

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132907/LO/2022

Date registered valid: 16 March 2022

Proposal: Listed Building Consent for the installation of fibre cables on existing tray work and through existing risers, the installation of powered cabinet for superfast broadband.

Address: Victoria Square , Oldham Road, Manchester, Manchester, M4 5DX

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Michael Corbishley Hyperoptic Ltd Victoria Square, Oldham Road, Manchester, M4 5DX

Agent (if any): Mr Michael Corbishley Hyperoptic Ltd Kings House, 174 Hammersmith Road, London, W6 7JP

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 9 May 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: (Pre-application visit- 24 November 2021)

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 2 March 2022 Expired: 23 March 2022

Site notice

Posted: Expired:

Press advert

Published: 8 March 2022 Expired: 29 March 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

This application relates to a building known as Victoria Square that is located in the Ancoats area of North Manchester. The building is bounded by Oldham Road, Sherratt Street, George Leigh Street and Bengal Street. The building is Grade II listed and is within the Ancoats Conservation Area. The property is a social housing tenement building that houses elderly people in self-contained flats. The building has 165 flats in total. Several other residential properties are close by, most notably the houses on Anita Street and George Leigh Street.

Description of development

The submitted planning application seeks Listed Building Consent for the installation of fibre cables on existing tray work and through existing risers, the installation of powered cabinet for superfast broadband. It would provide a capability of 1Gb internet service through the installation of a fibre optic infrastructure to each individual unit (177 units) at Victoria Square.

A DPA1a cabinet would be installed on the first floor wall in the corner of Bengal Street and Oldham Road next to apartment 20A and would have a cabinet size of 18U C-OLT. The cabinet would be fixed onto the brick wall next to the boxed off riser cupboard. The applicant provided

the location of where the power cable route would run. The agent provided details on the size of the cabinet- approximately half the size of the riser cupboard.

The connectivity to the cabinet DP1A would be located outside of the building to the left of the entrance on the corner of Bengal Street and Oldham Road. The cable would run up the galvanised trunking and through the wall following the existing Openreach cables. The cable would then run around the communal entrance corridor to the riser, where it would run up to the 1st floor where DP1a is located, a 20 metre route.

FDP1 (fibre distribution point) would be installed on the 2nd floor in the corner of the building of Bengal Street and Oldham Road. The calculated proposed enclosure size is to be a 96 unit with 5 x 1-16 splitters installed. This would be fixed onto the brick wall. The cables for the unit would route up or down the riser to the relevant floor, using existing tray work on the ceiling down the corridor to the relevant apartment. Some front doors lead to 2 apartments, so these would need separate cables running to them. The top floor of the building would run through the loft space above each of the apartments using other service cable routes. Once the cables reach the flats, the cables would run through to the flats either within the brick work above the door or newly installed fire seal baton.

FDP2 would be installed on the 2nd floor in the corner of the building of George Leigh Street and Sherratt Street outside apartment 84A. The calculated proposed enclosure size is to be a 96 unit with 5 x 1-16 splitters installed. The cable would leave DP1a and travel on the tray work all the way around the building to the opposite corner of the courtyard. It would then travel up the riser to the 2nd floor where FDP2 is located, with a route of 190m. The cabinet would be fixed onto the brick wall. The cables for the unit would route up or down the rise to the relevant floor, using existing tray work on the ceiling down the corridor to the relevant apartment. Some front doors lead to 2 apartments, so these would need separate cables running to them. The top floor of the building would run through the loft space above each of the apartments using other service cable routes. Once the cables reach the flats, the cables would run through to the flats either within the brick work above the door or newly installed fire seal baton.

During the pre-application site visit, undertaken on 24 November 2021, the following design principles were agreed.

- Agreed the main cabinet on the 1st floor would be designed specifically to be floor mounted to preserve the glossed coating of the internal brick wall material and would be located by the stairwell/risers specifically due to its inconspicuous location. The cabinet would be black. Supplementary information was provided on securing the cabinet.
- Agreed the cable would go through an existing route - doorframe (2nd phase/if resident wants to be connected)
- Cabling and equipment would be installed inside the building.
- There would be 2 other, much smaller FDPs of approximately 300mmx200mmx140mm.
- Although FDPs would be wall mounted, brackets would be used and these would be fixed to the wall by drilling through mortar joints and not through any bricks, again, to preserve the original fabric of the building. The location of these boxes are inconspicuous and out of site.

Consultations & Notification Responses

Local residents

One resident responded to the proposal in support of the proposal.

Issues

POLICY

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 10. Supporting high quality communications- States that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- iii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.
- iv. Chapter 16. Conserving and enhancing the historic environment- States that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 197 states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The impact; on the surrounding areas; in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Policy EN3 (Heritage); states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Unitary Development Plan Saved Policies

DC18.1 states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

b. The Council will not normally grant outline planning permission for development within Conservation Areas.

DC19.1 States that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Reasons:-

The above policies are to be pursued by the Council to help ensure the protection of the City's built character and its heritage. Retention and protection of this character is important in encouraging local pride, tourism and future investment in the city. The Council recognises that listed buildings can present particular problems in respect of their continuing use. A flexible approach will be taken in determining applications for uses in listed buildings. The policy gives effect to the obligation placed on the Council by statute to give particular attention to retain, restore, maintain and continue uses in listed buildings in Manchester.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Paragraph 2.7 states that development should help to sustain local neighbourhoods, encouraging the most appropriate form of development to enliven neighbourhoods and sustain local facilities.

Paragraph 2.14 goes on to say that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Paragraph 2.16 considers the impact of site boundaries, which can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well designed new treatments such as walls, low walls and railings or hedges and

boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

Paragraph 11.45 stresses that proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Paragraph 11.46 states that planning submissions within conservation areas must be supported by sufficient information to enable the Council to assess in detail the context of the area. This will include full contextual drawings, photomontage, and where appropriate, a model of the proposed development.

Listed Building Act

The Act provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area

ISSUES

Assessment of Significance

The submitted application seeks Listed Building Consent for the installation of fibre cables on existing tray work and through existing risers, the installation of powered cabinet for superfast broadband. Victoria Square is a grade 2 listed building, built in 1984 and sits within the Ancoats Conservation Area. As such, any work carried out on or within the building must be sympathetic to the history and fabric of the building.

Impacts of Works on Heritage Assets

The main issues to consider is the impact on the character of the conservation area, and the impact on the listed building.

Character of conservation area:

The proposed units would be installed within the building and so would not be visible from the Conservation Area. However, the connectivity to the cabinet DP1A would be located outside of the building to the left of the entrance on the corner of Bengal Street and Oldham Road. The cable would run up the galvanised trunking and through the wall following the existing

Openreach cables. As it would utilise the existing cables, the proposal would not be noticeably visible from the streetscene. It is, therefore, considered that there would be no significant impact on the character or appearance of the Conservation Area.

Impact on the listed building:

Steps have been taken to minimise the impact to the listed building.

- The main cabinet on the 1st floor would be designed specifically to be floor mounted to preserve the glossed coating of the internal brick wall material and would be located by the stairwell/risers specifically due to its inconspicuous location. The cabinet would be black.

This ensures the cabinet would have limited impact on the building, and by mounting the cabinet to the floor instead of the wall, it ensures the glossed coating of the brick is not harmed. If the cabinet was to be removed later, the cabinet would have no lasting impact to the brick work. The black colouration of the cabinet ensures it does not create an overdominant feature in this part of the building. A colouration condition would be attached to any approval granted to ensure the black colouration. The 2 FDPs should also be black in colour.

- Although FDPs would be wall mounted, brackets would be used and these would be fixed to the wall by drilling through mortar joints and not through any bricks.

By drilling through the mortar joints, it would not affect the brick work and as such would preserve the original fabric of the building. The location of these boxes have also been chosen to be inconspicuous and out of site, so not to add clutter or create overbearing features.

Although the cabinet and 2 FDPs would be located close to the entrance of a flat, they are located in the corner of the building and so would be less visible than if located near flats in a more open position within the square.

- Cable to go through an existing route - doorframe (2nd phase/if resident wants to be connected)

By utilising existing routes for the cable, it would reduce the harm to the building and the need for additional construction works. It would reduce the clutter visible around the doorframe.

Paragraph 202 of the NPPF (2021) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case, any instances of less than substantial harm to the listed building would be outweighed by the public benefits of providing the residents with 1Gb internet service through the installation of a fibre optic infrastructure. Although there would be some harm to the building, this has been minimised with the conservation of the building in mind, through the use of existing structures, drilling into the floor rather than the wall, choosing discrete locations and painting the cabinets black.

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

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the agent in a positive and proactive manner and appropriate conditions to the approval have also been attached.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason- Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form for Listed Building Consent for Alterations, Extension or Demolition of a Listed Building, stamped as received by the City Council as Local Planning Authority on 10 February 2022.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 16 March 2022.

-Correspondence- Covering Letter, stamped as received by the City Council as Local Planning Authority on 10 February 2022.

-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 10 February 2022.

-Supporting Information- Internal Cabinets, Raising and Securing onto Floors, stamped as received by the City Council as Local Planning Authority on 10 February 2022.

-Supporting Information- DP1a (Cabinet Location), stamped as received by the City Council as Local Planning Authority on 10 February 2022.

-Heritage Statement, stamped as received by the City Council as Local Planning Authority on 28 February 2022.

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) Notwithstanding the details with the Heritage Statement, stamped as received on the 28 February 2022, and the Design & Access Statement, stamped as received on 10 February

2022, the main cabinet DPA1 and FDP1 and FDP2 shall be painted black and be retained and maintained for the as long as the development remains in use.

Reason- In the interests of visual amenity and to minimise the impact on the Listed Building pursuant to saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Any holes into the masonry shall be made within the mortar joints and not directly within the brick.

Reason- In the interests of minimising the impact on the Listed Building pursuant to saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

65 George Leigh Street, Manchester, M4 5DT
Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ
68 Oldham Road, Manchester, M4 5EE
68A Oldham Road, Manchester, M4 5EE
23A Victoria Square, Oldham Road, Manchester, M4 5DY
2A Victoria Square, Oldham Road, Manchester, M4 5DX
70 Oldham Road, Manchester, M4 5EB
17 Bengal Street, Manchester, M4 6AQ
114 Oldham Road, Manchester, M4 6AG
110 Oldham Road, Manchester, M4 6AG
76 George Leigh Street, Manchester, M4 5DG
90 George Leigh Street, Manchester, M4 5DG
94 George Leigh Street, Manchester, M4 5DG
70 George Leigh Street, Manchester, M4 5DG
155A Victoria Square, Oldham Road, Manchester, M4 5FA
149A Victoria Square, Oldham Road, Manchester, M4 5FA
55A Victoria Square, Oldham Road, Manchester, M4 5DY
53A Victoria Square, Oldham Road, Manchester, M4 5DY
13A Victoria Square, Oldham Road, Manchester, M4 5DX
142A Victoria Square, Oldham Road, Manchester, M4 5FA
97A Victoria Square, Oldham Road, Manchester, M4 5EA
72A Victoria Square, Oldham Road, Manchester, M4 5DZ
67A Victoria Square, Oldham Road, Manchester, M4 5DZ
43A Victoria Square, Oldham Road, Manchester, M4 5DY
27A Victoria Square, Oldham Road, Manchester, M4 5DY
15A Victoria Square, Oldham Road, Manchester, M4 5DX
9A Victoria Square, Oldham Road, Manchester, M4 5DX
7A Victoria Square, Oldham Road, Manchester, M4 5DX
94 - 98 Oldham Road, Manchester, M4 5EB
72 - 74 Oldham Road, Manchester, M4 5EB
76 - 78 Oldham Road, Manchester, M4 5EB
57 George Leigh Street, Manchester, M4 5DR
90 Oldham Road, Manchester, M4 5EB
92 Oldham Road, Manchester, M4 5EB
80 - 86 Oldham Road, Manchester, M4 5EB
74 George Leigh Street, Manchester, M4 5DG
88 George Leigh Street, Manchester, M4 5DG
165A Victoria Square, Oldham Road, Manchester, M4 5FA
136A Victoria Square, Oldham Road, Manchester, M4 5FA
128A Victoria Square, Oldham Road, Manchester, M4 5EA
79A Victoria Square, Oldham Road, Manchester, M4 5DZ
47A Victoria Square, Oldham Road, Manchester, M4 5DY
5A Victoria Square, Oldham Road, Manchester, M4 5DX
135A Victoria Square, Oldham Road, Manchester, M4 5FA
133A Victoria Square, Oldham Road, Manchester, M4 5FA
130A Victoria Square, Oldham Road, Manchester, M4 5FA
123A Victoria Square, Oldham Road, Manchester, M4 5EA
120A Victoria Square, Oldham Road, Manchester, M4 5EA
107A Victoria Square, Oldham Road, Manchester, M4 5EA
89A Victoria Square, Oldham Road, Manchester, M4 5DZ

88A Victoria Square, Oldham Road, Manchester, M4 5DZ
84A Victoria Square, Oldham Road, Manchester, M4 5DZ
81A Victoria Square, Oldham Road, Manchester, M4 5DZ
76A Victoria Square, Oldham Road, Manchester, M4 5DZ
68A Victoria Square, Oldham Road, Manchester, M4 5DZ
62A Victoria Square, Oldham Road, Manchester, M4 5DZ
48A Victoria Square, Oldham Road, Manchester, M4 5DY
35A Victoria Square, Oldham Road, Manchester, M4 5DY
24A Victoria Square, Oldham Road, Manchester, M4 5DY
19A Victoria Square, Oldham Road, Manchester, M4 5DX
29 Anita Street, Manchester, M4 5DU
80 George Leigh Street, Manchester, M4 5DG
82 George Leigh Street, Manchester, M4 5DG
160A Victoria Square, Oldham Road, Manchester, M4 5FA
147A Victoria Square, Oldham Road, Manchester, M4 5FA
95A Victoria Square, Oldham Road, Manchester, M4 5EA
93A Victoria Square, Oldham Road, Manchester, M4 5EA
30A Victoria Square, Oldham Road, Manchester, M4 5DY
159A Victoria Square, Oldham Road, Manchester, M4 5FA
150A Victoria Square, Oldham Road, Manchester, M4 5FA
145A Victoria Square, Oldham Road, Manchester, M4 5FA
114A Victoria Square, Oldham Road, Manchester, M4 5EA
110A Victoria Square, Oldham Road, Manchester, M4 5EA
101A Victoria Square, Oldham Road, Manchester, M4 5EA
78A Victoria Square, Oldham Road, Manchester, M4 5DZ
73A Victoria Square, Oldham Road, Manchester, M4 5DZ
36A Victoria Square, Oldham Road, Manchester, M4 5DY
34A Victoria Square, Oldham Road, Manchester, M4 5DY
31A Victoria Square, Oldham Road, Manchester, M4 5DY
12A Victoria Square, Oldham Road, Manchester, M4 5DX
10A Victoria Square, Oldham Road, Manchester, M4 5DX
6A Victoria Square, Oldham Road, Manchester, M4 5DX
88 Oldham Road, Manchester, M4 5EB
36 Anita Street, Manchester, M4 5DU
72 George Leigh Street, Manchester, M4 5DG
78 George Leigh Street, Manchester, M4 5DG
92 George Leigh Street, Manchester, M4 5DG
157A Victoria Square, Oldham Road, Manchester, M4 5FA
69A Victoria Square, Oldham Road, Manchester, M4 5DZ
8A Victoria Square, Oldham Road, Manchester, M4 5DX
151A Victoria Square, Oldham Road, Manchester, M4 5FA
143A Victoria Square, Oldham Road, Manchester, M4 5FA
132A Victoria Square, Oldham Road, Manchester, M4 5FA
122A Victoria Square, Oldham Road, Manchester, M4 5EA
115A Victoria Square, Oldham Road, Manchester, M4 5EA
106A Victoria Square, Oldham Road, Manchester, M4 5EA
94A Victoria Square, Oldham Road, Manchester, M4 5EA
65A Victoria Square, Oldham Road, Manchester, M4 5DZ
21A Victoria Square, Oldham Road, Manchester, M4 5DY
20A Victoria Square, Oldham Road, Manchester, M4 5DX
31 Anita Street, Manchester, M4 5DU
152A Victoria Square, Oldham Road, Manchester, M4 5FA
141A Victoria Square, Oldham Road, Manchester, M4 5FA
139A Victoria Square, Oldham Road, Manchester, M4 5FA

33 Anita Street, Manchester, M4 5DU
68 George Leigh Street, Manchester, M4 5DG
50A Victoria Square, Oldham Road, Manchester, M4 5DY
25A Victoria Square, Oldham Road, Manchester, M4 5DY
28A Victoria Square, Oldham Road, Manchester, M4 5DY
35 Anita Street, Manchester, M4 5DU
11A Victoria Square, Oldham Road, Manchester, M4 5DX
16A Victoria Square, Oldham Road, Manchester, M4 5DX
1A Victoria Square, Oldham Road, Manchester, M4 5DX
34 Anita Street, Manchester, M4 5DU
86 George Leigh Street, Manchester, M4 5DG
84 George Leigh Street, Manchester, M4 5DG
67 George Leigh Street, Manchester, M4 5DT
162A Victoria Square, Oldham Road, Manchester, M4 5FA
109A Victoria Square, Oldham Road, Manchester, M4 5EA
134A Victoria Square, Oldham Road, Manchester, M4 5FA
144A Victoria Square, Oldham Road, Manchester, M4 5FA
112A Victoria Square, Oldham Road, Manchester, M4 5EA
98A Victoria Square, Oldham Road, Manchester, M4 5EA
90A Victoria Square, Oldham Road, Manchester, M4 5DZ
87A Victoria Square, Oldham Road, Manchester, M4 5DZ
85A Victoria Square, Oldham Road, Manchester, M4 5DZ
82A Victoria Square, Oldham Road, Manchester, M4 5DZ
71A Victoria Square, Oldham Road, Manchester, M4 5DZ
66A Victoria Square, Oldham Road, Manchester, M4 5DZ
58A Victoria Square, Oldham Road, Manchester, M4 5DZ
77A Victoria Square, Oldham Road, Manchester, M4 5DZ
63A Victoria Square, Oldham Road, Manchester, M4 5DZ
74A Victoria Square, Oldham Road, Manchester, M4 5DZ
61A Victoria Square, Oldham Road, Manchester, M4 5DZ
131A Victoria Square, Oldham Road, Manchester, M4 5FA
166A Victoria Square, Oldham Road, Manchester, M4 5FA
164A Victoria Square, Oldham Road, Manchester, M4 5FA
153A Victoria Square, Oldham Road, Manchester, M4 5FA
138A Victoria Square, Oldham Road, Manchester, M4 5FA
126A Victoria Square, Oldham Road, Manchester, M4 5EA
121A Victoria Square, Oldham Road, Manchester, M4 5EA
119A Victoria Square, Oldham Road, Manchester, M4 5EA
116A Victoria Square, Oldham Road, Manchester, M4 5EA
111A Victoria Square, Oldham Road, Manchester, M4 5EA
100A Victoria Square, Oldham Road, Manchester, M4 5EA
92A Victoria Square, Oldham Road, Manchester, M4 5DZ
86A Victoria Square, Oldham Road, Manchester, M4 5DZ
83A Victoria Square, Oldham Road, Manchester, M4 5DZ
37A Victoria Square, Oldham Road, Manchester, M4 5DY
33A Victoria Square, Oldham Road, Manchester, M4 5DY
18A Victoria Square, Oldham Road, Manchester, M4 5DX
17A Victoria Square, Oldham Road, Manchester, M4 5DX
4A Victoria Square, Oldham Road, Manchester, M4 5DX
161A Victoria Square, Oldham Road, Manchester, M4 5FA
156A Victoria Square, Oldham Road, Manchester, M4 5FA
146A Victoria Square, Oldham Road, Manchester, M4 5FA
140A Victoria Square, Oldham Road, Manchester, M4 5FA
129A Victoria Square, Oldham Road, Manchester, M4 5EA

124A Victoria Square, Oldham Road, Manchester, M4 5EA
117A Victoria Square, Oldham Road, Manchester, M4 5EA
108A Victoria Square, Oldham Road, Manchester, M4 5EA
103A Victoria Square, Oldham Road, Manchester, M4 5EA
64A Victoria Square, Oldham Road, Manchester, M4 5DZ
102A Victoria Square, Oldham Road, Manchester, M4 5EA
99A Victoria Square, Oldham Road, Manchester, M4 5EA
75A Victoria Square, Oldham Road, Manchester, M4 5DZ
52A Victoria Square, Oldham Road, Manchester, M4 5DY
45A Victoria Square, Oldham Road, Manchester, M4 5DY
38A Victoria Square, Oldham Road, Manchester, M4 5DY
29A Victoria Square, Oldham Road, Manchester, M4 5DY
26A Victoria Square, Oldham Road, Manchester, M4 5DY
14A Victoria Square, Oldham Road, Manchester, M4 5DX
148A Victoria Square, Oldham Road, Manchester, M4 5FA
113A Victoria Square, Oldham Road, Manchester, M4 5EA
96A Victoria Square, Oldham Road, Manchester, M4 5EA
163A Victoria Square, Oldham Road, Manchester, M4 5FA
158A Victoria Square, Oldham Road, Manchester, M4 5FA
154A Victoria Square, Oldham Road, Manchester, M4 5FA
125A Victoria Square, Oldham Road, Manchester, M4 5EA
127A Victoria Square, Oldham Road, Manchester, M4 5EA
118A Victoria Square, Oldham Road, Manchester, M4 5EA
105A Victoria Square, Oldham Road, Manchester, M4 5EA
104A Victoria Square, Oldham Road, Manchester, M4 5EA
91A Victoria Square, Oldham Road, Manchester, M4 5DZ
80A Victoria Square, Oldham Road, Manchester, M4 5DZ
60A Victoria Square, Oldham Road, Manchester, M4 5DZ
59A Victoria Square, Oldham Road, Manchester, M4 5DZ
70A Victoria Square, Oldham Road, Manchester, M4 5DZ
57A Victoria Square, Oldham Road, Manchester, M4 5DZ
137A Victoria Square, Oldham Road, Manchester, M4 5FA
54A Victoria Square, Oldham Road, Manchester, M4 5DY
44A Victoria Square, Oldham Road, Manchester, M4 5DY
41A Victoria Square, Oldham Road, Manchester, M4 5DY
40A Victoria Square, Oldham Road, Manchester, M4 5DY
39A Victoria Square, Oldham Road, Manchester, M4 5DY
32A Victoria Square, Oldham Road, Manchester, M4 5DY
56A Victoria Square, Oldham Road, Manchester, M4 5DZ
51A Victoria Square, Oldham Road, Manchester, M4 5DY
49A Victoria Square, Oldham Road, Manchester, M4 5DY
46A Victoria Square, Oldham Road, Manchester, M4 5DY
42A Victoria Square, Oldham Road, Manchester, M4 5DY
22A Victoria Square, Oldham Road, Manchester, M4 5DY

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1