

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143066/LO/2025

Date registered valid: 29 May 2025

Proposal: Listed building consent for the painting of artwork on the elevations of the former cinema.

Address: Former Screen 1 Cinema Building, Manchester Oxford Road Railway Station, Oxford Road Station Approach, Manchester, M1 6FU

Ward(s): Deansgate Ward

Applicant: Network Rail Infrastructure Ltd Network Rail

Agent (if any): Mrs Sue Newman Network Rail

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 July 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 27 May 2025

Standard consultations:

Printed: 5 June 2025 Expired: 26 June 2025

Neighbour notifications

Printed: 5 June 2025 Expired: 26 June 2025

Site notice

Posted: 5 June 2025 Expired: 26 June 2025

Press advert

Published: 10 June 2025 Expired: 1 July 2025

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

Description of area

The application relates to the Grade II Listed Oxford Road Train Station, which was built in 1959-60 to the designs of WR Headley for the London Midland Region. Oxford Road station's most striking feature is the main entrance building, which consists of three prefabricated timber shell rooves supported by laminated timber beams. It is one of the best post-war railway stations in the country, with a striking and highly elegant design constructed of laminated timber. The roof structure has a dramatic aesthetic form, which gives the building a light and spacious interior. It was designed by Max Clendinning of British Railways' Midland Region and Hugh Tottenham of the Timber Development Association. It is the only large station in Britain to have been re-built in prefabricated materials.

There are coordinating original timber canopies on the platforms. The station's booking office, buffet, toilets and staff facilities are constructed of timber and concrete and form a lozenge-shaped island along the southern side of the main building.

The station sits on top of the Manchester South Junction & Altrincham Railway viaduct and is bounded by Oxford Road, Whitworth Street West, New Wakefield Street and Gloucester Street.

The former Screen 1 building is within the front portion of the station and has frontages on the station approach and Whitworth Street West. The building was built in 1890 originally used as a shop but was used as a cinema between 1910 and 2015. Its current appearance is mainly of

white and grey painted render with features including a curved cinema glazing and a narrow strip of windows. It is currently vacant and in poor condition and affects the appearance of the entry to the listed station.

Oxford Road/Oxford Street is a highly trafficked route from South Manchester into the City Centre, is a particularly busy bus route and experiences extremely high footfall.

The surrounding area contains a large number of listed buildings include the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre, St James Buildings and Portland Buildings. The site is also diagonally adjacent to the Whitworth Street Conservation Area.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Description of development

Listed Building Consent is sought for the painting of a mural in the following areas:

- Below the existing railway parapet on Whitworth Street.
- The full height of the structure between the curved glazing and the parapet.
- Below the curved cinema glazing on the corner.
- Below the first-floor flat roof of the former cinema.
- On the advertisement panel.

It would not continue past these areas.

The remaining fabric would be repaired white and repainted, including the repair and redecoration of windows.

Consultations & Notification Responses

Publicity - The application was advertised as an application for listed building consent; letters were sent to surrounding occupiers and a site notice was displayed on site. No replies were received.

Issues

Policy

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)

Policy JP-Strat2 (City Centre)

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.

Sections 16 and 66 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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.

Paragraph 210 states that in determining planning applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- (b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- (c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- (d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 213 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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.

Issues

Principle

There is no objection in principle to a temporary mural being painted on the elevations of the building. It would affect featureless parts of the building that have been neglected and could assist in preventing graffiti. The impact on the fabric of the listed building and the level of harm will be assessed below. The artwork would kick start a summer event within the City Centre.

Layout, Scale and Appearance, including the impact on the listed building -

The mural would be painted onto the existing render which is currently dirty and discoloured and in need of repainting. The areas affected are featureless and plain. Features such as windows and the glazed cinema display would be repaired and would remain clear of the artwork.

At the end of the two-year period the artwork would be painted over in white paint.

Less than substantial harm would be caused by the artwork and would not represent a long term solution to the appearance of the building. However, the artwork would only be temporary in nature and there are public benefits to outweigh this harm as follows:

- It could assist in the success of the City Council's summer event within the City Centre which could provide entertainment for visitors and residents and benefits for businesses within the City Centre bringing national attention, footfall and a sense of celebration to the City.
- It has allowed related repairs to the former cinema which has suffered from neglect, which would improve its condition.
- It could help to reduce the amount of graffiti and flyposting which is a current problem.
- It allows the showcasing of artwork on prominent site.

It is considered that the above public benefits would outweigh the minimal amount of less than substantial harm caused by the works and are consistent with paragraphs 210 and 215 of the NPPF and address section 66 of the Planning Act in relation to preservation and enhancement.

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

Condition(s) to be attached to decision for approval

- 1) a) The artwork hereby approved shall be removed from the building before 9 July 2027.
- b) Two months prior to the expiration of the temporary period outlined in (a), a method statement for the making good of the building fabric shall be submitted to and approved in writing by the City Council as local planning authority.
- c) The making good works outlined in (b) shall be implemented within two months of approval.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy for the City of Manchester and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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

The location plan received by the City Council as local planning authority on 29 May 2025

The drawing referenced NR-MCO-PROPOSED ELEVATION - 003 Rev P01 received by the City Council as local planning authority on 29th May 2025

The visuals with Network Rail logo showing the design received by the City Council as local planning authority on 29th May 2025

The Design, Access and Heritage Statement prepared by Network Rail received by the City Council as local planning authority on 18 March 2025

The emails from Network Rail dated 5 June 2025, 6 June 2025 and 23 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Arch 57, Whitworth Street West, Manchester, M1 5WW
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
60 Oxford Street, Manchester, M1 5EE
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA

Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
8 - 10 Oxford Road Station Approach, Manchester, M1 6FU
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED

Slice Pizza Ltd, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Gourmet Coffee Bar, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Unit 1-3, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Cornerhouse, 70 Oxford Street, Manchester, M1 5NH
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED

Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Flat 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Costa, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Travellers Fare, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 810, 51 Whitworth Street West, Manchester, M1 5ED
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB

Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 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

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 (Less) -

Area Team Boundary - Name: CENTRAL