MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144197/AOH/2025
Date registered valid:	30 September 2025
Proposal:	Installation of 2no internally illuminated digital display screens.
Address:	Opposite No. 60 Sackville Street, Manchester, M1 3BU
Ward(s):	Piccadilly Ward
Applicant:	Ms Verity Cheyne BT Telecommunications PLC
Agent (if any):	Tom Hayes Dalcour Maclaren
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	25 November 2025

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 13 October 2025

Standard consultations:
Printed: 8 October 2025 Expired: 29 October 2025

Neighbour notifications
Printed: 8 October 2025 Expired: 29 October 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: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application relates to a footpath adjacent to the Grade II listed building (Sackville Building) at No.60 Sackville Street. The significance of this building is characterised by the red brick facades with dressings of red brick sandstone and terracotta and slate mansard roofs.

The site is within a busy city centre location within the north campus of the University of Manchester.

The footpath is within the boundary of the North Campus (ID Manchester) Strategic Regeneration Framework (SRF).

The site is within a busy city centre location and within walking distance to Piccadilly station and Oxford Road station.

The site is located adjacent to the Grade II listed Sackville Building and No.60 Sackville Street.

The site is within the Whitworth Street conservation area.

Description of development

The application seeks advertisement consent for the installation of 2no internally illuminated digital display screens.

It would replace an existing totem and increase the dimensions of the structure and digital advertisement screen.

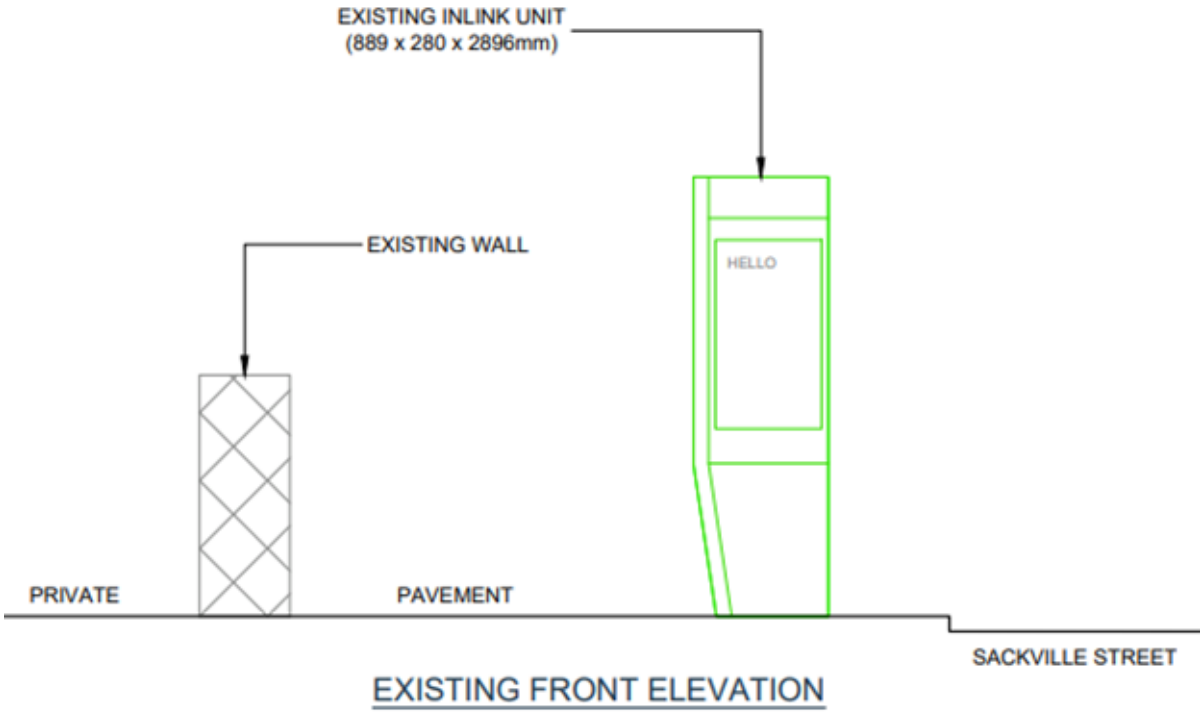


Figure 1 – Existing front elevation

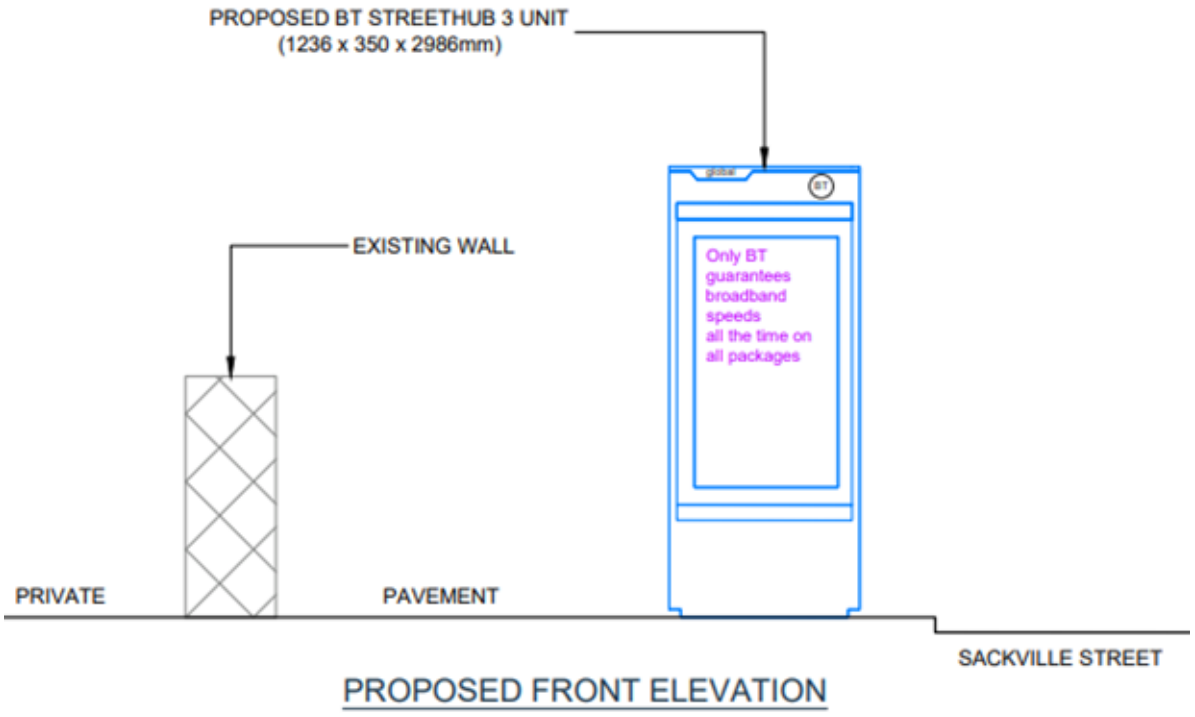


Figure 2 – Proposed front elevation

Relevant planning applications

144124/FO/2025- Installation of digital LED totem - *To be considered alongside this application*

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. No representations have been received.

Ward Councillors – Councillor Marcus Johns raised concerns the advertisement totem is in a busy location, does not contribute to the Council's objective to reduce street clutter, reduces pavement space and sightlines and makes pedestrians feel more enclosed in locations where we should be prioritising pedestrians.

Highway Services - Advised that the proposal does not contribute to or align with Manchester City Council's ongoing de-cluttering strategy of the highway.

The development will impede pedestrian movement and inclusive accessibility, does not mitigate any ongoing security implications with existing totems, and fails to meet the councils broader design standards.

In summary, the proposed replacement digital totem does not contribute to the rationalisation of on street furniture and exacerbates issues with street clutter.

Environmental Health - Requested that if in applications were to be approved, conditions should be attached to control luminance levels from the digital display screens, the noise from speakers on the street hub, and for a maintenance management plan to be submitted for approval.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A 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 Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places

- Policy JP-P2 - Heritage
- Policy JP-C5 - Streets for All
- Policy JP-C6 - Walking and Cycling

The Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester (1995) - The following saved UDP Policies are of relevance to this application:

- Policy DC15 (Advertisements, Hoardings and Posters)
- Policy DC18 (Conservation Areas)
- Policy DC19 (Listed Buildings)
- Policy DC22 - Footpath Protection

National Planning Policy Framework (NPPF) (2024):

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

Greater Manchester's Streets for All Design Guide (2023)

Adopted November 2023 to ensure will ensure that our streets are welcoming, green and safe spaces for all people, enabling more travel by walking, cycling, and using public transport while creating thriving places that support local communities and businesses.

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Visual Amenity

The proposal seeks the replacement of the InLink model screens with a Street Hub 3 model.



Figure 3 – Existing and proposed advertisement displays

The proposed LED screens would be larger at 75”, measuring 950cm x 1670mm, as opposed to the screens on the existing InLink model, which are 69mm x 1210mm (Images of the existing totem site and a visualisation of the proposed totems are shown above).



Figure 4 – Existing and proposed views of the site

The existing InLink advertising screens are relatively restrained in scale, occupying less surface area of the totem’s faces. By contrast, the Street Hub advertising screens are wider and taller, and would present a more prominent form of advertisement visible along Sackville Street.

It is acknowledged that adverts are intended to attract attention, however digital advertisement displays have a greater brightness than traditional advertisement and are by design highly visible in the street scene.

In view of the above, it is not considered that the proposed Street Hub advertisements represent a like-for-like replacement within the street scene, having a more dominant and obtrusive visual presence than the existing InLink model and would contribute towards visual clutter that would detract from the appearance of the street scene.

In addition to this, the intensified level of advertisement would also significantly detract from the setting of the Grade II listed Sackville Building and No.60 Sackville Street.

The advert would appear as modern and directly viewed against the Sackville Building which would be unduly harmful and significantly detract from the traditional highly decorative and red brick facades.

In coming to this view, the Council takes note of recent appeal decisions for similar Street Hub 2 totems and advertising screens.

In an appeal decision for application 142696/AOH/2025 (Appeal ref: APP/B4215/H/25/3369448) in the Eastlands area of the City, though much less populated by advertisement and street clutter the Inspector found that the totem and advertisement's large digital advertisement panels would contribute to their dominant and obtrusive presence:

> *Due to a combination of its height, width and freestanding position close to the edge of the carriageway, the proposed hub, with its large digital advertisement panels on both sides, would represent a dominant and obtrusive feature on the pavement.*

In an appeal decision for application 142706/AOH/2025 (Appeal ref: APP/B4215/H/25/3369504) relating to the footpath outside 15 Oldham Road featuring high levels of advertisement and street clutter, the Inspector found that despite 'the largely commercial character of the area… [with] various signs and adverts on nearby buildings' the totem and advertisement's dominant and obtrusive presence would add further visual clutter and result in cumulative harm:

> *it would add further visual clutter, making this busy pedestrian route a less pleasing place to walk, and its siting close to the edge of the carriageway would only exacerbate its visual prominence and dominance at this busy junction.*
>
> *the addition of the rotating digital images on the proposed hub, in conjunction with the rotating images on this existing advert, would result in cumulative visual harm from digital advertisements within the immediate locality.*

In the same appeal decision, the Inspector also found that the similar LED screens would harm the setting of the listed Former Midland Bank and features of architectural interest which contribute to its significance. Additionally, they noted the frequently changing digital advertisement images on the hub would compete with the visual prominence of this listed building on the street scene.

The Advertisements Regulations require that decisions are made only in the interest of amenity and public safety. Therefore, any public benefits suggested by the applicant in their submission do not need to be weighed against the any less than substantial harm to the designated heritage assets, in accordance with Paragraph 215. The accompanying decision for the totem structure itself does engage this test and make an assessment weighing the less than substantial harm against any public benefits to the proposal.

A recent appeal decided in Manchester City Council boundaries by the Planning Inspectorate for 142706/AOH/2025 (Appeal ref: APP/B4215/H/25/3369504), confirms that this is the appropriate approach.

Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. For the reasons outlined above, it is not considered that the proposal

preserves of the significant fabric and setting of listed buildings and the character of the conservation area.

In consideration of the above, and in the context surrounding the current application whereby there are material differences between the circumstances of the InLink and Street Hub advertising screen applications, it is viewed that the proposal for the advertisement, due to the intensification of advertisement clutter, which would be visually detrimental to the street scene, and the setting of the Whitworth Street Conservation Area, and setting the Grade II listed Sackville Building.

Therefore the advertisement is therefore contrary to the provisions of Places for Everyone Plan Policy JP-P1, JP-P2, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester (1995), Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Public Safety

The proposed development would be situated along a pedestrian footpath. Highway services have not raised any significant concerns with the totem's impact on pedestrian accessibility, and they have not provided any comments in relation to the increase of the digital display.

Highway Services have recommended a condition could be secured that would see the luminance level of the advertisement limited to 600cd/m2 during hours of darkness and inclement weather. Additionally, there would be other conditions that would control the intervals between advertisements, as well as prohibit moving advertisements, the proposed development would not pose any risk to public safety.

Highway Services a condition requiring the submission of a construction management plan is disproportionate to the development proposed and as such will not be attached in the event of an approval.

Conclusion

In light of the above it has been found that the proposed development would have an unacceptable impact on visual amenity by virtue of its siting, scale, appearance and consistent rotation of static advertisement images, would form an overly dominant and visually obtrusive feature within the street scene and within the setting of the Whitworth Street conservation area and Grade II listed Sackville Building.

The development is therefore contrary to Places for Everyone Plan Policy JP-P1,JP-P2, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester (1995), Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

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 polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Reasons for recommendation to refuse

1) The two-sided digital screen, by virtue of its siting, scale, design, appearance and means of consistent rotation of advertisement images would form an obtrusive, incongruous and overly dominant feature within the street scene and within the setting of the Grade II listed Institute of Science and Technology Building (Sackville Building) and Whitworth Street conservation area. The advertisement would also contribute to visual clutter in a sensitive location in the city centre, as well as undermine current efforts to de-clutter the City Centre environment, particularly wider place making objectives. The proposal would therefore result in an unduly harmful impact on the visual amenity of the Whitworth conservation area and the setting of the Grade II listed Sackville Building. The advertisement is therefore contrary to the provisions of Town and Country Planning (Control of Advertisements) (England) Regulations 2007, policies JP-P1, JP-P2 and JP-C5 of the Places for Everyone Plan, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC15.1, DC15.2, DC18, DC19 and DC22 of the Unitary Development Plan for the City of Manchester (1995), sections 12 and 16 of the National Planning Policy Framework, and Sections 66(1) and 72(1) of the Listed Buildings and Conservation Areas Act 1990.

Appendix 1 – List of consultees & neighbours notified

Highway Services
MCC Flood Risk Management

Flat 2, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 19, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 23, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 48, Sackville Place, Bombay Street, Manchester, M1 7AT
Advertising Right BT Inlink Near Junction With Bombay Street, Sackville Street, Manchester, M1 3BU
Flat 5, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 21, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 16, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 42, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 10, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 49, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 59, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 51, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 31, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 42, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 58, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 13, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 36, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 10, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 40, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 5, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 39, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 40, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 45, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 20, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 13, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 19, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 5, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 22, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 39, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 31, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 40, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Ground Floor, 68 Sackville Street, Manchester, M1 3NJ
Flat 1, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 9, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 24, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 19, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 16, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 8, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 45, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 43, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 28, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 32, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 29, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 52, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 41, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 11, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 38, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 14, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 1, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 41, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 26, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 17, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 38, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 34, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 28, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 44, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 4, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 3, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 23, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 47, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 33, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 22, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 38, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 46, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 43, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 26, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 32, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 29, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 6, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 24, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 4, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 15, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 8, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 7, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 11, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Basement, 68 Sackville Street, Manchester, M1 3NJ
Flat 17, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 3, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 20, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 56, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 57, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 26, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 37, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 11, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 34, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 17, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 21, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 9, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 3, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 29, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 30, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 15, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 6, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 34, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 39, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 53, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 12, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 24, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 22, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 23, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 25, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 12, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 33, Velvet House, 60 Sackville Street, Manchester, M1 3WE
First Floor, 68 Sackville Street, Manchester, M1 3NJ
Flat 14, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 1, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 14, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 35, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 32, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 36, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 13, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 6, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 54, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 61, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 30, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 42, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 31, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 36, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 28, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 15, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 27, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Second Floor, 68 Sackville Street, Manchester, M1 3NJ
68 Sackville Street, Manchester, M1 3NJ
Flat 41, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 37, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 18, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 9, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 35, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 27, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 44, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 50, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 2, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 44, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 35, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 37, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 18, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 43, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 25, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Third Floor And Fourth Floor, 68 Sackville Street, Manchester, M1 3NJ
Flat 7, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 4, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 12, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 2, Sackville Place, Bombay Street, Manchester, M1 7AT
Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 55, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 21, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 25, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 20, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 18, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 60, Sackville Place, Bombay Street, Manchester, M1 7AT
Flat 33, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 8, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 27, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 30, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 7, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 16, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

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 - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL