

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143436/AO/2025
Date registered valid: 1 August 2025
Proposal: Installation of illuminated 2no. fascia signs
Address: Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
Ward(s): Deansgate Ward

Applicant: Mr David Thompson BIMM
Agent (if any): Mr Mark Newton Mark Newton Associates Ltd
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 26 September 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 8 September 2025

Standard consultations:

Printed: 12 August 2025 Expired: 3 September 2025

Neighbour notifications

Printed: 12 August 2025 Expired: 3 September 2025

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: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This application refers to the Dancehouse. The building was built in 1929-30 and is Grade II listed; it represents an early example of a multiple cinema complex. It has a 4-storey faience clad façade divided into 9 bays filled with shop units at ground level except for the central bay which has a projecting canopy over the entrance to the theatre.

The occupier also includes the Performers College.

Description of area

The site is not located in a Conservation Area.

The site is opposite the Circle Square mixed-use neighbourhood (formerly the BBC site) to the front and a large apartment block called The Quadrangle to the rear of the site. University buildings are also nearby to the application site, as well as a hotel and other commercial premises.

Oxford Road is a busy bus corridor and gateway route linking South Manchester with the City Centre. The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

Advertisement consent is sought for the installation of 2no. illuminated fascia signs to an existing canopy.

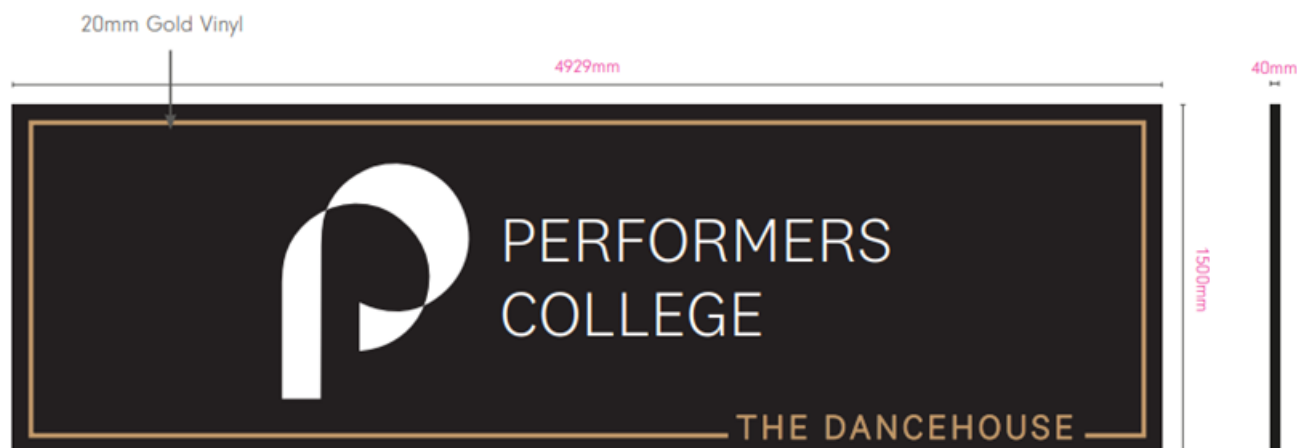


Figure 1 – Proposed fascia sign

Existing



Visual



Figure 2 – Existing and Proposed Visuals

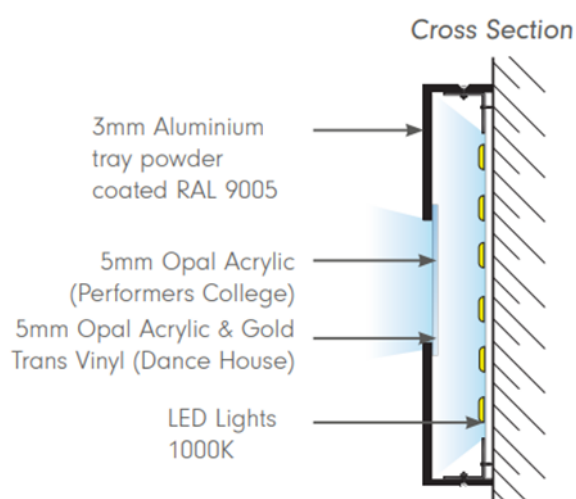


Figure 3 – Cross section through fascia signs

Consultations & Notification Responses

Publicity – The proposal has been advertised as letters have been sent out to local businesses and residents. No comments have been as part of that process.

Highways Services – No objections subject to condition relating to maximum luminance to avoid any impact on the highway network.

Environmental Health – No objection subject to condition relating to maximum luminance to avoid any detrimental impact on residential amenity.

Polices

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account— (a)the provisions of the development plan, so far as they are material; and (b)any other relevant factors.

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

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

(b)factors relevant to public safety include— (i)the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

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

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

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

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

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

Policy JP-Strat2 – City Centre

Policy JP-P1 - Sustainable Places

Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

Policy DC19 – Listed Buildings

Policy JP-P1 - Sustainable Places

Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

Chapter 6 – Building a strong, competitive economy

Chapter 7 – Ensuring the vitality of town centres

Chapter 9 – Promoting Sustainable Transport

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Shopfront Design Guide (2024)

Issues

Site Photographs



Figure 4 – Existing fascia panel



Figure 5 – Existing front elevation

Visual Amenity and Heritage

The original signage was amended with the omission of the vertical banner sign and individual letter signs above the canopy. These changes have reduced the level of visual clutter to the front elevation.

The current proposal refers to the installation of 2no. fascia panels to the existing canopy. The fascia panel would have a depth of 40mm.

The design of the signage is simplistic and replaces existing signage. The proposal is considered to have a neutral impact on the building and conservation area as it would not appear unduly prominent and detract from the character of the listed building.

The signage is therefore considered to be acceptable and complies Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC14, DC18 and DC19, Places for Everyone Plan Policy JP-P2 and the National Planning Policy Framework.

Residential Amenity

The proposed luminance level has been confirmed as 132 cd/m² is an acceptable brightness and the signs would not detract from visual amenity and general neighbouring amenity.

Environmental Health do not object to the proposal. Subject to a condition that would limit the proposed advertisement's luminance to a maximum of 300 cd/m², it is considered the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Public Safety

The signage is mounted to an existing canopy and would not cause any obstruction to pedestrians. The illuminance level for the advertisement would not be so bright as to cause an unacceptable safety risk to highway users. Highways Services do not object to the proposal.

The proposal therefore accords with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy DC14, National Planning Practice Guidance and the National Planning Policy Framework.

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 Dance House Performers College, prepared by ensign: Pages 2 and 3
- Proposed Elevations and Sections: P-002 Rev B

All stamped as received by the City Council as Local Planning authority on the Received 26 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) The maximum luminance of the signage hereby approved shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1 and DC18.1 of the Unitary Development Plan for the City of Manchester.

Informative

1. The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

2. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 1209, 7 Symphony Park, Manchester, M1 7GE
Flat 601, 7 Symphony Park, Manchester, M1 7GD
Flat 619, 7 Symphony Park, Manchester, M1 7GD
Flat 3102, 7 Symphony Park, Manchester, M1 7GG
Flat 1801, 7 Symphony Park, Manchester, M1 7GF
Flat 2303, 7 Symphony Park, Manchester, M1 7GG
Flat 508, 7 Symphony Park, Manchester, M1 7GD
Flat 1320, 7 Symphony Park, Manchester, M1 7GF
Flat 1421, 7 Symphony Park, Manchester, M1 7GF
Flat 3004, 7 Symphony Park, Manchester, M1 7GG
Flat 3002, 7 Symphony Park, Manchester, M1 7GG
Flat 714, 7 Symphony Park, Manchester, M1 7GD
Flat 2304, 7 Symphony Park, Manchester, M1 7GG
Flat 311, 7 Symphony Park, Manchester, M1 7GB
Flat 1002, 7 Symphony Park, Manchester, M1 7GE
Flat 505, 7 Symphony Park, Manchester, M1 7GD
Flat 904, 7 Symphony Park, Manchester, M1 7GE
Flat 1006, 7 Symphony Park, Manchester, M1 7GE
Flat 1215, 7 Symphony Park, Manchester, M1 7GE
Flat 916, 7 Symphony Park, Manchester, M1 7GE
Flat 1408, 7 Symphony Park, Manchester, M1 7GF
Flat 1601, 7 Symphony Park, Manchester, M1 7GF
Flat 2501, 7 Symphony Park, Manchester, M1 7GG
Flat 1010, 7 Symphony Park, Manchester, M1 7GE
Flat 821, 7 Symphony Park, Manchester, M1 7GD
Flat 807, 7 Symphony Park, Manchester, M1 7GD
Flat 609, 7 Symphony Park, Manchester, M1 7GD
Flat 302, 7 Symphony Park, Manchester, M1 7GB
Flat 1415, 7 Symphony Park, Manchester, M1 7GF
3 Symphony Park, Manchester, M1 7FS
5 Symphony Park, Manchester, M1 7FS
Flat 1108, 7 Symphony Park, Manchester, M1 7GE
Flat 1117, 7 Symphony Park, Manchester, M1 7GE
Flat 420, 7 Symphony Park, Manchester, M1 7GB
Flat 1115, 7 Symphony Park, Manchester, M1 7GE
Flat 419, 7 Symphony Park, Manchester, M1 7GB
Flat 410, 7 Symphony Park, Manchester, M1 7GB
Flat 1120, 7 Symphony Park, Manchester, M1 7GE
1 Newman Street, Manchester, M1 7FQ
Second Floor, 1 Symphony Park, Manchester, M1 7FS
1 Symphony Park, Manchester, M1 7FS
Eighth Floor, 1 Symphony Park, Manchester, M1 7FS
Fourth Floor, 1 Symphony Park, Manchester, M1 7FS
21 Oxford Road, Manchester, M1 7BS
10B Oxford Road, Manchester, M1 5QA
Flat 1406, 7 Symphony Park, Manchester, M1 7GF
Flat 909, 7 Symphony Park, Manchester, M1 7GE
Flat 216, 7 Symphony Park, Manchester, M1 7GB
49A Charles Street, Manchester, M1 7DF

Flat 1803, 7 Symphony Park, Manchester, M1 7GF
Flat 1606, 7 Symphony Park, Manchester, M1 7GF
Flat 103, 7 Symphony Park, Manchester, M1 7GB
Flat 3206, 7 Symphony Park, Manchester, M1 7GG
Flat 1405, 7 Symphony Park, Manchester, M1 7GF
Flat 606, 7 Symphony Park, Manchester, M1 7GD
Flat 1219, 7 Symphony Park, Manchester, M1 7GE
Flat 2802, 7 Symphony Park, Manchester, M1 7GG
Flat 816, 7 Symphony Park, Manchester, M1 7GD
Flat 1109, 7 Symphony Park, Manchester, M1 7GE
Flat 309, 7 Symphony Park, Manchester, M1 7GB
Flat 507, 7 Symphony Park, Manchester, M1 7GD
Flat 306, 7 Symphony Park, Manchester, M1 7GB
Flat 2203, 7 Symphony Park, Manchester, M1 7GG
Flat 915, 7 Symphony Park, Manchester, M1 7GE
Flat 1308, 7 Symphony Park, Manchester, M1 7GF
Flat 913, 7 Symphony Park, Manchester, M1 7GE
Flat 1208, 7 Symphony Park, Manchester, M1 7GE
Flat 2002, 7 Symphony Park, Manchester, M1 7GF
Flat 1309, 7 Symphony Park, Manchester, M1 7GF
Flat 1017, 7 Symphony Park, Manchester, M1 7GE
Flat 111, 7 Symphony Park, Manchester, M1 7GB
Flat 114, 7 Symphony Park, Manchester, M1 7GB
Flat 715, 7 Symphony Park, Manchester, M1 7GD
Flat 719, 7 Symphony Park, Manchester, M1 7GD
Flat 206, 7 Symphony Park, Manchester, M1 7GB
Flat 812, 7 Symphony Park, Manchester, M1 7GD
Flat 514, 7 Symphony Park, Manchester, M1 7GD
Flat 710, 7 Symphony Park, Manchester, M1 7GD
Flat 2602, 7 Symphony Park, Manchester, M1 7GG
Flat 703, 7 Symphony Park, Manchester, M1 7GD
Flat 516, 7 Symphony Park, Manchester, M1 7GD
Flat 118, 7 Symphony Park, Manchester, M1 7GB
Flat 920, 7 Symphony Park, Manchester, M1 7GE
Flat 321, 7 Symphony Park, Manchester, M1 7GB
Flat 815, 7 Symphony Park, Manchester, M1 7GD
Flat 3501, 7 Symphony Park, Manchester, M1 7GG
Flat 2502, 7 Symphony Park, Manchester, M1 7GG
Flat 2903, 7 Symphony Park, Manchester, M1 7GG
Flat 1603, 7 Symphony Park, Manchester, M1 7GF
Flat 104, 7 Symphony Park, Manchester, M1 7GB
Flat 720, 7 Symphony Park, Manchester, M1 7GD
Flat 1417, 7 Symphony Park, Manchester, M1 7GF
Flat 1503, 7 Symphony Park, Manchester, M1 7GF
Flat 712, 7 Symphony Park, Manchester, M1 7GD
Flat 2104, 7 Symphony Park, Manchester, M1 7GF
Flat 3306, 7 Symphony Park, Manchester, M1 7GG
Flat 208, 7 Symphony Park, Manchester, M1 7GB
Eighth To Twelfth Floor, 3 Symphony Park, Manchester, M1 7FS
Sixth Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1105, 7 Symphony Park, Manchester, M1 7GE
Flat 417, 7 Symphony Park, Manchester, M1 7GB
Ground Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1312, 7 Symphony Park, Manchester, M1 7GF

14 Oxford Road, Manchester, M1 5QA
12B Oxford Road, Manchester, M1 5QA
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
Flat 1316, 7 Symphony Park, Manchester, M1 7GF
Flat 2001, 7 Symphony Park, Manchester, M1 7GF
Flat 116, 7 Symphony Park, Manchester, M1 7GB
Flat 217, 7 Symphony Park, Manchester, M1 7GB
Flat 2101, 7 Symphony Park, Manchester, M1 7GF
Flat 1014, 7 Symphony Park, Manchester, M1 7GE
Flat 1020, 7 Symphony Park, Manchester, M1 7GE
Flat 1221, 7 Symphony Park, Manchester, M1 7GE
Flat 101, 7 Symphony Park, Manchester, M1 7GB
Flat 1112, 7 Symphony Park, Manchester, M1 7GE
Flat 1111, 7 Symphony Park, Manchester, M1 7GE
Flat 415, 7 Symphony Park, Manchester, M1 7GB
Flat 207, 7 Symphony Park, Manchester, M1 7GB
Flat 319, 7 Symphony Park, Manchester, M1 7GB
Flat 1203, 7 Symphony Park, Manchester, M1 7GE
Flat 401, 7 Symphony Park, Manchester, M1 7GB
Flat 607, 7 Symphony Park, Manchester, M1 7GD
Flat 2706, 7 Symphony Park, Manchester, M1 7GG
Flat 105, 7 Symphony Park, Manchester, M1 7GB
Flat 2105, 7 Symphony Park, Manchester, M1 7GF
Flat 406, 7 Symphony Park, Manchester, M1 7GB
Flat 2806, 7 Symphony Park, Manchester, M1 7GG
Flat 908, 7 Symphony Park, Manchester, M1 7GE
Flat 1804, 7 Symphony Park, Manchester, M1 7GF
Flat 209, 7 Symphony Park, Manchester, M1 7GB
Flat 706, 7 Symphony Park, Manchester, M1 7GD
Flat 1805, 7 Symphony Park, Manchester, M1 7GF
Flat 120, 7 Symphony Park, Manchester, M1 7GB
Flat 1102, 7 Symphony Park, Manchester, M1 7GE
Flat 817, 7 Symphony Park, Manchester, M1 7GD
Flat 1016, 7 Symphony Park, Manchester, M1 7GE
Flat 914, 7 Symphony Park, Manchester, M1 7GE
Flat 2505, 7 Symphony Park, Manchester, M1 7GG
Flat 115, 7 Symphony Park, Manchester, M1 7GB
Flat 705, 7 Symphony Park, Manchester, M1 7GD
Flat 820, 7 Symphony Park, Manchester, M1 7GD
Flat 605, 7 Symphony Park, Manchester, M1 7GD
Flat 1501, 7 Symphony Park, Manchester, M1 7GF
Flat 2005, 7 Symphony Park, Manchester, M1 7GF
Flat 2703, 7 Symphony Park, Manchester, M1 7GG
Flat 1404, 7 Symphony Park, Manchester, M1 7GF
Flat 1412, 7 Symphony Park, Manchester, M1 7GF
Flat 211, 7 Symphony Park, Manchester, M1 7GB
Flat 917, 7 Symphony Park, Manchester, M1 7GE
Flat 2506, 7 Symphony Park, Manchester, M1 7GG
Flat 512, 7 Symphony Park, Manchester, M1 7GD
Flat 1011, 7 Symphony Park, Manchester, M1 7GE
Flat 202, 7 Symphony Park, Manchester, M1 7GB
Flat 3302, 7 Symphony Park, Manchester, M1 7GG
Flat 1001, 7 Symphony Park, Manchester, M1 7GE

Flat 1314, 7 Symphony Park, Manchester, M1 7GF
Flat 1009, 7 Symphony Park, Manchester, M1 7GE
Flat 912, 7 Symphony Park, Manchester, M1 7GE
Flat 107, 7 Symphony Park, Manchester, M1 7GB
Flat 1103, 7 Symphony Park, Manchester, M1 7GE
Fifteenth And Sixteenth Floor, 1 Symphony Park, Manchester, M1 7FS
19 Oxford Road, Manchester, M1 7BS
Flat 802, 7 Symphony Park, Manchester, M1 7GD
Flat 1201, 7 Symphony Park, Manchester, M1 7GE
Flat 1906, 7 Symphony Park, Manchester, M1 7GF
Flat 308, 7 Symphony Park, Manchester, M1 7GB
Flat 1901, 7 Symphony Park, Manchester, M1 7GF
Flat 1704, 7 Symphony Park, Manchester, M1 7GF
Flat 1218, 7 Symphony Park, Manchester, M1 7GE
Flat 1119, 7 Symphony Park, Manchester, M1 7GE
Flat 1114, 7 Symphony Park, Manchester, M1 7GE
Flat 603, 7 Symphony Park, Manchester, M1 7GD
Flat 511, 7 Symphony Park, Manchester, M1 7GD
Flat 612, 7 Symphony Park, Manchester, M1 7GD
Flat 2405, 7 Symphony Park, Manchester, M1 7GG
Flat 314, 7 Symphony Park, Manchester, M1 7GB
Flat 1007, 7 Symphony Park, Manchester, M1 7GE
Flat 502, 7 Symphony Park, Manchester, M1 7GD
Flat 1303, 7 Symphony Park, Manchester, M1 7GF
Flat 312, 7 Symphony Park, Manchester, M1 7GB
Flat 621, 7 Symphony Park, Manchester, M1 7GD
Flat 2103, 7 Symphony Park, Manchester, M1 7GF
Flat 901, 7 Symphony Park, Manchester, M1 7GE
Flat 708, 7 Symphony Park, Manchester, M1 7GD
Flat 701, 7 Symphony Park, Manchester, M1 7GD
Flat 1212, 7 Symphony Park, Manchester, M1 7GE
Flat 1402, 7 Symphony Park, Manchester, M1 7GF
Flat 108, 7 Symphony Park, Manchester, M1 7GB
Flat 1904, 7 Symphony Park, Manchester, M1 7GF
Flat 2705, 7 Symphony Park, Manchester, M1 7GG
Flat 2603, 7 Symphony Park, Manchester, M1 7GG
Flat 610, 7 Symphony Park, Manchester, M1 7GD
Flat 1304, 7 Symphony Park, Manchester, M1 7GF
Flat 717, 7 Symphony Park, Manchester, M1 7GD
Flat 3202, 7 Symphony Park, Manchester, M1 7GG
Flat 2804, 7 Symphony Park, Manchester, M1 7GG
Flat 318, 7 Symphony Park, Manchester, M1 7GB
Flat 2302, 7 Symphony Park, Manchester, M1 7GG
Flat 304, 7 Symphony Park, Manchester, M1 7GB
Flat 221, 7 Symphony Park, Manchester, M1 7GB
Flat 2906, 7 Symphony Park, Manchester, M1 7GG
Flat 201, 7 Symphony Park, Manchester, M1 7GB
Flat 1902, 7 Symphony Park, Manchester, M1 7GF
Flat 2305, 7 Symphony Park, Manchester, M1 7GG
Flat 3105, 7 Symphony Park, Manchester, M1 7GG
Flat 1319, 7 Symphony Park, Manchester, M1 7GF
Flat 2606, 7 Symphony Park, Manchester, M1 7GG
Flat 1005, 7 Symphony Park, Manchester, M1 7GE
Flat 818, 7 Symphony Park, Manchester, M1 7GD

Flat 2803, 7 Symphony Park, Manchester, M1 7GG
Flat 205, 7 Symphony Park, Manchester, M1 7GB
Second Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1116, 7 Symphony Park, Manchester, M1 7GE
Flat 416, 7 Symphony Park, Manchester, M1 7GB
Ninth And Tenth Floors, 1 Symphony Park, Manchester, M1 7FS
4 Valette Walk, Manchester, M1 7GA
51 Charles Street, Manchester, M1 7DF
12A Oxford Road, Manchester, M1 5QA
12 Oxford Road, Manchester, M1 5QA
10 Oxford Road, Manchester, M1 5QA
6 Oxford Road, Manchester, M1 5GA
Flat 203, 7 Symphony Park, Manchester, M1 7GB
Flat 1701, 7 Symphony Park, Manchester, M1 7GF
Flat 1903, 7 Symphony Park, Manchester, M1 7GF
Flat 3101, 7 Symphony Park, Manchester, M1 7GG
Flat 121, 7 Symphony Park, Manchester, M1 7GB
Flat 1210, 7 Symphony Park, Manchester, M1 7GE
Flat 1506, 7 Symphony Park, Manchester, M1 7GF
Flat 1004, 7 Symphony Park, Manchester, M1 7GE
Flat 2206, 7 Symphony Park, Manchester, M1 7GG
Flat 1321, 7 Symphony Park, Manchester, M1 7GF
Flat 301, 7 Symphony Park, Manchester, M1 7GB
Flat 219, 7 Symphony Park, Manchester, M1 7GB
Flat 2604, 7 Symphony Park, Manchester, M1 7GG
Flat 711, 7 Symphony Park, Manchester, M1 7GD
Flat 509, 7 Symphony Park, Manchester, M1 7GD
Flat 1216, 7 Symphony Park, Manchester, M1 7GE
Flat 220, 7 Symphony Park, Manchester, M1 7GB
Flat 3403, 7 Symphony Park, Manchester, M1 7GG
Flat 411, 7 Symphony Park, Manchester, M1 7GB
Flat 413, 7 Symphony Park, Manchester, M1 7GB
Flat 1003, 7 Symphony Park, Manchester, M1 7GE
Flat 3104, 7 Symphony Park, Manchester, M1 7GG
Flat 2901, 7 Symphony Park, Manchester, M1 7GG
Flat 3204, 7 Symphony Park, Manchester, M1 7GG
Flat 1021, 7 Symphony Park, Manchester, M1 7GE
Flat 1207, 7 Symphony Park, Manchester, M1 7GE
Flat 3003, 7 Symphony Park, Manchester, M1 7GG
Flat 1307, 7 Symphony Park, Manchester, M1 7GF
Flat 2306, 7 Symphony Park, Manchester, M1 7GG
Flat 317, 7 Symphony Park, Manchester, M1 7GB
Flat 1419, 7 Symphony Park, Manchester, M1 7GF
Flat 808, 7 Symphony Park, Manchester, M1 7GD
Flat 1706, 7 Symphony Park, Manchester, M1 7GF
Flat 2205, 7 Symphony Park, Manchester, M1 7GG
Flat 718, 7 Symphony Park, Manchester, M1 7GD
Flat 2902, 7 Symphony Park, Manchester, M1 7GG
Flat 1802, 7 Symphony Park, Manchester, M1 7GF
Flat 313, 7 Symphony Park, Manchester, M1 7GB
Flat 2801, 7 Symphony Park, Manchester, M1 7GG
Flat 1213, 7 Symphony Park, Manchester, M1 7GE
Flat 1605, 7 Symphony Park, Manchester, M1 7GF
Flat 3405, 7 Symphony Park, Manchester, M1 7GG

Flat 113, 7 Symphony Park, Manchester, M1 7GB
Flat 2406, 7 Symphony Park, Manchester, M1 7GG
Flat 504, 7 Symphony Park, Manchester, M1 7GD
Flat 1416, 7 Symphony Park, Manchester, M1 7GF
Flat 918, 7 Symphony Park, Manchester, M1 7GE
Third Floor, 3 Symphony Park, Manchester, M1 7FS
Fifth Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1118, 7 Symphony Park, Manchester, M1 7GE
Flat 1107, 7 Symphony Park, Manchester, M1 7GE
Flat 1121, 7 Symphony Park, Manchester, M1 7GE
Fifth To Seventh Floor, 1 Symphony Park, Manchester, M1 7FS
6A Oxford Road, Manchester, M1 5QA
Flat 611, 7 Symphony Park, Manchester, M1 7GD
Flat 2202, 7 Symphony Park, Manchester, M1 7GG
Flat 1702, 7 Symphony Park, Manchester, M1 7GF
Flat 1310, 7 Symphony Park, Manchester, M1 7GF
Flat 1502, 7 Symphony Park, Manchester, M1 7GF
Flat 1018, 7 Symphony Park, Manchester, M1 7GE
Flat 906, 7 Symphony Park, Manchester, M1 7GE
Flat 109, 7 Symphony Park, Manchester, M1 7GB
Flat 117, 7 Symphony Park, Manchester, M1 7GB
Flat 3201, 7 Symphony Park, Manchester, M1 7GG
Flat 409, 7 Symphony Park, Manchester, M1 7GB
Flat 1110, 7 Symphony Park, Manchester, M1 7GE
Flat 402, 7 Symphony Park, Manchester, M1 7GB
Flat 215, 7 Symphony Park, Manchester, M1 7GB
Flat 809, 7 Symphony Park, Manchester, M1 7GD
Flat 806, 7 Symphony Park, Manchester, M1 7GD
Flat 2503, 7 Symphony Park, Manchester, M1 7GG
Flat 1407, 7 Symphony Park, Manchester, M1 7GF
Flat 510, 7 Symphony Park, Manchester, M1 7GD
Flat 315, 7 Symphony Park, Manchester, M1 7GB
Flat 1313, 7 Symphony Park, Manchester, M1 7GF
Flat 3103, 7 Symphony Park, Manchester, M1 7GG
7 Symphony Park, Manchester, M1 7GB
Flat 320, 7 Symphony Park, Manchester, M1 7GB
Flat 204, 7 Symphony Park, Manchester, M1 7GB
Flat 1602, 7 Symphony Park, Manchester, M1 7GF
Flat 3005, 7 Symphony Park, Manchester, M1 7GG
Flat 3406, 7 Symphony Park, Manchester, M1 7GG
Flat 1301, 7 Symphony Park, Manchester, M1 7GF
Flat 521, 7 Symphony Park, Manchester, M1 7GD
Flat 3502, 7 Symphony Park, Manchester, M1 7GG
Flat 2403, 7 Symphony Park, Manchester, M1 7GG
Flat 501, 7 Symphony Park, Manchester, M1 7GD
Flat 814, 7 Symphony Park, Manchester, M1 7GD
Flat 2601, 7 Symphony Park, Manchester, M1 7GG
Flat 1401, 7 Symphony Park, Manchester, M1 7GF
Flat 1015, 7 Symphony Park, Manchester, M1 7GE
Flat 713, 7 Symphony Park, Manchester, M1 7GD
Flat 614, 7 Symphony Park, Manchester, M1 7GD
Flat 911, 7 Symphony Park, Manchester, M1 7GE
Flat 517, 7 Symphony Park, Manchester, M1 7GD
Flat 704, 7 Symphony Park, Manchester, M1 7GD

Flat 3305, 7 Symphony Park, Manchester, M1 7GG
Flat 3001, 7 Symphony Park, Manchester, M1 7GG
Flat 102, 7 Symphony Park, Manchester, M1 7GB
Flat 616, 7 Symphony Park, Manchester, M1 7GD
Flat 813, 7 Symphony Park, Manchester, M1 7GD
Flat 519, 7 Symphony Park, Manchester, M1 7GD
Flat 2904, 7 Symphony Park, Manchester, M1 7GG
Flat 2003, 7 Symphony Park, Manchester, M1 7GF
Flat 608, 7 Symphony Park, Manchester, M1 7GD
Flat 1204, 7 Symphony Park, Manchester, M1 7GE
Flat 1504, 7 Symphony Park, Manchester, M1 7GF
Flat 910, 7 Symphony Park, Manchester, M1 7GE
Flat 1410, 7 Symphony Park, Manchester, M1 7GF
Flat 1220, 7 Symphony Park, Manchester, M1 7GE
Flat 617, 7 Symphony Park, Manchester, M1 7GD
Seventh Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 418, 7 Symphony Park, Manchester, M1 7GB
Flat 421, 7 Symphony Park, Manchester, M1 7GB
27 Oxford Road, Manchester, M1 7BS
14A Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
Flat 919, 7 Symphony Park, Manchester, M1 7GE
Flat 2504, 7 Symphony Park, Manchester, M1 7GG
Flat 921, 7 Symphony Park, Manchester, M1 7GE
Flat 2701, 7 Symphony Park, Manchester, M1 7GG
Flat 810, 7 Symphony Park, Manchester, M1 7GD
Flat 310, 7 Symphony Park, Manchester, M1 7GB
Flat 3205, 7 Symphony Park, Manchester, M1 7GG
Flat 805, 7 Symphony Park, Manchester, M1 7GD
Flat 3401, 7 Symphony Park, Manchester, M1 7GG
Flat 1008, 7 Symphony Park, Manchester, M1 7GE
Flat 615, 7 Symphony Park, Manchester, M1 7GD
Flat 316, 7 Symphony Park, Manchester, M1 7GB
Flat 412, 7 Symphony Park, Manchester, M1 7GB
Flat 407, 7 Symphony Park, Manchester, M1 7GB
Flat 403, 7 Symphony Park, Manchester, M1 7GB
Flat 404, 7 Symphony Park, Manchester, M1 7GB
Flat 1317, 7 Symphony Park, Manchester, M1 7GF
Flat 2404, 7 Symphony Park, Manchester, M1 7GG
Flat 307, 7 Symphony Park, Manchester, M1 7GB
Flat 819, 7 Symphony Park, Manchester, M1 7GD
Flat 3503, 7 Symphony Park, Manchester, M1 7GG
Flat 1604, 7 Symphony Park, Manchester, M1 7GF
Flat 709, 7 Symphony Park, Manchester, M1 7GD
Flat 1411, 7 Symphony Park, Manchester, M1 7GF
Flat 2704, 7 Symphony Park, Manchester, M1 7GG
Flat 1202, 7 Symphony Park, Manchester, M1 7GE
Flat 408, 7 Symphony Park, Manchester, M1 7GB
Flat 214, 7 Symphony Park, Manchester, M1 7GB
Flat 518, 7 Symphony Park, Manchester, M1 7GD
Flat 506, 7 Symphony Park, Manchester, M1 7GD
Flat 3006, 7 Symphony Park, Manchester, M1 7GG
Flat 1806, 7 Symphony Park, Manchester, M1 7GF
Flat 2102, 7 Symphony Park, Manchester, M1 7GF

Flat 3106, 7 Symphony Park, Manchester, M1 7GG
Flat 1311, 7 Symphony Park, Manchester, M1 7GF
Flat 1318, 7 Symphony Park, Manchester, M1 7GF
Flat 3301, 7 Symphony Park, Manchester, M1 7GG
Flat 119, 7 Symphony Park, Manchester, M1 7GB
Flat 2805, 7 Symphony Park, Manchester, M1 7GG
Flat 515, 7 Symphony Park, Manchester, M1 7GD
Flat 110, 7 Symphony Park, Manchester, M1 7GB
Flat 2006, 7 Symphony Park, Manchester, M1 7GF
Flat 3402, 7 Symphony Park, Manchester, M1 7GG
Flat 1315, 7 Symphony Park, Manchester, M1 7GF
Flat 513, 7 Symphony Park, Manchester, M1 7GD
Flat 902, 7 Symphony Park, Manchester, M1 7GE
Flat 1019, 7 Symphony Park, Manchester, M1 7GE
Flat 811, 7 Symphony Park, Manchester, M1 7GD
Flat 707, 7 Symphony Park, Manchester, M1 7GD
Flat 1012, 7 Symphony Park, Manchester, M1 7GE
Flat 1705, 7 Symphony Park, Manchester, M1 7GF
23 Oxford Road, Manchester, M1 7BS
Flat 1104, 7 Symphony Park, Manchester, M1 7GE
25 Oxford Road, Manchester, M1 7BS
17 Oxford Road, Manchester, M1 7BS
1 Valette Walk, Manchester, M1 7GA
Flat 613, 7 Symphony Park, Manchester, M1 7GD
Flat 210, 7 Symphony Park, Manchester, M1 7GB
Flat 1703, 7 Symphony Park, Manchester, M1 7GF
Flat 212, 7 Symphony Park, Manchester, M1 7GB
Flat 620, 7 Symphony Park, Manchester, M1 7GD
Flat 801, 7 Symphony Park, Manchester, M1 7GD
Flat 3303, 7 Symphony Park, Manchester, M1 7GG
Flat 218, 7 Symphony Park, Manchester, M1 7GB
Flat 702, 7 Symphony Park, Manchester, M1 7GD
Flat 804, 7 Symphony Park, Manchester, M1 7GD
Flat 1905, 7 Symphony Park, Manchester, M1 7GF
Flat 803, 7 Symphony Park, Manchester, M1 7GD
Flat 1106, 7 Symphony Park, Manchester, M1 7GE
Flat 414, 7 Symphony Park, Manchester, M1 7GB
Flat 1113, 7 Symphony Park, Manchester, M1 7GE
Flat 405, 7 Symphony Park, Manchester, M1 7GB
Flat 2106, 7 Symphony Park, Manchester, M1 7GF
Flat 716, 7 Symphony Park, Manchester, M1 7GD
Flat 1217, 7 Symphony Park, Manchester, M1 7GE
Flat 2401, 7 Symphony Park, Manchester, M1 7GG
Flat 213, 7 Symphony Park, Manchester, M1 7GB
Flat 503, 7 Symphony Park, Manchester, M1 7GD
Flat 1403, 7 Symphony Park, Manchester, M1 7GF
Flat 106, 7 Symphony Park, Manchester, M1 7GB
Flat 2201, 7 Symphony Park, Manchester, M1 7GG
Flat 903, 7 Symphony Park, Manchester, M1 7GE
Flat 1013, 7 Symphony Park, Manchester, M1 7GE
Flat 112, 7 Symphony Park, Manchester, M1 7GB
Flat 1414, 7 Symphony Park, Manchester, M1 7GF
Flat 2702, 7 Symphony Park, Manchester, M1 7GG
Flat 3404, 7 Symphony Park, Manchester, M1 7GG

Flat 2605, 7 Symphony Park, Manchester, M1 7GG
Flat 1306, 7 Symphony Park, Manchester, M1 7GF
Flat 1211, 7 Symphony Park, Manchester, M1 7GE
Flat 1206, 7 Symphony Park, Manchester, M1 7GE
Flat 1305, 7 Symphony Park, Manchester, M1 7GF
Flat 618, 7 Symphony Park, Manchester, M1 7GD
Flat 602, 7 Symphony Park, Manchester, M1 7GD
Flat 1505, 7 Symphony Park, Manchester, M1 7GF
Flat 2204, 7 Symphony Park, Manchester, M1 7GG
Flat 305, 7 Symphony Park, Manchester, M1 7GB
Flat 1413, 7 Symphony Park, Manchester, M1 7GF
Flat 520, 7 Symphony Park, Manchester, M1 7GD
Flat 905, 7 Symphony Park, Manchester, M1 7GE
Flat 1420, 7 Symphony Park, Manchester, M1 7GF
Flat 1205, 7 Symphony Park, Manchester, M1 7GE
Flat 604, 7 Symphony Park, Manchester, M1 7GD
3 Valette Walk, Manchester, M1 7GA
Flat 1214, 7 Symphony Park, Manchester, M1 7GE
Flat 907, 7 Symphony Park, Manchester, M1 7GE
Flat 1418, 7 Symphony Park, Manchester, M1 7GF
Flat 3203, 7 Symphony Park, Manchester, M1 7GG
Flat 2905, 7 Symphony Park, Manchester, M1 7GG
Flat 1302, 7 Symphony Park, Manchester, M1 7GF
Flat 2301, 7 Symphony Park, Manchester, M1 7GG
Flat 1409, 7 Symphony Park, Manchester, M1 7GF
Flat 1101, 7 Symphony Park, Manchester, M1 7GE
Flat 3304, 7 Symphony Park, Manchester, M1 7GG
Flat 721, 7 Symphony Park, Manchester, M1 7GD
Flat 2004, 7 Symphony Park, Manchester, M1 7GF
Flat 303, 7 Symphony Park, Manchester, M1 7GB
Flat 2402, 7 Symphony Park, Manchester, M1 7GG

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL