 409, 1 Lockgate Square, Salford, M5 4YU
Apartment 410, 1 Lockgate Square, Salford, M5 4YU
Apartment 501, 1 Lockgate Square, Salford, M5 4YU
Apartment 502, 1 Lockgate Square, Salford, M5 4YU
Apartment 503, 1 Lockgate Square, Salford, M5 4YU
Apartment 504, 1 Lockgate Square, Salford, M5 4YU
Apartment 505, 1 Lockgate Square, Salford, M5 4YU
Apartment 506, 1 Lockgate Square, Salford, M5 4YU
Apartment 507, 1 Lockgate Square, Salford, M5 4YU
Apartment 508, 1 Lockgate Square, Salford, M5 4YU
Apartment 509, 1 Lockgate Square, Salford, M5 4YU
Apartment 510, 1 Lockgate Square, Salford, M5 4YU
Apartment 601, 1 Lockgate Square, Salford, M5 4YU
Apartment 605, 1 Lockgate Square, Salford, M5 4YU
Apartment 602, 1 Lockgate Square, Salford, M5 4YU
Apartment 603, 1 Lockgate Square, Salford, M5 4YU
Apartment 604, 1 Lockgate Square, Salford, M5 4YU
Apartment 606, 1 Lockgate Square, Salford, M5 4YU
Apartment 607, 1 Lockgate Square, Salford, M5 4YU
Apartment 608, 1 Lockgate Square, Salford, M5 4YU
Apartment 609, 1 Lockgate Square, Salford, M5 4YU
Apartment 610, 1 Lockgate Square, Salford, M5 4YU
Apartment 701, 1 Lockgate Square, Salford, M5 4YU
Apartment 702, 1 Lockgate Square, Salford, M5 4YU
Apartment 703, 1 Lockgate Square, Salford, M5 4YU
Apartment 704, 1 Lockgate Square, Salford, M5 4YU
Apartment 705, 1 Lockgate Square, Salford, M5 4YU
Apartment 706, 1 Lockgate Square, Salford, M5 4YU
Apartment 707, 1 Lockgate Square, Salford, M5 4YU
Apartment 708, 1 Lockgate Square, Salford, M5 4YU
Apartment 709, 1 Lockgate Square, Salford, M5 4YU
Apartment 710, 1 Lockgate Square, Salford, M5 4YU
Unit 1, 1 Lockgate Square, Salford, M5 4YU
Seven Brothers Beerhouse, Unit 2, 1 Lockgate Square, Salford, M5 4YU
Unit 3, 1 Lockgate Square, Salford, M5 4YU
Unit 4, 1 Lockgate Square, Salford, M5 4YU
Unit 5-8, 1 Lockgate Square, Salford, M5 4YU
Apartment 101, 15 Middlewood Street, Salford, M5 4YW
Apartment 102, 15 Middlewood Street, Salford, M5 4YW
Apartment 103, 15 Middlewood Street, Salford, M5 4YW
Apartment 104, 15 Middlewood Street, Salford, M5 4YW
Apartment 105, 15 Middlewood Street, Salford, M5 4YW
Apartment 106, 15 Middlewood Street, Salford, M5 4YW
Apartment 107, 15 Middlewood Street, Salford, M5 4YW
Apartment 108, 15 Middlewood Street, Salford, M5 4YW
Apartment 109, 15 Middlewood Street, Salford, M5 4YW
Apartment 110, 15 Middlewood Street, Salford, M5 4YW
Apartment 201, 15 Middlewood Street, Salford, M5 4YW

Apartment 202, 15 Middlewood Street, Salford, M5 4YW
Apartment 203, 15 Middlewood Street, Salford, M5 4YW
Apartment 204, 15 Middlewood Street, Salford, M5 4YW
Apartment 205, 15 Middlewood Street, Salford, M5 4YW
Apartment 206, 15 Middlewood Street, Salford, M5 4YW
Apartment 207, 15 Middlewood Street, Salford, M5 4YW
Apartment 208, 15 Middlewood Street, Salford, M5 4YW
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127B Liverpool Road, Manchester, M3 4JN
30 Potato Wharf, Manchester, M3 4NB
6 Potato Wharf, Manchester, M3 4NB
3 Woollam Place, Manchester, M3 4JJ
131B Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Flat 304, 2 Little John Street, Manchester, M3 3GZ
Flat 601, 2 Little John Street, Manchester, M3 3GZ
Flat 506, 2 Little John Street, Manchester, M3 3GZ
Flat 203, 2 Little John Street, Manchester, M3 3GZ
Flat 401, 2 Little John Street, Manchester, M3 3GZ
Flat 1001, 2 Little John Street, Manchester, M3 3GZ
Flat 706, 2 Little John Street, Manchester, M3 3GZ
Flat 804, 2 Little John Street, Manchester, M3 3GZ
Flat 202, 2 Little John Street, Manchester, M3 3GZ
Flat G05, 2 Little John Street, Manchester, M3 3GZ
Flat 101, 2 Little John Street, Manchester, M3 3GZ
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
Arch 122, Woollam Place, Manchester, M3 4JJ
18 Potato Wharf, Manchester, M3 4NB
10 Potato Wharf, Manchester, M3 4NB
28 Potato Wharf, Manchester, M3 4NB
21 Woollam Place, Manchester, M3 4JJ

15 Woollam Place, Manchester, M3 4JJ
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
Flat G03, 2 Little John Street, Manchester, M3 3GZ
Flat 603, 2 Little John Street, Manchester, M3 3GZ
Flat 103, 2 Little John Street, Manchester, M3 3GZ
Flat 403, 2 Little John Street, Manchester, M3 3GZ
Flat 801, 2 Little John Street, Manchester, M3 3GZ
Flat 701, 2 Little John Street, Manchester, M3 3GZ
Eighth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Fourth Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 803, 2 Little John Street, Manchester, M3 3GZ
Flat G04, 2 Little John Street, Manchester, M3 3GZ
Flat 901, 2 Little John Street, Manchester, M3 3GZ
Flat 704, 2 Little John Street, Manchester, M3 3GZ
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Galloway, Rice Street, Manchester, M3 4JL
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127A Liverpool Road, Manchester, M3 4JN
25 Woollam Place, Manchester, M3 4JJ
133C Liverpool Road, Manchester, M3 4JN
Flat 703, 2 Little John Street, Manchester, M3 3GZ
Flat 1003, 2 Little John Street, Manchester, M3 3GZ
Flat 705, 2 Little John Street, Manchester, M3 3GZ
Flat 1002, 2 Little John Street, Manchester, M3 3GZ
Fifth Sixth And Seventh Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Bauhaus, 27 Quay Street, Manchester, M3 3GY
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
4 Goods Yard Street, Manchester, M3 3BG
Flat 104, 2 Little John Street, Manchester, M3 3GZ
Flat 604, 2 Little John Street, Manchester, M3 3GZ
Flat 502, 2 Little John Street, Manchester, M3 3GZ
119D Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
Arch 123A, Woollam Place, Manchester, M3 4JJ
5 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
1 New Elm Road, Manchester, M3 4JH
32 Potato Wharf, Manchester, M3 4NB
22 Potato Wharf, Manchester, M3 4NB
16 Potato Wharf, Manchester, M3 4NB
7 Woollam Place, Manchester, M3 4JJ
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Flat 303, 2 Little John Street, Manchester, M3 3GZ
Flat 301, 2 Little John Street, Manchester, M3 3GZ
Flat 406, 2 Little John Street, Manchester, M3 3GZ
Flat 1006, 2 Little John Street, Manchester, M3 3GZ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
127F Liverpool Road, Manchester, M3 4JN
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
2 Potato Wharf, Manchester, M3 4NB
20 Potato Wharf, Manchester, M3 4NB
131F Liverpool Road, Manchester, M3 4JN
Flat 606, 2 Little John Street, Manchester, M3 3GZ
Flat 805, 2 Little John Street, Manchester, M3 3GZ
Ground First And Second Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 906, 2 Little John Street, Manchester, M3 3GZ
Flat G06, 2 Little John Street, Manchester, M3 3GZ
37 Quay Street, Manchester, M60 9EA
Flat 902, 2 Little John Street, Manchester, M3 3GZ
119B Liverpool Road, Manchester, M3 4JN

119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Nucleus, 21 Rice Street, Manchester, M3 4JL
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
12 Potato Wharf, Manchester, M3 4NB
14 Potato Wharf, Manchester, M3 4NB
26 Potato Wharf, Manchester, M3 4NB
8 Potato Wharf, Manchester, M3 4NB
36 Potato Wharf, Manchester, M3 4NB
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
Flat 501, 2 Little John Street, Manchester, M3 3GZ
Flat 205, 2 Little John Street, Manchester, M3 3GZ
Flat 806, 2 Little John Street, Manchester, M3 3GZ
Flat 102, 2 Little John Street, Manchester, M3 3GZ
Flat 802, 2 Little John Street, Manchester, M3 3GZ
Flat 402, 2 Little John Street, Manchester, M3 3GZ
6 Goods Yard Street, Manchester, M3 3BG
Flat 305, 2 Little John Street, Manchester, M3 3GZ
Flat 306, 2 Little John Street, Manchester, M3 3GZ
Flat 204, 2 Little John Street, Manchester, M3 3GZ
Flat 905, 2 Little John Street, Manchester, M3 3GZ
Flat 505, 2 Little John Street, Manchester, M3 3GZ
Flat 404, 2 Little John Street, Manchester, M3 3GZ
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Arch 121, Woollam Place, Manchester, M3 4JJ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Arch 123, Woollam Place, Manchester, M3 4JJ
23 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
Flat 106, 2 Little John Street, Manchester, M3 3GZ
Flat 904, 2 Little John Street, Manchester, M3 3GZ
Flat 105, 2 Little John Street, Manchester, M3 3GZ
Third Floor, Bauhaus, 27 Quay Street, Manchester, M3 3GY
Flat 504, 2 Little John Street, Manchester, M3 3GZ

8 Goods Yard Street, Manchester, M3 3BG
2 Goods Yard Street, Manchester, M3 3BG
Flat 405, 2 Little John Street, Manchester, M3 3GZ
Flat 602, 2 Little John Street, Manchester, M3 3GZ
Flat 605, 2 Little John Street, Manchester, M3 3GZ
Flat 702, 2 Little John Street, Manchester, M3 3GZ
15 Atherton Street, Manchester, M3 3GS
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
129B Liverpool Road, Manchester, M3 4JN
24 Potato Wharf, Manchester, M3 4NB
34 Potato Wharf, Manchester, M3 4NB
4 Potato Wharf, Manchester, M3 4NB
1 Woollam Place, Manchester, M3 4JJ
131C Liverpool Road, Manchester, M3 4JN
Flat 206, 2 Little John Street, Manchester, M3 3GZ
Flat G02, 2 Little John Street, Manchester, M3 3GZ
Flat 201, 2 Little John Street, Manchester, M3 3GZ
Flat 1004, 2 Little John Street, Manchester, M3 3GZ
Flat 302, 2 Little John Street, Manchester, M3 3GZ
Flat 1005, 2 Little John Street, Manchester, M3 3GZ
Flat G01, 2 Little John Street, Manchester, M3 3GZ
Flat 503, 2 Little John Street, Manchester, M3 3GZ
Great John Street Hotel, Great John Street, Manchester, M3 4FD
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL