

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129854/FO/2021

Date registered valid: 29 June 2021

Proposal: Partly retrospective application to install a new shop front facade and glazing system to the front of the existing unit including serving hatch.

Address: 72 Oxford Street, Manchester, M1 5NH

Ward(s): Deansgate Ward

Applicant: Amer 72 Oxford Street, Manchester, M1 5NH

Agent (if any): Mr Robert Perry Rob Perry Design 7 Chandos Road, Heaton Chapel, Stockport, SK4 5AJ

Case officer: Gerry Reilly
Tel: 0161 234 4163
Email: gerry.reilly@manchester.gov.uk

Recommendation: **Refuse**

Date of recommendation: 17th August 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit:

Standard consultations:

Printed: 28 July 2021 Expired: 18 August 2021

Neighbour notifications

Printed: 13 July 2021 Expired: 3 August 2021

Site notice

Posted: 1 July 2021 Expired: 22 July 2021

Press advert

Published: 20 July 2021 Expired: 10 August 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of area

The application relates to 72 Oxford Street. The building lies adjacent to the newly renovated Grade II* listed Kimpton Hotel.

The building has a total of four floors, of which only two face Oxford Street, the upper ground and first floors. The front elevation of these floors is shown below.



FIGURE 1 FRONT ELEVATION OF ARCHIE'S, 72 OXFORD STREET

The pedestrian footway is 2.98 metres wide in front of the application property with a 1.7 metre wide cycleway separating it from the main road

The Whitworth Street Conservation Area starts in the vicinity of the application site at the centre line of Oxford Street. In addition to the Kimpton Hotel there are several listed buildings/structures that are located near to the application site and their names and grades are provided below:

Palace Theatre on the junction of Oxford Street and Whitworth Street (Grade II);
 Manchester South Junction And Altrincham Railway Viaduct (Grade II);
 St James Buildings, 79 Oxford Street (Grade II);
 61 Oxford Street (Grade II);
 127 To 133 Portland Street Including 47 Oxford Street (Grade II)
 Churchgate House, 56 Oxford Street (Grade I ISTAR)

The proposal premises occupy the northern end of what appears as a single two storey, domestically scaled built form at Nos. 72 - 86 Oxford Street. Nos. 74 – 86 are occupied by the Grand Central public house. The building has seen alteration over time but retains the essence of its original 19th century character. This is particularly evident at No. 72 where the street elevation (and visible return) remain as fully exposed brickwork. Although the building is not listed and is not in a conservation area it could potentially be treated as a non-designated heritage asset. The building does, however,

- (a) Contribute positively to the character and appearance (or, in current terminology, the 'heritage significance') of the adjacent Whitworth Street Conservation Area which starts in the vicinity of the application site at the centre line of Oxford Street
- (b) Contribute positively to the settings of the various nearby Grade II* and Grade II listed buildings. In particular it is a reminder of the scale and type of built form that occupied large parts of the City Centre during the 19th century but which were often cleared to make way for the larger and more architecturally impressive Victorian and Edwardian

commercial buildings.

There is an existing built up fascia sign with white illumination on a pink background located above the application shopfront with a width of 3.368 metres and height of 0.71 metres. The letters have an overall height of approximately 48 centimetres. There is also a projecting round sign. Examination of the planning register has revealed that these signs do not have advertisement consent. The fascia sign may have been erected recently as the most recent image on google street view (April 2021) show a sign with pink illumination on a white background



In addition, the applicant's existing drawings indicate a similar sign to that in the photo above.

The property is located on Oxford Street, which is part of a major radial route between South Manchester and the City Centre that passes through the Higher Education Precinct. Several planning applications have been submitted on the site and these are summarised below.

093912/FO/2010/C1 Recv: 14.12.2010 Application Approved - 08.02.2011	72-74 Oxford Street, Manchester, M1 5NH	Installation of fume extraction system, re-instatement of 1 No. window to rear elevation and provision of refuse storage
090993/AO/2009/C1 Recv: 02.09.2009 Application Approved - 23.10.2009	72 - 74 Oxford Street, Manchester, M1 5NH,	Installation of fascia sign consisting of individual letters/characters
085947/FO/2008/C3 Recv: 15.08.2008 Application Approved - 10.10.2008	72 - 74 Oxford Street, Manchester, M1 5NH	Change of use of ground floor to hot food take away (Use Class A5) incorporating associated elevational alterations and installation of air handling equipment
070980/AO/2004/C3 Recv: 26.04.2004 Application Approved - 21.06.2004	72/74 Oxford Street, City	One internally illuminated projecting sign and one individual lettered fascia sign
041609 Recv: 28.05.1992 Application Approved - 10.07.1992	72, Oxford Street, City, CENTRAL,	DETERMINATION BY THE CENTRAL MANCHESTER DEVELOPMENT CORPORATION Change of use from shop and office to restaurant and office
042996 Recv: 04.02.1993 Application Approved - 26.03.1993	72-74 Oxford Street, City,	DETERMINATION BY THE CENTRAL MANCHESTER DEVELOPMENT CORPORATION Alterations to front and rear elevations to form new branch office for the

		Samaritans
042118 Recv: 18.08.1992 Application Approved - 25.09.1992	72-74, Oxford Street, City, CENTRAL,	DETERMINATION BY THE CENTRAL MANCHESTER DEVELOPMENT CORPORATION Change of use from a retail store to the official Manchester Office of the Samaritans.

There is an associated proposal for “Partly retrospective application for fascia illuminated signage from cool white LED source on pink backdrop with matching projecting sign.

The fascia sign will consist of built up cool white LED illuminated letters to be fixed to the new shopfront (described later in this report). The fully illuminated 30mm deep acrylic letters are to be fixed behind each individual letter to the proposed concrete rendered shopfront with concealed fixings. The height from the ground to the base of the advertisement will be 3.4 metres, the overall height will be 0.5 metres and the width will be 1.7 metres. The letters will be 0.25 metres deep.

It is also proposed to place a matching projecting sign on the building. This element will have a depth of 0.03metres and will replace an existing round projecting sign. This will be positioned 3.4 metres above ground level and will have a maximum projection from face of building of 0.6 metres. It will be square shaped with 0.55 long sides. It will be bright pink with a cool white “A” written on it.

This full application is for “Partly retrospective application to install a new shop front facade and glazing system to the front of the existing unit including new illuminated signage and projecting sign” (Reference number: 129854/FO/2021)

The proposals outlined in the associated application are to refurbish the shopfront on the upper ground floor of the building, owned, and occupied on all other floors by the Samaritans. The previous frontage of the proposal premises had a balanced, symmetrical appearance. The ground floor had undergone change to give three full height (approximately 2.57 metres high) glazed openings, ‘punched through’ the masonry. The openings on the left and right-hand side of the building were both approximately 1.3 metres wide. One of these openings (to the left-hand side) appeared to serve the upper floor which is a separate use. In addition, there was a larger (3.2 metre wide) middle-opening containing the entrance door. It is proposed to install a new glazing system and front door to fit into new shop front structure. The glazing will be laminated for security. The dimensions of the windows and door will not change from the those that were originally in place on the site.

However, changes have been made to the opening on the right-hand side of the property.

These include the insertion of a specialist serving hatch with a bright pink frame and overall dimensions of 1.3m by 1.21 metres. Below the sill level of this hatch the opening has been built out in secure stud framework before lining in cement board to match the proposed surrounding area and rendered with sand/cement (see photo below)



FIGURE 2 FRONT OF 72 OXFORD STREET ON 16TH JULY 2021

On top of the modifications outlined above, the applicant has indicated they intend to cover any remaining areas of brickwork on their shopfront in a shallow built out cladding by mechanically fixing treated timber battens to the existing fascia, and cladding in a Cementous board before applying a decorated concrete render creating a solid pink frontage (see below)



FIGURE 3 PROPOSED FRONT ELEVATION OF 72 OXFORD STREET

There is a small gap between the entrance to the floor of the shop unit and the pavement of Oxford Street which is filled by a small concrete mound (see photo below)



FIGURE 4 FRONT ENTRANCE TO 72 OXFORD STREET

Description of development

Consultations & Notification Responses

Publicity – The application has been advertised in the Manchester Evening News as: affecting the setting of listed buildings and affecting a conservation area. A site notice was displayed and the occupiers of nearby properties have been notified.

No representations have been received as a result of this publicity.

Highway Services – The following comments were received from Highways in relation to the scheme on 16th July

CONTEXT

The application seeks consent for partly retrospective application to install a new shop front facade and glazing system to the front of the existing unit including new illuminated signage and projecting sign at 72 Oxford Street, Manchester, M1 5NH.

This application is connected with 129855/AO/2021 which seeks consent for the partly retrospective application for illuminated fascia sign and matching projection sign.

The site is located adjacent to the adopted highway. Oxford Street has a 20mph speed limit in place and cycle lanes on the west and east. No Waiting and No Loading at Any Time is in place along Oxford Street.

HIGHWAYS RESPONSE

The revisions to the front of the ground floor of the building incorporate an inward opening front door which will serve as the principal pedestrian access to the building which is acceptable to Highways.

It is requested that the new specialist serving hatch window will not open outwards onto the adopted highway. Drawing '72 OXFORD ROAD: PROPOSED EXTERIOR, 23/06/2021' shows that the window is proposed to slide open and this arrangement is acceptable to Highways.

Refuse and servicing will not be affected, this is acceptable to Highways.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester 0161 234 5004.

A site visit was undertaken on 25th September to assess the impact of the proposals on Highway Safety. Photos were taken and forwarded to Highways. As a result of this the following amended comments were received.

In response to these photos and your observations Highways has concerns about the operation of the service hatch and the impact it has on the adopted highway. It is clear from the photographs and observations that the use of the service hatch and the queuing customers impinges on the adopted highway and forces passing pedestrians to use the cycle lanes on Oxford Street. This raises concerns of the potential conflict of pedestrians and cyclists when the service hatch and business is in operation.

On 7th October further comments were received which stated

this area has significant issues due to food pick up's, servicing etc and cars/motorbikes being parked for a short spaces of time. Although, the vehicles are parked for a short time the constant stream of them are causing issues for the buses along Oxford Street and also impact cyclists. They have suggested that bollards to support pedestrians and cyclists has been priced but would cost 10's of thousands. In regards to the vehicles on the road these are difficult to mitigate as TROs are already in place we understand that Civil Enforcement Officers are patrolling the area, but of course there is only a certain amount of time they are able to spend here and the issue is a steady flow rather than at set times.

Urban Design & Conservation – have stated that they tried to cover the wider shopfront design issues as well as signage issues in their previous UD&CT comments regarding the application for Advertisement Consent. (129855). Their comments for that application were:

- (a) It is acknowledged that the adjoining public house frontage is rendered but given that the original brickwork continues to remain exposed on the proposal premises the proposed render is considered inappropriate. The proposed bright pink colour would increase the visual impact on the building and within the locality.
- (b) The existing frontage of the proposal premises has a balanced, symmetrical appearance. The ground floor has undergone change to give three full height openings 'punched through' the masonry. One of these openings (to the left hand side) appears to serve the upper floor which is a separate use. The proposed loss of one of these openings (to the right hand side) by infilling and providing a smaller, heavily sub-divided serving opening runs completely counter to, and harms, the intentional design of the existing frontage. The proposal should seek a more appropriate means of working with the existing full height opening to provide the serving and in a manner that retains a strong sense of visual coordination with the other two openings.
- (c) The location and design of the existing box fascia sign is inappropriate on this building and does not accord with the approach that has been expected for several years. There is now the opportunity to remove this sign and appropriately repair the brickwork behind to return it to its original condition. A new sign could then consist of individual illuminated letters carried by a minimal frame with minimal fixings to the brickwork. This approach allows for the sign/branding to be changed in the future without need to harm the brickwork.

Greater Manchester Police - having looked at the plans have no comments to make on this occasion

Historic England (North West)

On the basis of the information available to date, do not wish to offer any comments. They suggest that we seek the views of our specialist conservation and archaeological advisers, as relevant

Greater Manchester Pedestrians Society – no response to the consultation letter

Environmental Health - have no adverse comment or objection to this application.

The illuminated signage needs to be installed in accordance with the lighting levels stated in the application form.

Issues

Local Development Framework

The principal document within the framework is The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") which was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester's future development. The proposal has been considered in the context of the following Core Strategy Policies SP1, CC9, EN1, EN3, and DM1.

Saved UDP Policies

Whilst the Core Strategy has now been adopted, some UDP policies have been saved. The following saved UDP policies DC18, DC19.1, DC20 are relevant. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that: "For decision- taking this means: approving proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

NPPF Sections 7 (Requiring Good Design), 9 (Promoting Sustainable Transport) and 12 (Conserving and Enhancing the Historic Environment), Core Strategy Policies EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage), EN3 (Heritage) and saved UDP Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) –

The applicants have produced a poor quality design which appears to pay no regard to the existing character of the building or the impact on the historic character of the wider area in contravention of Section 7 of the NPPF.

The use of the existing service hatch and the queuing customers impinges on the adopted highway and forces passing pedestrians to use the cycle lanes on Oxford Street. This raises concerns of the potential conflict of pedestrians and cyclists when the service hatch and business is in operation in contravention of Section 9 of the NPPF. Furthermore, this area has significant issues due to food pick up's, servicing etc and cars/motorbikes being parked for a short spaces of time. Although, the vehicles are parked for a short time the constant stream of them are causing issues for the buses along Oxford Street and also impact cyclists which also contravenes Section 9 of the NPPF

No regard seems to have been given to the impact on the historic character of the wider area in contravention of Section 12.

Policy SP1 of the Core Strategy for the City of Manchester states:

Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-creating well designed places that enhance or create character.

The proposals do not create a well designed place that enhances or creates character for the reasons stated above

Policy EC8 states

The Council will promote development which has had regard to:

Design opportunities offered by the key transport infrastructure such as the arterial roads Princess Parkway, Oxford Road, Stockport Road and Hyde Road;

The proposal has not had regard to the design of existing buildings on Oxford Road.

Policy DM 1 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:-...

...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 proposal has not been drawn up with consideration of its impact on the surrounding area. The use of the existing service hatch and the queuing customers impinging on Oxford Road and the significant issues being created by the development are having an adverse impact on buses and cyclists in the area in contravention of Policy DM1

The site falls within City Centre **Strategic** Character Area as identified by the Core Strategy Policy EN1. The strategy states that "Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.". No consideration has been given to the City's heritage.

Policy CC9 states Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The proposals appear to pay no regard to the existing character of the building or the impact on the historic character of the wider area.

UDP Policies DC18.1(e) (Conservation Areas) states Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas. As it stands the proposal would cause a level of a level of harm (albeit it limited) to heritage significance and a level of disamenity within the streetscene which could be avoided by a more considered design approach

DC19.1 (Listed Buildings) – There are several listed buildings and structures which can be viewed in context with the development site including Palace Theatre (Grade II); Manchester South Junction And Altrincham Railway Viaduct (Grade II); St James Buildings, 79 Oxford Street (Grade II); 61 Oxford Street (Grade II); 127 To 133 Portland Street Including 47 Oxford Street (Grade II) Churchgate House, 56 Oxford Street (Grade II STAR) and the Kimpton Hotel, located on the other side of Oxford Street, Policy 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:

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;

As stated earlier “As its stands the proposal would cause a level of a level of harm (albeit it limited) to heritage significance and a level of disamenity within the streetscene which could be avoided by a more considered design approach”.

The property is located on Oxford Street, which is part of a major radial route between South Manchester and the City Centre. Therefore policy E3.3 is relevant which states: The Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems. The proposal will have an adverse impact on this part of Oxford Street, creating an incongruent shopfront which is out of character with other nearby properties.

For the above reasons the proposals are considered to be unacceptable. As part of the work has already been implemented the recommendation is to refuse and enforce

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

Article 35 Declaration

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. However, on this occasion some of the work had already been completed before the application been determined and, therefore, it was not possible to resolve issues in a satisfactory manner.

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

1. The new shop front facade and glazing system, in conjunction with the proposed signage, would have an unacceptable impact on the appearance of Nos.72 - 86 Oxford Street, creating an incongruent feature which is out of character with the rest of the building in contravention of Section 12 of the National Planning Policy Framework (2021) and policy EN1 of the Core Strategy for the City of Manchester (2012).

2. The new shop front facade and glazing system, by virtue of its siting, scale and appearance, including use of bright pink materials, together with being located on a key radial route, would have a detrimental impact on the character and visual amenity of the area. This is contrary to saved policy E3.3 of the Unitary Development Plan for the City of Manchester (1995) and to policies SP1, EC8, EN1 and DM1 of the Manchester Core Strategy (2012), the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and Section 12 of the National Planning Policy Framework (2021).
3. The new shop front facade and glazing system would cause harm to the heritage significance of the settings of nearby listed buildings (including the Palace Theatre (Grade II); Manchester South Junction And Altrincham Railway Viaduct (Grade II); St James Buildings, 79 Oxford Street (Grade II); 61 Oxford Street (Grade II); 127 To 133 Portland Street Including 47 Oxford Street (Grade II); Churchgate House, 56 Oxford Street (Grade II STAR) and Kimpton Hotel (Grade II STAR) and the Whitworth Street Conservation Area, located directly opposite the application site. The proposal would, therefore, not be in accordance with Saved Unitary Development Plan (1995) Policy DC19.1, which states that 'In determining applications for development having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability to protecting their general setting, and will seek to preserve and enhance the settings of listed buildings' and Section 16 of the National Planning Policy Framework (2021) on Conserving and Enhancing the natural environment"
4. The serving hatch has an adverse impact on Highway Safety, due to the following reasons:
 - a. The queues that form at busy periods which force pedestrians to use the bicycle lane on Oxford Road which has a detrimental impact on pedestrian movement and safety;
 - b. Vehicular and motorcycle collection and delivery drivers associated with the application site parking on Oxford Road, and which impact buses along Oxford Street and also cycle routes and has a detrimental impact on vehicular movement.

Therefore, the serving hatch has an unacceptable impact on highway and pedestrian safety. As such, the serving hatch is considered contrary to policies DM1 and SP1 of the Manchester Core Strategy (2012) and Section 9 of the National Planning Policy Framework (2021)

Appendix 1 – List of consultees & neighbours notified

Highway Services
Urban Design & Conservation
Greater Manchester Police
Historic England (North West)
Greater Manchester Pedestrians Society
Environmental Health

Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Flat 17, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 3, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB

Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 8, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
1 Oxford Road, Manchester, M1 6EY
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 2, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED

Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 29, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 18, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
60 Oxford Street, Manchester, M1 5EE
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Cornerhouse, 70 Oxford Street, Manchester, M1 5NH
Palace Theatre, Oxford Street, Manchester, M1 6FT
74 Oxford Street, Manchester, M1 5NH
5 James Leigh Street, Manchester, M1 5NF
Salisbury Hotel, 7 James Leigh Street, Manchester, M1 5NE
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Flat At, Salisbury Hotel, 7 James Leigh Street, Manchester, M1 5NH
810 , 51 Whitworth Street West, Manchester, M1 5ED
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
13 Oxford Road, Manchester, M1 6EY
Thirsty Scholar, New Wakefield Street, Manchester, M1 5NP
Flat At, 80 Oxford Street, Manchester, M1 5NH
Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
80 Oxford Street, Manchester, M1 5NH
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
105 Oxford Street, Manchester, M1 6EX
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Unit 1-3, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB

Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA

Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 39, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 14, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 4, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
9 - 11 Oxford Road, Manchester, M1 6EY
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB

Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 12, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CITY1