

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144217/AO/2025

Date registered valid: 7 October 2025

Proposal: Retention of no. 6 temporary non-illuminated signs for a period of 12 months.

Address: 1 City Road East, Manchester, M15 4PN

Ward(s): Deansgate Ward

Applicant: Chelsea Grieves Car Park Securities

Agent (if any): Mr Martin Gibson GA Studio Architects

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 04/11/2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 16 October 2025 Expired: 6 November 2025

Neighbour notifications

Printed: 15 October 2025 Expired: 5 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 relates to a cleared site in a temporary use as a surface car park (Sui Generis). The application site is lined by hoarding and features a vehicle access off of City Road East. The site benefits from a live planning permission for the erection of an eleven storey apartment building (Approved under planning permission 128002/FO/2020).

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within Manchester City Centre, forming an area of land nestled between the neighbourhoods of First Street and Deansgate Square characterised by mid-rise residential apartment blocks dating from the 1990s through to the early 2000s. Neighbouring advertisements are limited to fascia signs that respond to ground floor commercial units.

Description of development

The application seeks advertisement consent for 6no temporary non-illuminated signs till 01/09/2026.

The proposed signs consist of 4no 2400mm wide by 1210mm high signs, and 2no 1220mm wide by 1210mm high signs that are mounted to posts for support. Two signs would be located by the site entrance along City Road East.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

128002/FO/2020 – Full Planning Application for demolition of existing structures on site, erection of one 11-storey plus basement office building (Use Class E) and one 14-storey plus basement office building with ground floor commercial unit (Use Class E), landscaping, highways works, and associated works – Approved January 2021.

Consultations & Notification Responses

Publicity – Neighbouring properties were notified of the proposals by letter. No representations were received.

Highways – No objection.

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.

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-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre

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 EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC15 – Advertisements, hoardings and posters

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places

National Planning Practice Guidance (NPPG)

Issues

Amenity

The signs subject to the proposal, from November 2025, would be on site for a further ten months before it is permanently redeveloped for a residential building. The signs being temporary and non-illuminated, as well as being of a relatively small scale would lead to them having a negligible impact on the neighbouring street scene. Furthermore, the signs would assist in giving the application site a viable meanwhile use before it is permanently redeveloped. In light of this, it is considered the proposal is acceptable in this regard and is in accordance with Core Strategy Policies EN1 and DM1.

Public Safety

The proposed signs do not overhang the public highway and do not feature a source of illumination which could prove a distraction to users of the local highway network. Highways do not object to the development. On this basis, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1.

Conclusion

In light of the above, the development, subject to appropriate planning condition, is acceptable and accords with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, EC3, CC1, EN1, and DM1, Saved Unitary Development Plan Policy DC15, the National Planning Policy Framework, and National Planning Practice Guidance. The application is therefore recommended for approval.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights 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

Conditions 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:

- o L(-1)000: Location Plan
- o L(-1)002: Site Plan Proposed

All stamped as received by the City Council as Local Planning Authority on 07/10/2025.

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 advertisement consent hereby granted is limited to a temporary period of time until 01/09/2026. On the date of the expiry of the consent period on 01/09/2026 or earlier; the advertisements and all associated development shall be removed, and the site shall be restored to its original condition prior to the installation of the approved advertisements.

Reason - The advertisement hereby approved is of a temporary nature, in order to provide a sustainable meanwhile use for the site before it comes forward for permanent redevelopment pursuant to Core Strategy Policies SP1, EN1 and DM1.

4) The advertisement hereby approved shall be non-illuminated at all times.

Reason - In the interests of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy and saved policy DC15 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Flat 163, City South, 39 City Road East, Manchester, M15 4QE
Flat 112, City South, 39 City Road East, Manchester, M15 4QE
Flat 72, City South, 39 City Road East, Manchester, M15 4QD
Flat 58, City South, 39 City Road East, Manchester, M15 4QA
Flat 49, City South, 39 City Road East, Manchester, M15 4QA
Flat 177, City South, 39 City Road East, Manchester, M15 4QE
Flat 125, City South, 39 City Road East, Manchester, M15 4QE
Flat 118, City South, 39 City Road East, Manchester, M15 4QE
Flat 167, City South, 39 City Road East, Manchester, M15 4QE
Flat 35, City South, 39 City Road East, Manchester, M15 4QA
Flat 148, City South, 39 City Road East, Manchester, M15 4QE
Flat 90, City South, 39 City Road East, Manchester, M15 4QD
Flat 14, City South, 39 City Road East, Manchester, M15 4QA
Flat 59, City South, 39 City Road East, Manchester, M15 4QA
Flat 65, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 53, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 92, City South, 39 City Road East, Manchester, M15 4QD
Flat 178, City South, 39 City Road East, Manchester, M15 4QE
Flat 24, City South, 39 City Road East, Manchester, M15 4QA
Flat 39, City South, 39 City Road East, Manchester, M15 4QA
Flat 160, City South, 39 City Road East, Manchester, M15 4QE
Flat 44, City South, 39 City Road East, Manchester, M15 4QA
Flat 151, City South, 39 City Road East, Manchester, M15 4QE
Flat 104, City South, 39 City Road East, Manchester, M15 4QE
Flat 153, City South, 39 City Road East, Manchester, M15 4QE
Flat 28, City South, 39 City Road East, Manchester, M15 4QA
Flat 13, City South, 39 City Road East, Manchester, M15 4QA
Flat 35, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 42, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 3, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 13, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 22, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 24, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 86, City South, 39 City Road East, Manchester, M15 4QD
Flat 161, City South, 39 City Road East, Manchester, M15 4QE
Flat 15, City South, 39 City Road East, Manchester, M15 4QA
Flat 48, City South, 39 City Road East, Manchester, M15 4QA
Flat 173, City South, 39 City Road East, Manchester, M15 4QE
Flat 110, City South, 39 City Road East, Manchester, M15 4QE
Flat 60, City South, 39 City Road East, Manchester, M15 4QA
Flat 89, City South, 39 City Road East, Manchester, M15 4QD
Flat 95, City South, 39 City Road East, Manchester, M15 4QD
Flat 8, City South, 39 City Road East, Manchester, M15 4QA
Flat 1, City South, 39 City Road East, Manchester, M15 4QA
Flat 3, City South, 39 City Road East, Manchester, M15 4QA
Flat 79, City South, 39 City Road East, Manchester, M15 4QD
Flat 108, City South, 39 City Road East, Manchester, M15 4QE
Flat 81, City South, 39 City Road East, Manchester, M15 4QD
Flat 130, City South, 39 City Road East, Manchester, M15 4QE
Flat 132, City South, 39 City Road East, Manchester, M15 4QE

Flat 61, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 54, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 67, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 71, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 66, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 70, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 57, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 97, City South, 39 City Road East, Manchester, M15 4QE
Flat 127, City South, 39 City Road East, Manchester, M15 4QE
Flat 33, City South, 39 City Road East, Manchester, M15 4QA
Flat 40, City South, 39 City Road East, Manchester, M15 4QA
Flat 73, City South, 39 City Road East, Manchester, M15 4QD
Flat 99, City South, 39 City Road East, Manchester, M15 4QE
Flat 25, City South, 39 City Road East, Manchester, M15 4QA
Flat 68, City South, 39 City Road East, Manchester, M15 4QD
Flat 45, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 31, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 49, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 36, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 21, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 12, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 7, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 19, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 16, The Nile, 24 City Road East, Manchester, M15 4TA
Ribeye Steakhouse, 3 Isabella Banks Street, Manchester, M15 4RL
Flat 139, City South, 39 City Road East, Manchester, M15 4QE
Flat 168, City South, 39 City Road East, Manchester, M15 4QE
Flat 174, City South, 39 City Road East, Manchester, M15 4QE
Flat 124, City South, 39 City Road East, Manchester, M15 4QE
Flat 121, City South, 39 City Road East, Manchester, M15 4QE
Flat 77, City South, 39 City Road East, Manchester, M15 4QD
Flat 23, City South, 39 City Road East, Manchester, M15 4QA
Flat 22, City South, 39 City Road East, Manchester, M15 4QA
Flat 134, City South, 39 City Road East, Manchester, M15 4QE
Flat 183, City South, 39 City Road East, Manchester, M15 4QE
Flat 11, City South, 39 City Road East, Manchester, M15 4QA
The Nile, 28 City Road East, Manchester, M15 4TD
Flat 52, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 164, City South, 39 City Road East, Manchester, M15 4QE
Flat 98, City South, 39 City Road East, Manchester, M15 4QE
Flat 69, City South, 39 City Road East, Manchester, M15 4QD
Flat 120, City South, 39 City Road East, Manchester, M15 4QE
Flat 180, City South, 39 City Road East, Manchester, M15 4QE
Flat 181, City South, 39 City Road East, Manchester, M15 4QE
Flat 12, City South, 39 City Road East, Manchester, M15 4QA
Flat 45, City South, 39 City Road East, Manchester, M15 4QA
Flat 113, City South, 39 City Road East, Manchester, M15 4QE
Flat 47, City South, 39 City Road East, Manchester, M15 4QA
Flat 34, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 25, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 46, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 10, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 61, City South, 39 City Road East, Manchester, M15 4QA
Flat 140, City South, 39 City Road East, Manchester, M15 4QE

Flat 38, City South, 39 City Road East, Manchester, M15 4QA
Flat 66, City South, 39 City Road East, Manchester, M15 4QD
Flat 152, City South, 39 City Road East, Manchester, M15 4QE
Flat 91, City South, 39 City Road East, Manchester, M15 4QD
Flat 5, City South, 39 City Road East, Manchester, M15 4QA
Flat 29, City South, 39 City Road East, Manchester, M15 4QA
Flat 70, City South, 39 City Road East, Manchester, M15 4QD
Flat 52, City South, 39 City Road East, Manchester, M15 4QA
Flat 114, City South, 39 City Road East, Manchester, M15 4QE
Flat 102, City South, 39 City Road East, Manchester, M15 4QE
Flat 74, City South, 39 City Road East, Manchester, M15 4QD
Flat 67, City South, 39 City Road East, Manchester, M15 4QD
Flat 142, City South, 39 City Road East, Manchester, M15 4QE
Flat 17, City South, 39 City Road East, Manchester, M15 4QA
Flat 59, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 54, City South, 39 City Road East, Manchester, M15 4QA
Flat 158, City South, 39 City Road East, Manchester, M15 4QE
Flat 143, City South, 39 City Road East, Manchester, M15 4QE
Flat 75, City South, 39 City Road East, Manchester, M15 4QD
Flat 165, City South, 39 City Road East, Manchester, M15 4QE
Flat 83, City South, 39 City Road East, Manchester, M15 4QD
Flat 146, City South, 39 City Road East, Manchester, M15 4QE
Flat 179, City South, 39 City Road East, Manchester, M15 4QE
Flat 10, City South, 39 City Road East, Manchester, M15 4QA
Flat 36, City South, 39 City Road East, Manchester, M15 4QA
10 First Street, Manchester, M15 4GU
Flat 40, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 47, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 29, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 4, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 17, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 14, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 9, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 43, The Nile, 26 City Road East, Manchester, M15 4TB
4 First Street, Manchester, M15 4GU
Flat 170, City South, 39 City Road East, Manchester, M15 4QE
Flat 145, City South, 39 City Road East, Manchester, M15 4QE
Flat 129, City South, 39 City Road East, Manchester, M15 4QE
Flat 20, City South, 39 City Road East, Manchester, M15 4QA
Flat 169, City South, 39 City Road East, Manchester, M15 4QE
Flat 87, City South, 39 City Road East, Manchester, M15 4QD
Flat 21, City South, 39 City Road East, Manchester, M15 4QA
Flat 126, City South, 39 City Road East, Manchester, M15 4QE
Flat 100, City South, 39 City Road East, Manchester, M15 4QE
Flat 43, City South, 39 City Road East, Manchester, M15 4QA
Flat 84, City South, 39 City Road East, Manchester, M15 4QD
Flat 157, City South, 39 City Road East, Manchester, M15 4QE
Flat 135, City South, 39 City Road East, Manchester, M15 4QE
Flat 80, City South, 39 City Road East, Manchester, M15 4QD
Flat 162, City South, 39 City Road East, Manchester, M15 4QE
Flat 182, City South, 39 City Road East, Manchester, M15 4QE
Flat 6, City South, 39 City Road East, Manchester, M15 4QA
Flat 56, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 68, The Nile, 28 City Road East, Manchester, M15 4TD

Flat 55, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 69, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 2, City South, 39 City Road East, Manchester, M15 4QA
Flat 4, City South, 39 City Road East, Manchester, M15 4QA
Flat 176, City South, 39 City Road East, Manchester, M15 4QE
Flat 85, City South, 39 City Road East, Manchester, M15 4QD
Flat 26, City South, 39 City Road East, Manchester, M15 4QA
Flat 62, City South, 39 City Road East, Manchester, M15 4QA
Flat 30, City South, 39 City Road East, Manchester, M15 4QA
Flat 171, City South, 39 City Road East, Manchester, M15 4QE
Flat 156, City South, 39 City Road East, Manchester, M15 4QE
Flat 5, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 20, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 11, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 26, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 44, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 172, City South, 39 City Road East, Manchester, M15 4QE
Flat 111, City South, 39 City Road East, Manchester, M15 4QE
Flat 105, City South, 39 City Road East, Manchester, M15 4QE
Flat 141, City South, 39 City Road East, Manchester, M15 4QE
Flat 109, City South, 39 City Road East, Manchester, M15 4QE
Flat 51, City South, 39 City Road East, Manchester, M15 4QA
Flat 31, City South, 39 City Road East, Manchester, M15 4QA
Flat 133, City South, 39 City Road East, Manchester, M15 4QE
Flat 50, City South, 39 City Road East, Manchester, M15 4QA
Flat 94, City South, 39 City Road East, Manchester, M15 4QD
Flat 78, City South, 39 City Road East, Manchester, M15 4QD
Flat 123, City South, 39 City Road East, Manchester, M15 4QE
Flat 119, City South, 39 City Road East, Manchester, M15 4QE
Flat 64, City South, 39 City Road East, Manchester, M15 4QD
Flat 60, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 72, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 63, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 150, City South, 39 City Road East, Manchester, M15 4QE
Flat 41, City South, 39 City Road East, Manchester, M15 4QA
Flat 56, City South, 39 City Road East, Manchester, M15 4QA
Flat 116, City South, 39 City Road East, Manchester, M15 4QE
Flat 107, City South, 39 City Road East, Manchester, M15 4QE
Flat 93, City South, 39 City Road East, Manchester, M15 4QD
Flat 37, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 8, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 2, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 33, The Nile, 26 City Road East, Manchester, M15 4TB
Pure Gym, 8 First Street, Manchester, M15 4RP
Flat 155, City South, 39 City Road East, Manchester, M15 4QE
Flat 144, City South, 39 City Road East, Manchester, M15 4QE
Flat 55, City South, 39 City Road East, Manchester, M15 4QA
Flat 137, City South, 39 City Road East, Manchester, M15 4QE
Flat 122, City South, 39 City Road East, Manchester, M15 4QE
Flat 42, City South, 39 City Road East, Manchester, M15 4QA
Flat 138, City South, 39 City Road East, Manchester, M15 4QE
Flat 103, City South, 39 City Road East, Manchester, M15 4QE
Flat 34, City South, 39 City Road East, Manchester, M15 4QA
Flat 131, City South, 39 City Road East, Manchester, M15 4QE

Flat 65, City South, 39 City Road East, Manchester, M15 4QD
Flat 51, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 62, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 149, City South, 39 City Road East, Manchester, M15 4QE
Flat 101, City South, 39 City Road East, Manchester, M15 4QE
Flat 175, City South, 39 City Road East, Manchester, M15 4QE
Flat 37, City South, 39 City Road East, Manchester, M15 4QA
Flat 63, City South, 39 City Road East, Manchester, M15 4QA
Flat 71, City South, 39 City Road East, Manchester, M15 4QD
Flat 57, City South, 39 City Road East, Manchester, M15 4QA
12 First Street, Manchester, M15 4GU
Flat 27, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 48, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 38, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 28, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 41, The Nile, 26 City Road East, Manchester, M15 4TB
Flat 15, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 18, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 30, The Nile, 26 City Road East, Manchester, M15 4TB
8 First Street, Manchester, M15 4RP
Flat 117, City South, 39 City Road East, Manchester, M15 4QE
Flat 128, City South, 39 City Road East, Manchester, M15 4QE
Flat 106, City South, 39 City Road East, Manchester, M15 4QE
Flat 16, City South, 39 City Road East, Manchester, M15 4QA
Flat 7, City South, 39 City Road East, Manchester, M15 4QA
Flat 136, City South, 39 City Road East, Manchester, M15 4QE
Flat 19, City South, 39 City Road East, Manchester, M15 4QA
Flat 154, City South, 39 City Road East, Manchester, M15 4QE
Flat 50, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 64, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 58, The Nile, 28 City Road East, Manchester, M15 4TD
Flat 18, City South, 39 City Road East, Manchester, M15 4QA
Flat 53, City South, 39 City Road East, Manchester, M15 4QA
Flat 159, City South, 39 City Road East, Manchester, M15 4QE
Flat 115, City South, 39 City Road East, Manchester, M15 4QE
Flat 82, City South, 39 City Road East, Manchester, M15 4QD
Flat 147, City South, 39 City Road East, Manchester, M15 4QE
Flat 46, City South, 39 City Road East, Manchester, M15 4QA
Flat 88, City South, 39 City Road East, Manchester, M15 4QD
Flat 76, City South, 39 City Road East, Manchester, M15 4QD
Flat 96, City South, 39 City Road East, Manchester, M15 4QE
Flat 166, City South, 39 City Road East, Manchester, M15 4QE
Flat 32, City South, 39 City Road East, Manchester, M15 4QA
Flat 27, City South, 39 City Road East, Manchester, M15 4QA
Flat 9, City South, 39 City Road East, Manchester, M15 4QA
Flat 39, The Nile, 26 City Road East, Manchester, M15 4TB
The Nile, 26 City Road East, Manchester, M15 4TB
Flat 6, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 1, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 23, The Nile, 24 City Road East, Manchester, M15 4TA
Flat 32, The Nile, 26 City Road East, Manchester, M15 4TB
6 First Street, Manchester, M15 4GU
Odeon, 8 First Street, Manchester, M15 4RP

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

Flood Zone Plus Climate Change -

Main River Consultation Zone -

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 (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL