

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144762/AO/2025

Date registered valid: 23 March 2026

Proposal: Retention of 2no. painted murals and installation of 1no. high level painted sign.

Address: Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ

Ward(s): Piccadilly Ward

Applicant: Miss Emma Cooper Capital & Centric

Agent (if any):

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

Recommendation: Refuse

Date of recommendation: 14/05/2026

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 26 March 2026 Expired: 18 April 2026

Neighbour notifications

Printed: 26 March 2026 Expired: 18 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

The application relates to the four storey Grade II listed former mill building, Crusader Mill and its listed extension Neptune Mill, previously known as Chapeltown Mill. The site forms a group of buildings that make up the Crusader Mill complex. Crusader Mill faces out onto Chapeltown Street and Fair Street, with Neptune Mill facing out onto both Congou Street and Fair Street, with its north elevation being partially screened from view by a neighbouring commercial building, built as a modern extension to Crusader Mill. Neptune Mill's north-eastern facing side elevation then faces onto the wider Crusader Mill complex and is connected to it by a bridge located at the property's third floor. Neptune Mill has recently undergone refurbishment works to deliver a mixed use development of residential apartments (Class C3) and commercial office/retail uses (Class E) approved under applications 138795/JO/2023 and 136865/FO/2023, as amended by application 138819/NMC/2023. Neptune Mill features two high level illuminated signs on its northern and southern facing elevations, with further low level fascia signs and unauthorised murals and ground floor projecting sign also featuring.

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre, with the application site located in walking distance of Piccadilly Train Station and New Islington Tram Stop. Neighbouring properties consist of a mix of building types, including new high-rise development to the east along Great Ancoats Street, Longacre Street and Heyrod Street, mid-rise residential development along the Ashton Canal, and commercial and industrial development to the south. The application

property occupies a prominent position within the street scene being visible from the Piccadilly trainline, New Islington tramline and Ashton Canal. The Crusader Mill complex is one of the few surviving 19th century buildings in this location, with the closest neighbouring property of a similar age being the Grade II listed former Cooperative Warehouse located to the north-east along Pollard Street. Due to a lack of commercial units, neighbouring advertisements are relatively few in number and are typically small scale.

Description of development

The application seeks advertisement consent for the retention of 2no mural signs and the installation of 1no non-illuminated high level sign.

The two existing murals are situated at the ground floors of Crusader Mill and Neptune Mill. The mural to Crusader Mill is applied to a modern set of access doors that faces onto the internal courtyard between Crusader and Neptune Mill. The second mural is then situated on a portion of brickwork to Neptune Mill's northern facing elevation visible from the site access along Chapeltown Street. Both murals feature a brightly coloured wavy pattern.

The proposed high level sign would be situated on the property's western facing gable end. The sign would be painted and non-illuminated, spelling out the word "Neptune Mill" that would then have a height of 7300mm and a width of 780mm, being displayed 7300mm above floor level.

Planning History

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

144799/LO/2025 - Listed Building Consent for retention of 2no. painted murals and installation of 1no. high level painted sign – Application pending consideration.

140429/LO/2024 - Listed Building Consent for internal alterations to the ground and first floor and approval of Fit-Out Strategy for floors 2-4 in relation to the installation of partition walls; material finishes and associated works – Approved February 2025.

138819/NMC/2023 - Non material amendment application ref no 136865/FO/2023 to amend internal layouts and make minor changes to the elevations – Approved January 2024.

138795/JO/2023 - Variation of conditions 2 (Approved dwgs) and 6 (Final details) attached to app ref no 136866/LO/2023 – Approved February 2024.

137205/LO/2023 - Listed building consent installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign – Approved March 2024.

137159/AO/2023 - Installation of 2no externally illuminated high level name signs, 1no internally illuminated fascia sign and 1no non-illuminated plaque sign – Approved March 2024.

136866/LO/2023 - Listed building consent for internal and external works associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

136865/FO/2023 - External works to the existing building associated with continued use within Use Class E (Commercial, Business and Service) – Approved August 2023.

117360/JO/2017 - Application to vary condition 2 (approved dwgs) attached to application ref no (113364/LO/2016) Minor amendments to make amendments to approved scheme resulting from the design development process to include - Addition of rainwater pipes to the elevations of buildings 02 and 03; Introduction of entrance portals to the East and West entrances; Retention of the bridgelink between buildings 03 and 05; Introduction of the kestrel box to the elevation of building 02; Rooflight positions amended and introduction of AOV's – Approved September 2017.

113364/LO/2016 - Listed Building Consent for internal and external works associated with the conversion of Crusader Works to 126 apartments and associated alterations to its elevations and demolition of Block 4 (Former Cotton Mill) - along with creation of new landscaped courtyard with associated hard and soft landscaping following demolition of existing buildings within shared yard space, provision of 201 cycle parking spaces, lighting and other associated works – Approved October 2016.

113363/FO/2016 - Conversion of former Crusader Works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space; and, the provision of 201 cycle parking spaces, lighting and other associated works – Approved October 2016.

Consultations & Notification Responses

Publicity – Neighbouring properties were notified of the proposals by letter. One letter of objection was received, the reasons cited for the objection can be summarised below:

- The painted murals have been installed without consent contrary to national legislation.
- The murals have an unacceptable impact on the significance of the listed building distracting from its importance by its use of bright colours, as well as cluttering its façade.
- The use of paint against brick will introduce chemical residues even if the murals are removed, leading to a permanent harmful intervention.
- The proposed gable sign would introduce additional clutter to the listed building further harming its significance.
- Submitted supporting information fails to properly analyse the significance of the listed building and its brickwork, does not include other less harmful alternatives and ignore the proposed signage's cumulative impact with other existing signs.

Environmental Health – No objection subject to a condition relating to external lighting.

Highway Services – No objection. Any signage if illuminated should have a maximum luminance of 600cd/m².

Metrolink – 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
- Policy JP-P2 – Heritage

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 EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- 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 DC14 – Shop Fronts and Related Signs
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Other Legislative Requirements

National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990

Issues

Amenity

The proposal would see the installation of a high level painted sign on the property's eastern facing side elevation, and the retention of two unauthorised painted mural signs at ground floor. As previously noted within this report, the application site neighbours a mix of properties in regard to design, height and age, notwithstanding this however, neighbouring signage is restrained and mostly consists of low level and small scale signs. In contrast to this, the application site features two high level signs on its northern and southern facing elevations. The signs are completed in a limewash paint and feature iridescent tubing that follows the shape of the letters that comprise the signs, this being "Neptune Mill" in both instances. These signs act as effective wayfinding signage and set the building apart from those that it neighbours.

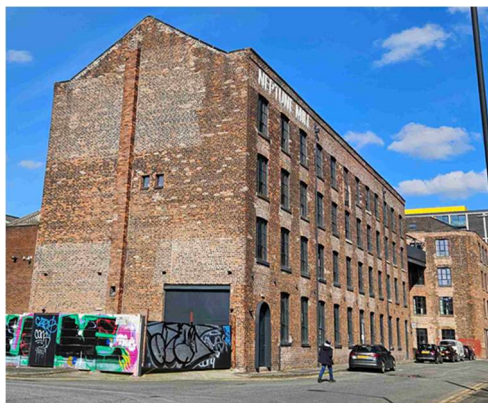
The murals proposed to be retained are situated at the ground floor of Neptune Mill and Crusader Mill facing out onto the courtyard/access road that sits between the two buildings.



Photographs of murals proposed for retention (Crusader Mill shown on the left, Neptune Mill shown on the right)

The courtyard is a relatively modest space between the two buildings, featuring some hard and soft landscaping measures. The material palette of the space is fairly uniform and the materiality of both buildings can be appreciated. Signage consists of two fascia signs and an unauthorised painted fascia sign (The latter being pictured above on the right hand image). Unlike existing fascia signage on site, the murals subject to the proposals conversely are vibrantly coloured and due to their patterning draw attention to themselves and away from that of the listed buildings. It is considered this is to the detriment of the appearance of the application site and wider locality, with them being incompatible with that of the historic nature of the building.

The proposed gable mural sign would be situated on the property's blank brick eastern facing side elevation. Submitted supporting information states that this is to act as additional wayfinding signage. As previously stated within this report, the application site features two existing high level signs (Pictured below), with high level signage being an uncommon feature within the locality. The proposed sign would sit closely to the existing high level sign present on the southern facing elevation of the site. It is considered this sign does not contribute aesthetically to the significance of the listed building nor the appearance of the neighbouring street scene and only serves to clutter its façade.



Application site as seen from junction where Congou Street meets Baird Street

In light of the above, the proposal is considered to have an unacceptable impact on local amenity, having a detrimental impact on the appearance of the application site and neighbouring street scene, by cluttering, distracting and obscuring the façade of a Grade II listed building. Therefore, the advertisements subject to the application are contrary to the provisions of Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14 and DC19, National Planning Practice Guidance, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Public Safety

The proposal would see the retention of two murals and the installation of a non-illuminated high level sign. The application site neighbours the adopted highway and a live Metrolink line to the south. The proposed signs by virtue of being painted signage would not overhang the highway or tramline and due to their non-illumination would not serve as a distraction to road or tramline users. Metrolink do not object to the development, and Highway Services do not object subject to a condition relating to illumination. Taking into account how no proposed signage is to be illuminated, in the event of an approval no such condition will be attached. On this basis the development is considered to be acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

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 size, design, location and cumulative impact. The development is therefore contrary to Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14 and DC19, National Planning Practice Guidance, the National Planning Policy Framework, and

the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore, the application is recommended for refusal.

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: Refuse

Reasons for recommendation to refuse

1) The murals proposed for retention have a detrimental impact on the appearance of the Grade II listed mill, with their use of patterns and bright colours distracting, obscuring and providing a stark and unsympathetic contrast between them and the historic facing brickwork of the Mill to the detriment of the appearance of the application site and neighbouring visual amenity. The proposed high level gable sign would add further visual clutter to the upper floors of the listed building, distracting from its historical features and significance to the detriment of its external appearance. The proposal is therefore contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007, together with Places for Everyone Plan Policy JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14 and DC19, National Planning Practice Guidance, the National Planning Policy Framework, and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Metrolink

64A Chapeltown Street, Manchester, M1 2WQ

Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ

Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
2A Baird Street, Manchester, M1 2WX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
62 Chapeltown Street, Manchester, M1 2WQ
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

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(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)
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 (More) -
Area Team Boundary - Name: CENTRAL