

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126784/TEL/2020

Date registered valid: 23 April 2020

Proposal: Prior approval application for telecommunications installation of monopole with antennae and wraparound equipment cabinet base (maximum height 20m) including associated equipment cabinets and ancillary works

Address: Pavement Adjacent To The Royal Northern College Of Music, Booth Street West, Manchester

Ward(s): Hulme Ward

Applicant: Hutchinson 3G UK Ltd Star House, 20 Grenfell Road, Maidenhead, SL6 1EH

Agent (if any): Mr Ryan Marshall WHP Telecoms Ltd Helena House, Troy Mills, Troy Road, Horsforth, LS18 5GN

Case officer: Rebecca Hadfield
Tel: 0161 234 4071
Email: r.hadfield@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 15 June 2020

Application details

Type of application: Telecommunication Application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 4 May 2020 Expired: 25 May 2020

Neighbour notifications

Printed: 5 May 2020 Expired: 26 May 2020

Site notice

Posted: 7 May 2020 Expired: 28 May 2020

Press advert

Published: 12 May 2020 Expired: 2 June 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

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

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

0) The City Council is not satisfied that the proposed development has been sited and designed to minimise its impact upon amenity within the area for the following reasons:

1) The proposed telecommunications monopole, by reason of its height, siting, design and appearance, would form an unacceptable and dominant feature within the streetscene that would be particularly prominent from a range of short and long range views and from surrounding roads. The monopole, and its associated ground based cabinets, would lead to visual clutter which would be to the detriment of visual amenity within the area. The proposal would have a negative effect upon the external appearance of the Royal Northern College of Music and regeneration efforts and improvements to the environment taking place within the area, and as a consequence would have a detrimental impact on the overall quality of the City Centre. Opportunities to minimise these identified impacts have not been robustly evidenced to a satisfactory degree. For these reasons, the proposed installation would be contrary to guidance within the revised National Planning Policy Framework, policies DM1 (Development Management) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester and saved policies E3.3 (Environmental Improvement and Protection) and DC17.1 (Telecommunications) of the Unitary Development Plan for Manchester.

2) The proposed telecommunications monopole, by reason of its siting, would be detrimental to amenity within the area due to the potential of noise that would be emitted from the equipment. The applicant has not provided an acoustic assessment that assesses the noise from the installation and associated equipment cabinets. As such the siting of the proposal could lead to disamenity to those occupying and working within buildings, including within the Royal Northern College of Music, in close proximity to the monopole. For these reasons, the proposed installation would be contrary to guidance within the National Planning Policy Framework, policies DM1 (Development Management) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester and saved policies DC17.1 (Telecommunications) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester.

3) The applicant did not allow for sufficient time for pre-application discussions with the Local Planning Authority before submitting the prior approval application.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Strategic Development Team
City Centre Renegeration
Greater Manchester Police
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society

F3-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
B6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
148 Oxford Road, Manchester, M13 9GP
Room 110 And 112, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 202, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 201, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 119, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 106, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 104, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 102, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F8-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
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F6-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

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F5-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F3-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
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F3-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
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F2-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
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D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
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C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
A6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat N3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
144 Oxford Road, Manchester, M13 9GP
Room 209, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 328, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 318, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 317, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 316, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 205, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 118, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 103, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F8-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
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F6-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F5-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
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F3-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
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F2-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
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D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
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A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat M1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Blackwell's, 146 Oxford Road, Manchester, M13 9GP
Flat N2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat N4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Room 120, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 332, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 211, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 326, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 315, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 314, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 313, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 306, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 203, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 109, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 108, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F7-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

F6-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
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F5-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
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F4-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F3-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
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F2-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
C4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
12 Higher Chatham Street, Manchester, M15 6ED
Ground Floor, 61 Booth Street West, Manchester, M15 6EP
F0-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room 322, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 330, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 320, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 319, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 117, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F8-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

F7-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F5-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F3-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
57 Booth Street West, Manchester, M15 6PQ
21 Higher Cambridge Street, Manchester, M15 6AD
Italian Express, Higher Cambridge Street, Manchester, M15 6AD
Hyatt Regency Manchester, 55 Booth Street West, Manchester, M15 6PQ
59 Booth Street West, Manchester, M15 6PQ
The Foyer, 61 Booth Street West, Manchester, M15 6PP
F5-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD
F2-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
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F1-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
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F0-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
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D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
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D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
B6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Five Guys, 142 Oxford Road, Manchester, M13 9GP
A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat M8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Room 310, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 208 And 210, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 325, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 324, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 304, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 301, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 218, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 216, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F5-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F8-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F8-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
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F4-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F3-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
F0-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
C6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
C6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
A6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat M4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Room 212 And 214, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 114 And 116, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 111, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 312, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 307, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 303, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 302, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 217, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 204, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 105, The Foyer, 61 Booth Street West, Manchester, M15 6PP
F7-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F7-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F6-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
F5-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F5-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F4-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
F3-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F3-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F2-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
F1-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F1-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
F0-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
E8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
C6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
 B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
 B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
 B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
 B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
 A6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
 A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
 A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
 Flat M6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
 Room 329, The Foyer, 61 Booth Street West, Manchester, M15 6PP
 Room 327, The Foyer, 61 Booth Street West, Manchester, M15 6PP
 Room 308, The Foyer, 61 Booth Street West, Manchester, M15 6PP
 Room 219, The Foyer, 61 Booth Street West, Manchester, M15 6PP
 Room 101, The Foyer, 61 Booth Street West, Manchester, M15 6PP
 F5-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 F8-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F8-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F8-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F7-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F7-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F6-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
 F5-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 F5-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 F5-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 F4-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 F4-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
 Neil Bohanna , Royal Northern College Of Music, 124 Oxford Road, Manchester, , M13 9RD

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(a) To C3
 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) -
 Area Team Boundary - Name: CITY1