MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145319/AO/2026
Date registered valid:	6 March 2026
Proposal:	Installation of vinyl to 2no. windows.
Address:	Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Ward(s):	Piccadilly Ward
Applicant:	Mr Michael Abbott Footasylum
Agent (if any):	Matthew Smith Sign Solutions
Case officer:	Lea Joseph Tel: 0161 227 3644 Email: lea.joseph@manchester.gov.uk
Recommendation:	**Refuse**
Date of recommendation:	**30 April 2026**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 24 March 2026

Standard consultations:
No consultations have been printed and sent.

Neighbour notifications
Printed: 12 March 2026 Expired: 2 April 2026

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

The Arndale is large shopping centre with hundreds of tenants. The building is the centrepiece of Manchester's Central Retail District and was originally constructed between 1972 and 1979, the structure is bounded by Withy Grove to the North, Market Street to the South, High Street to the East and Corporation Street to the West. The Arndale is one of the largest shopping centres in Europe and was constructed by famed architects Womersley and Wilson who were also responsible for the now demolished Hulme Crescents.

The application relates to a west facing unit, located adjacent to the Corporation Street entrance to the shopping centre. The unit comprises three storeys, and the frontage is mostly glazed, with metal framing and details.

At present four of the unit's six ground floor windows feature internal LED screens, while the third window is the subject of this application.

Description of area

The area has a highly commercial character with a mix of Class E and Sui Generis uses, ranging from food and beverage, retails shops, drinking establishments, restaurants and leisure uses.

Exchange Square and the Grade II Corn Exchange are nearby, as is the Grade I Cathedral Church of St Mary's, the historic Old Wellington and Sinclair's Oyster Bar, also Grade II. Market Street, which is entirely pedestrianised channels thousands of pedestrians through the Central Retail District each day.

The area is well served by sustainable modes of transport and connects to Piccadilly, the Northern Quarter, the Central Business Area, and Victoria Rail Station.

The area is, one of the Manchester's busiest in terms of footfall. As such the area is one of Manchester's most recognisable and most commercial. That said, parts of the area retain a historic character, and since the publishing on the Shopfront and Signage Design Guide a higher quality of signage, and improved visual amenity of shopfronts has progressively been implemented within the area.

Description of development

Advertisement consent is sought for the installation of an external vinyl to 2no. windows facing Exchange Square. The vinyl is required to screen a void space within the retail unit and would accompany two existing internal screening measures.

Planning History

123892/AO/2019 | Installation of internally illuminated individual letter and logo sign. (Approved August 2019).

Consultations & Notification Responses

Publicity
Letters were sent to surrounding businesses. No representations have been received.

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 following policies are relevant to consideration of this application within the development plan:

Manchester Core Strategy (2012-2027)
DM1 Development Management
SP1 Spatial Principles

Saved Unitary Development Plan Policies
DC14 Shopfronts and Related Signs

Other Material Considerations:

Shopfront and Signage Design Guide (2024)

National Planning Policy Framework
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.

Issues

Visual Amenity

Policy DC14 and the Shopfront and Signage Design Guide requires that proposed advertisements respect the architectural features and overall appearance of the application site. Policy DM1 requires consideration of materials, siting, scale, details and appearance.

As a whole the Arndale Shopping Centre has a highly animated advertising environment as a result of the high number of occupants within the Arndale Shopping Centre. As seen in the site images, the application site itself has a high quantity of existing advertisements, there is 1no. individual letter sign (123892/AO/2019), in addition to 5no. internally applied vinyl signs and 2no. internal digital screens. Therefore, as existing the advertising at the application site has a

high level of prominence and visibility, able to catch the attention of pedestrians approaching the site from multiple routes.

The Council as LPA, has restricted the use of vinyl's across the City Centre, in order to preserve the active frontages of ground floor glazing within the central retail zone. The Shopfront and Signage Design Guide recommends that vinyl's should be used sparingly, only when necessary and should be as unobtrusive as possible. Vinyl advertisements, particularly those that cover the entirety of glazing, are considered to harm the balance, and amenity of shopfront's, and their materiality is considered to be low quality in comparison to other styles of signage. It is acknowledged that there are unsightly features within the unit that require screening, however, the proposed advertisement, by virtue of its appearance and materials fails to meet the requirements of the Design Guide and no compelling evidence that they could not be located internally (which would benefit from deemed consent) has been provided.

The appearance of the vinyl screening is considered to be overly conspicuous. The primary function appears to be as an advertisement, and when considered cumulatively with other existing adverts, the result is a poor-quality appearance that detracts from the overall quality of the façade and its features.

As is set out in paragraph 144 of the National Planning Policy Framework and policy DC14.1, the cumulative impacts of advertisements must form part of development considerations. In addition, the Shopfront and Signage Desing Guide, requires that proposals install only 'the minimum' signage required to identify their building. It is considered that when viewed alongside the existing 8no. advertisements on the application site, the frontage would be overly cluttered and detract from the visual amenity of the site. Uncluttered glazing allows transparency into the building, and reflections of the surroundings, which form part of the site's design.

Given the above the proposed intervention is considered to be an unnecessary element of additional visual clutter.

The proposal is therefore considered to be unacceptable, and contrary to the provisions of Core Strategy polices DM1 and SP1, Saved Unitary Development Plan policy DC14, the Shopfront and Signage Desing Gude, the National Planning Policy Framework and Town and Country Planning (Control of Advertisements) Regulations 2007.

Public Safety
The development would not project, nor be illuminated. Nor is it sited on a public highway. In light of these details there are no public safety concerns associated with the proposal, pursuant to policy DM1.

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

Reason(s) for recommendation to refuse

1. The proposed 2no. vinyl signs by virtue of their design, siting, materiality, and cumulative impact fail to preserve the architectural quality and appearance of the building, resulting in a highly cluttered façade with excessive advertising on a heavily travelled route into the Core of Manchester City Centre's Retail Area. The proposal would result in visual harm to the character and amenity within the area and is therefore contrary to Core Strategy polices DM1 and SP1, Saved Unitary Development Plan policy DC14, the Shopfront and Signage Design Guide, the National Planning Policy Framework and Town and Country Planning (Control of Advertisements) Regulations 2007.

Appendix 1 – List of consultees & neighbours notified

15A Corporation Street, Manchester, M4 4DU
Unit 10 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Arndale Centre, Market Street, Manchester, M4 3AB
Unit 2 At Store 3, Arndale Centre, Market Street, Manchester, M4 2HU
173 Arndale Centre, Market Street, Manchester, M4 2HU
Stall 2 Opposite Unit Y2, Arndale Centre, Market Street, Manchester, M4 2HU
21 Arndale Centre, Market Street, Manchester, M4 3AB
169 Arndale Centre, Market Street, Manchester, M4 2HU
22 Arndale Centre, Market Street, Manchester, M4 3AB
38 Arndale Centre, Market Street, Manchester, M4 2HU
Sixth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Fifthteenth 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
Units R6 And R7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 26 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38A Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 28 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Second Floor Management Suite 2D, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Zizzi, Unit 14, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 2, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Units 21 And 34, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fifth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Banyan, Unit 4, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Mowgli, Unit 16, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Byron, Unit 9, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Mezzanine Store Area At 29A, Arndale Centre, Market Street, Manchester, M4 2HU
180 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 8 Halle Place , Arndale Centre, Market Street, Manchester, M1 1PT
85 Arndale Centre, Market Street, Manchester, M4 2HU
50 Arndale Centre, Market Street, Manchester, M4 2HU
170 Arndale Centre, Market Street, Manchester, M4 2HU
Stall Opposite 162A, Arndale Centre, Market Street, Manchester, M4 3AB
164 Arndale Centre, Market Street, Manchester, M4 3AB
Unit 2 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Stall Opposite 28, Arndale Centre, Market Street, Manchester, M4 2HU
162A Arndale Centre, Market Street, Manchester, M4 3AB
60A Arndale Centre, Market Street, Manchester, M4 3AB
Basement At 36, Arndale Centre, Market Street, Manchester, M4 2HU
Stall Opposite 163-164, Arndale Centre, Market Street, Manchester, M4 3AB
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
Unit 5 And Unit 6 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 38B Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 11 And 12 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 20 And 21 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 1 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Chisholme Hunter, 60 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 12 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 33 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Third Floor Suite 340, The Corn Exchange, Fennel Street, Manchester, M4 3DU
Unit 22B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fourth Floor And Fifth Floor Suites 4A And 4B And 5B, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 19, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 7 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
49 Arndale Centre, Market Street, Manchester, M4 2HU
23 Arndale Centre, Market Street, Manchester, M4 3AB
Stall Side Of 97, Arndale Centre, Market Street, Manchester, M4 3AB
86A Arndale Centre, Market Street, Manchester, M4 2HU
51 Arndale Centre, Market Street, Manchester, M4 2HU
24A Arndale Centre, Market Street, Manchester, M4 3AB
89 Arndale Centre, Market Street, Manchester, M4 2HU
64 Arndale Centre, Market Street, Manchester, M4 3AB
28 Arndale Centre, Market Street, Manchester, M4 2HU
174A Arndale Centre, Market Street, Manchester, M4 2HU
Stall Opposite 52, Arndale Centre, Market Street, Manchester, M4 2HU
58 Arndale Centre, Market Street, Manchester, M4 3AB
181 Arndale Centre, Market Street, Manchester, M4 2HU
59 Arndale Centre, Market Street, Manchester, M4 3AB
Eighteenth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 14 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 17 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU7 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 15 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Second Floor Suite 204 And 206, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Salvis, Unit 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
The Corn Exchange, Fennel Street, Manchester, M4 3DU
Kiosk 7, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 6, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 15, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
172 Arndale Centre, Market Street, Manchester, M4 2HU
180A Arndale Centre, Market Street, Manchester, M4 2HU
Stall 2 Opposite 53, Arndale Centre, Market Street, Manchester, M4 2HU

100 - 101 Arndale Centre, Market Street, Manchester, M4 3AB
Stall Opposite 16 - 18, Arndale Centre, Market Street, Manchester, M4 3AB
97 Arndale Centre, Market Street, Manchester, M4 3AB
29A Arndale Centre, Market Street, Manchester, M4 2HU
91 - 92 Arndale Centre, Market Street, Manchester, M4 2HU
Betfred, 182C Arndale Centre, Market Street, Manchester, M4 2HU
162B Arndale Centre, Market Street, Manchester, M4 3AB
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 41 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 29 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 25 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 19A Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 9 And 10 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 36 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 27 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Security Control Room Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 17, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
First Floor, Pleer House, 1 Fennel Street, Manchester, M4 3DU
Unit 32, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Ark Clothing, Corporation Street, Manchester, M4 3AG
165 Arndale Centre, Market Street, Manchester, M4 3AB
Cafe Opposite 31, Arndale Centre, Market Street, Manchester, M4 2HU
Basement At 29, Arndale Centre, Market Street, Manchester, M4 2HU
29 Arndale Centre, Market Street, Manchester, M4 2HU
168 Arndale Centre, Market Street, Manchester, M4 2HU
9A Arndale Centre, Market Street, Manchester, M4 3AB
24 Arndale Centre, Market Street, Manchester, M4 3AB
Stall 1 Opposite 53, Arndale Centre, Market Street, Manchester, M4 2HU
Unit R4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 39 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 7 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 26 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 16 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
99 - 101 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 8 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Sinclairs Oyster Bar, 2 Cathedral Gates, Manchester, M3 1SW
Unit 22, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 35, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Fourth Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 24, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 8, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 3, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
87 Arndale Centre, Market Street, Manchester, M4 2HU
166 - 167 Arndale Centre, Market Street, Manchester, M4 2HU
175 Arndale Centre, Market Street, Manchester, M4 2HU
Basement At 35 And 36, Arndale Centre, Market Street, Manchester, M4 2HU
163 Arndale Centre, Market Street, Manchester, M4 3AB
55 Arndale Centre, Market Street, Manchester, M4 2HU

162 Arndale Centre, Market Street, Manchester, M4 3AB
37 Arndale Centre, Market Street, Manchester, M4 2HU
Next, 100 Corporation Street, Manchester, M4 3AJ
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
Unit 2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit L9 Lower Mall And MSU3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 22 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Store For Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 18 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Units 23 And 24 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 8 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU4 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R9 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 13 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU
Pleer House, 1 Fennel Street, Manchester, M4 3DU
Third Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Second Floor, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 11, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Roomzzz, The Corn Exchange, 35 Hanging Ditch, Manchester, M4 3TR
Unit 22A, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Third Floor Suite 339B, The Corn Exchange, Fennel Street, Manchester, M4 3DU
86 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 9 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
16 - 18 Arndale Centre, Market Street, Manchester, M4 3AB
Unit Y1 And Y2, Arndale Centre, Market Street, Manchester, M4 2HU
Unit Z, Arndale Centre, Market Street, Manchester, M4 2HU
90 Arndale Centre, Market Street, Manchester, M4 2HU
10A Arndale Centre, Market Street, Manchester, M4 3AB
88 Arndale Centre, Market Street, Manchester, M4 2HU
Stall Opposite 97, Arndale Centre, Market Street, Manchester, M4 3AB
Stall Opposite 175, Arndale Centre, Market Street, Manchester, M4 2HU
61 Arndale Centre, Market Street, Manchester, M4 3AB
Third Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit R3, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 30 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Drome, 94 - 96 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 18, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Sky Bar, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Unit 12, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
Kiosk 1, The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR
174 Arndale Centre, Market Street, Manchester, M4 2HU
Unit 6 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
20 Arndale Centre, Market Street, Manchester, M4 3AB
Stall 1 Opposite Unit Y2, Arndale Centre, Market Street, Manchester, M4 2HU
171 Arndale Centre, Market Street, Manchester, M4 2HU
19 Arndale Centre, Market Street, Manchester, M4 3AB
182A - 182B Arndale Centre, Market Street, Manchester, M4 2HU
10B Arndale Centre, Market Street, Manchester, M4 3AB
161 Arndale Centre, Market Street, Manchester, M4 3AB
32 Arndale Centre, Market Street, Manchester, M4 2HU

25 - 26 Arndale Centre, Market Street, Manchester, M4 3AB
98 Arndale Centre, Market Street, Manchester, M4 3AB
Unit 1 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
99 Arndale Centre, Market Street, Manchester, M4 3AB
Toilets, Arndale Centre, Market Street, Manchester, M4 2HU
Fifth Floor, Arndale House Arndale Centre, Market Street, Manchester, M4 3AQ
Unit 34 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 30 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 5 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 6 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit MSU2 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 40 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 37 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit R1 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 4 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 3 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Unit 35 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
3 Fennel Street, Manchester, M4 3DU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL