

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138724/AO/2023
Date registered valid: 4 December 2023
Proposal: Retention of 3no non-illuminated fascia signs
Address: Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Ward(s): Hulme Ward

Applicant: Nick Bailey Manchester Metropolitan University
Agent (if any): Mrs Klaire Daggatt The Fairhursts Design Group Ltd
Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 15 July 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 18 December 2023

Standard consultations:

Printed: 7 December 2023 Expired: 28 December 2023

Neighbour notifications

Printed: 7 December 2023 Expired: 28 December 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to Cambridge Halls which is a large block of student residential accommodation within Manchester Metropolitan University's (MMU) All Saints Campus. The building is bounded by Lower Mosley Street, St Augustine's Church, and a development site. All Saint's Park is to the front of the building.

The building is within the immediate setting of a number of other listed buildings including the Grade II Listed Bell House, the Grade II Listed Ormond Building and St Augustine's Church and of modern buildings including the high quality modern fully glazed building occupied by the University's Business School and Law School.

It is within the Manchester Metropolitan University Campus within the City Centre and surrounding uses include residential, student residential, education, takeaways, cafes, shops, offices and a public park.

The application relates to the front elevation of the building.

Related Applications:

Application referenced 142888/FO/2025 proposes the demolition of this Halls of Residence but is not yet determined.

Description of Proposal

Advertisement Consent is sought for the installation of 3no. non-illuminated panel signs. One would be located above the arched opening and the other two would be located above the entrances to the north and south parts of the complex.

Consultations & Notification Responses

Publicity - Letters were sent to surrounding occupiers. No responses were received.

Highway Services - Confirmed no comments

Environmental Health - Confirmed no comments

Issues

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b):

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military).

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air.

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places)

Policy JP-P2 (Heritage)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy CC9 (Design and Heritage)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

The NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 141 states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Issues

Principle

There is no objection to the principle of the signs being displayed at the application site. As required by the Town and Country Planning (Control of Advertisements) Regulations 2007, matters relevant to the consideration of this application are amenity and public safety.

Amenity

The signs are similar to the existing signs in appearance and are the same height and width. Individual letter signs would have been preferred in this location especially given the high-quality surroundings. However, the signs are considered acceptable given the proposals to demolish the building meaning that the signs would only be displayed on a temporary basis only.

The signs would be seen in context with nearby listed buildings, but the changes to the street scene would be negligible.

The signage would therefore comply with Advertisement Regulations and relevant sections of the development plan as listed above.

Public safety

No issues

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

The Location Plan received by the City Council as local planning authority on 4 December 2023

The drawings referenced:

E22-112 08-132 Rev A

E22-112 08-133 Rev A

E22-112 08-134 Rev A

40068 (2no. drawings)

received by Manchester City Council as the Local Planning Authority on 4 December 2023

Reason - To ensure that the development is carried out in accordance with the approved plans.
Pursuant to policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy, and saved policies
DC18.1 and DC19.1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 4 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 404, 84 Cambridge Street, Manchester, M15 6BS
Flat 707, 84 Cambridge Street, Manchester, M15 6BS
Flat 201, 84 Cambridge Street, Manchester, M15 6BS
Flat 403, 84 Cambridge Street, Manchester, M15 6BS
Flat 804, 84 Cambridge Street, Manchester, M15 6BS
Flat 7, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 7 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 203, 84 Cambridge Street, Manchester, M15 6BS
Flat 603, 84 Cambridge Street, Manchester, M15 6BS
Flat 501, 84 Cambridge Street, Manchester, M15 6BS
Flat 708, 84 Cambridge Street, Manchester, M15 6BS
Flat 8, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 4 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 10 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 805, 84 Cambridge Street, Manchester, M15 6BS
Flat 8 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 703, 84 Cambridge Street, Manchester, M15 6BS
Flat 205, 84 Cambridge Street, Manchester, M15 6BS
Flat 302, 84 Cambridge Street, Manchester, M15 6BS
Flat 507, 84 Cambridge Street, Manchester, M15 6BS
Flat 8 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 11 Block B, Cambridge North Hall, Cavendish Street, Manchester, M15 6TT
Flat 7 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 1 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 107, 84 Cambridge Street, Manchester, M15 6BS
Flat 7, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 10 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU

Flat 6 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 204, 84 Cambridge Street, Manchester, M15 6BS
Flat 2 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 601, 84 Cambridge Street, Manchester, M15 6BS
Flat 101, 84 Cambridge Street, Manchester, M15 6BS
Flat 605, 84 Cambridge Street, Manchester, M15 6BS
Flat 303, 84 Cambridge Street, Manchester, M15 6BS
Flat 10, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 9, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 5 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 3 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 807, 84 Cambridge Street, Manchester, M15 6BS
Flat 2, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 10 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 103, 84 Cambridge Street, Manchester, M15 6BS
Flat 12 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 506, 84 Cambridge Street, Manchester, M15 6BS
Flat 308, 84 Cambridge Street, Manchester, M15 6BS
Flat 606, 84 Cambridge Street, Manchester, M15 6BS
Flat 105, 84 Cambridge Street, Manchester, M15 6BS
Flat 305, 84 Cambridge Street, Manchester, M15 6BS
Flat 8, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 7 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Army Reserve Centre, Boundary Lane, Manchester, M15 6GE
Flat 8 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 702, 84 Cambridge Street, Manchester, M15 6BS
Flat 306, 84 Cambridge Street, Manchester, M15 6BS
Flat 808, 84 Cambridge Street, Manchester, M15 6BS
Flat 301, 84 Cambridge Street, Manchester, M15 6BS
Flat 806, 84 Cambridge Street, Manchester, M15 6BS
Flat 304, 84 Cambridge Street, Manchester, M15 6BS
Flat 3, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 1, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 11 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block B, Cambridge Hall North, 41 Cavendish Street, Manchester, M15 6TT
Flat 4 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU

Flat 5 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 206, 84 Cambridge Street, Manchester, M15 6BS
Flat 307, 84 Cambridge Street, Manchester, M15 6BS
Flat 604, 84 Cambridge Street, Manchester, M15 6BS
Flat 801, 84 Cambridge Street, Manchester, M15 6BS
Flat 504, 84 Cambridge Street, Manchester, M15 6BS
Flat 704, 84 Cambridge Street, Manchester, M15 6BS
Flat 202, 84 Cambridge Street, Manchester, M15 6BS
Flat 5 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 8 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 8 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
14 Higher Chatham Street, Manchester, M15 6ED
Flat 208, 84 Cambridge Street, Manchester, M15 6BS
Flat 405, 84 Cambridge Street, Manchester, M15 6BS
Flat 108, 84 Cambridge Street, Manchester, M15 6BS
Flat 106, 84 Cambridge Street, Manchester, M15 6BS
Flat 3 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 7 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 402, 84 Cambridge Street, Manchester, M15 6BS
Flat 503, 84 Cambridge Street, Manchester, M15 6BS
Flat 1 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 9 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 3 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
Msv Building, Lower Chatham Street, Manchester, M1 5SU
Flat 3 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 10 Block B, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 6 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 4 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 9 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 4 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 406, 84 Cambridge Street, Manchester, M15 6BS
Flat 104, 84 Cambridge Street, Manchester, M15 6BS
Flat 401, 84 Cambridge Street, Manchester, M15 6BS
Flat 10, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 11 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 9 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 6 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 7 Block F, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 5 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 6, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 4, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ

Flat 5, Manchester House, 42 Cavendish Street, Manchester, M15 6BQ
Flat 505, 84 Cambridge Street, Manchester, M15 6BS
Flat 407, 84 Cambridge Street, Manchester, M15 6BS
Flat 607, 84 Cambridge Street, Manchester, M15 6BS
Flat 207, 84 Cambridge Street, Manchester, M15 6BS
Flat 5, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 1 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 1 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 11 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 1 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 701, 84 Cambridge Street, Manchester, M15 6BS
Flat 102, 84 Cambridge Street, Manchester, M15 6BS
Flat 705, 84 Cambridge Street, Manchester, M15 6BS
Flat 706, 84 Cambridge Street, Manchester, M15 6BS
Flat 802, 84 Cambridge Street, Manchester, M15 6BS
Flat 803, 84 Cambridge Street, Manchester, M15 6BS
Flat 10 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 5 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat, Training Core University Barracks, Boundary Lane, Manchester, M15 6BL
Flat 9 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
12 Higher Chatham Street, Manchester, M15 6ED
Training Core University Barracks, Boundary Lane, Manchester, M15 6DH
Flat 11 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 8 Block C, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 2 Block A, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 502, 84 Cambridge Street, Manchester, M15 6BS
Flat 2 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 7 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 8 Block B, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 602, 84 Cambridge Street, Manchester, M15 6BS
Flat 608, 84 Cambridge Street, Manchester, M15 6BS
Flat 11 Block G, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 2 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 11 Block D, Cambridge North Hall, 41 Cavendish Street, Manchester, M15 6TT
Flat 12 Block E, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 7 Block H, Cambridge South Hall, 62 Cavendish Street, Manchester, M15 6UU
Flat 3 Block A, Needham Court, 51 Cavendish Street, Manchester, M15 6BB
Flat 3, Cambridge House, Cambridge Street, Manchester, M15 6BP
Flat 1, Cambridge House, Cambridge Street, Manchester, M15 6BP

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) -
Area Team Boundary - Name: CENTRAL