MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141767/LO/2024
Date registered valid:	18 December 2024
Proposal:	Listed building consent to provide additional gutter / downpipes, dry rot eradication internally to the North Tower, the replacement of damaged terracotta finials to the East Elevation, and remedial works to the North spire.
Address:	Whitworth Institute, Oxford Road, Manchester, M15 6ER
Ward(s):	Ardwick Ward
Applicant:	Mr Abdul Hafeez, University of Manchester
Agent (if any):	MR Paul Boyle, SDA Consulting LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**11 February 2025**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 January 2025

Standard consultations:
Printed: 2 January 2025 Expired: 23 January 2025

Neighbour notifications
Printed: 3 January 2025 Expired: 24 January 2025

Site notice
Posted: 3 January 2024 Expired: 24 January 2024

Press advert
Published: 7 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to the Grade II Listed Whitworth Art Gallery, which is a substantial two storey building that was built as an art gallery in c. 1895-1900 and was designed by James William Beaumont in the Free Jacobean style. It is constructed of red brick with bands and dressings of matching terracotta and green slate rooves. It has two towers and a large porch projecting to the front plus short wings to left and rear and decorative detailing including Baroque turrets, moulded cornice, parapet, stone Ionic columns, stone frieze and raised gold lettering stating "Whitworth Galleries."

The Whitworth Art Gallery still operates as an art gallery and houses an extensive and eclectic collection of Art.

The building is located with Whitworth Park, which is a public park that was established as part of the Whitworth Institute. The site has been owned by the University of Manchester since 1958 when it became the Whitworth Art Gallery. There is a statue of 'Edward VII' by John Cassidy and a First World War memorial to the 7th Manchester troop.

The site is within the Manchester University Campus and is located opposite Manchester Royal Infirmary and adjacent the Ardwick, Rusholme and Moss Side areas of Manchester surrounding uses include educational uses, a school, shops, bars, cafes and restaurants.

The park is bounded by Wilmslow Road, Moss Lane East, Manchester Academy and Denmark Road. The site is not located in a Conservation Area.

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

The part of the building subject of this application is the retaining wall that is situated on the south elevation and is in four segments. It is constructed from brick with terracotta coping. It has seven piers with terracotta cladding extending above the upper ground level. These piers form a balustrade. A painted steel handrail sits atop the wall.

Description of Development

The proposal seeks listed building consent to provide additional gutter / downpipes, dry rot eradication internally to the North Tower, the replacement of damaged terracotta finials to the East Elevation, and remedial works to the North spire.

Consultations & Notification Responses

Heritage & Urban Design - Accepted the proposals but requested that various conditions be added.

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The effect of the proposal on the affected heritage asset has been considered under the following criteria.

The Adopted Core Strategy for the City of Manchester (2012)

SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC19.1 (Listed Buildings) states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general settings by; not permitting any external or internal alterations or addition to a listed building where, in its opinion, there would be an advise effect on its architectural or historic character; and seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

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.

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

National Planning Policy Framework (NPPF) (2024)

Development decisions should, therefore, accord with the requirements of the **NPPF**, in particular 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.

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.

Section 16 (Conserving and enhancing the historic environment) states the following:

Paragraph 202 advises that heritage assets should be conserved in a manner appropriate to their significance.

Paragraph 207 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 208 advises that LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Paragraph 210 advises that in determining applications, LPAs should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

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 214 states that where a development proposal will lead to 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.

Paragraph 215 advises that proposals of less than substantial harm to the significance of a designated heritage asset should be assessed against the wider public benefits of the proposal.

Paragraph 219 advises that local planning authorities should look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.

NPPG advises that 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time' (Paragraph 002).

Other Legislation

Sections 16, 66 and 72 of the **Listed Buildings and Conservation Areas Act 1990** require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the heritage asset itself and to establish whether the public benefits of the proposal will outweigh any potential less than substantial harm to the significance of the heritage asset that might result from the proposed works being undertaken.

Principle of the Development

The principle of the development is considered to be acceptable as it will address issues of water ingress and dry rot that are causing damage to the listed building, as well as repairing damaged elements of the listed building, which will be of benefit.

Assessment of Significance

The building is an example of public architecture of late 19th to early 20th century date of high value that expresses its function and associations through the design and setting.

The free Jacobean design of the building places it in the context of architectural design of the day and links broadly with neighbouring educational, cultural and philanthropic institutions. The evolution and appearance of the building suggests that the design of the North, South and Central Galleries and frontage buildings were conceived as a unified design.

The terracotta finials are a key architectural feature of the building and the North Spire is a prominent feature of the front of the building. Both of these features are considered to contribute highly to this significance of the heritage asset.

Internally the character and quality of the surviving early 20th century work is of high aesthetic value. The work is generally robust but well-finished.

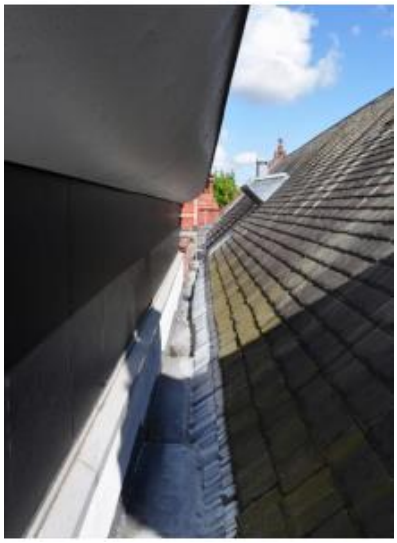
The value of the mid-20th century conversion is also high, with a distinctive palette, manipulation of light, and flow of space. In townscape terms, the Gallery is of high significance as part of a group of educational and hospital buildings of broadly similar date, which have connections with one another, in a recognisable educational and cultural quarter. Whitworth Park is an important open green space.

Impact on Heritage Asset and Public Benefits of the Proposal

Gutter and Rainwater Remedial Works

There is water ingress to the north and south galleries from the box gutters above, caused by excess water collection. The north and south roofs do not have their own gutters and therefore directly discharge into the box gutters.

The centre of the building used to be an open courtyard and so the pitched roofs were designed to have the rainwater flow to either side of the pitched roof. The open courtyard area was later filled in, meaning that the pitched roofs now discharged half of the rainwater on to the roof of the later addition. The build up of water here has resulted in water ingress issues and the systems currently in place to direct the rainwater flow away from this central flat roof has not been successful.



Example of parapet gutter on south side of main roof (looking north)

The proposed solution is to install new gutters to the eaves of the polycarbonate roof slopes to reduce the rainfall load on the gutter boxes below.



Example of downpipes currently in situ

The discharge of these gutters will require the creation of a roof penetration with a rainwater pipe fixed within the roof void to the west gable wall, and a new lead spitter formed including

cast iron hopper and downpipe. On the south roof, the lead sump will be increased in length to accommodate rainwater discharge.

An overflow outlet will be added to northeast corner of the south roof to manage potential excessive rainfall discharge into the box gutter, Overflow pipe added to outlet at southeast corner of north roof to manage potential excessive rainfall discharge into the box gutter.

The proposed new deeper gutters to the polycarbonate roof are acceptable. They are to an altered modern section of roof and as such will cause no visual or physical harm to the significance of the heritage asset.

Overall, these works will result in a moderate level of less than substantial harm, as there will be penetrations made to the historic fabric of the listed building in order to facilitate some of the new gutter routes. Pre-application discussions were held with the City Council and the amount of invasive works has been reduced through discussions, but they cannot be eliminated entirely.

The works to install new guttering and rainwater remedial works will prevent water ingress, safeguarding the wider gallery building and creating a reduced risk of long-term damage to the structural and decorative elements of the building, which will allow for the building to continue to be occupied and function as an art gallery and will allow for greater long-term appreciation of the historic building by the public, and so the public benefits of these works are considered to outweigh the moderate level of less than substantial harm caused.

Terracotta Finial Replacement Work

The finial on the east elevation was assessed as being at risk of collapse and so was removed along with associated ornate coping stones.

Although the pillar remains stable, it has cracks around its structure.

The proposal involves removing and re-bedding three coping stones and two main top coping stones, with bespoke new finials and coping stones cast for replacement.

The matching materials and profiles will be replaced on a like-for-like basis and will result in a minor beneficial impact to the heritage asset. There will be a low level of less than substantial harm caused by the works.

However, the reinstatement of the finial contributes to the overall aesthetic quality of the building’s decorative elements and the stabilisation of coping stones reduces risks to the structure and enhances longevity, again allowing for greater long-term appreciation of the building by the public, and so the public benefits of these works are considered to outweigh any less than substantial harm caused.

Dry Rot Eradication Work

The proposed works aim to address water ingress and dry rot by repointing mortar joints with a mix approved by the local authority, repairing damaged plaster and timber in the stairwell, and using biocides to treat masonry rot.

Decayed joinery will be replaced to match the existing features, and lime plaster will be applied where required. In the storeroom, the window casement will be repaired using pretreated timber, with the window removed and reinstated.

Conservation measures include isolating the picture rails and window frames in the north staircase from dry rot-infested masonry using a damp-proof membrane to prevent further deterioration will be undertaken.

The like-for-like replacement of the finishes and details does not result in the irreversible loss of its historic appearance or character, but they will result in a low level of less than substantial harm caused.

The works will however result in the retention of further deterioration caused by dry rot and water ingress, the conservation of features, such as picture rails and window frames, ensuring continuity of the building's architectural language, and enhanced longevity and resilience of the asset so that it can continue to be appreciated by the public.

Therefore, the public benefits of these works are considered to outweigh the low level less than substantial harm caused.

Conclusion

The proposed works are necessary to address ongoing issues threatening the long-term conservation of the heritage asset. In accordance with Paragraphs 207-208 of the NPPF, the works are proportionate to the significance of the asset and are informed by an understanding of its heritage significance.

Whilst the City Council is broadly supportive of the proposals and have moved forward to approve the listed building consent, various further specific details are required to be assessed to ensure that any harm to the heritage asset is mitigated as much as possible. Various conditions have been attached to the approval in order to ensure that these details are submitted, properly assessed, and agreed before works begin.

In accordance with Paragraph 214, any less-than-substantial harm resulting from the interventions is justified by the significant public benefits, including preventing further deterioration and ensuring the building's continued use.

In view of the above, this application is considered acceptable, as the works are considered to cause a moderate level (for the gutter and rainwater works) and low level (for the remaining works) of less than substantial harm to the special interest and the historic character of the Grade II listed building.

Any less than substantial harm is considered to be outweighed by the public benefit gained by the continued occupation of the building and the long-term preservation of the building that will result from these works being carried out, which will allow for the heritage asset to be appreciated by the public for a long period of time.

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 polices 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority on 18 December 2024:

- Location Plan
- Proposed Roof Plan 8141_101
- Proposed Floor Plan MGA_031AA_SDA_F000_02
- Proposed Roof Plan MGA_031AA_SDA_R000_01
- Proposed Gutter Detail MGA_031AA_SDA_04
- Proposed New Gutters MGA_031AA_SDA_F000_05
- Proposed New Gutters MGA_031AA_SDA_F000_06
- Art Gallery Roof & Gutter Remedial Works MEP Stage 3 Report
- Diagnostic, Non-destructive, Environmental Damp, Dry Rot, Wet Rots, Beetle Infestation & Timber Decay Survey
- Spire Inspection
- Whitworth Art Finials
- Proposed Diversion of Surface Water MGA_031AA_SDA_F000_03

Received by the City Council as Local Planning Authority on 09 January 2025:

- Planning Statement

Received by the City Council as Local Planning Authority on 31 January 2025:

- Heritage Statement

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and DC19 of the Unitary Development Plan of Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to any works to install the new rainwater goods, the full and final details of the proposed new rainwater down pipes and specific details of the alterations around hopper heads, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works on site, a detailed schedule of works shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works on site, the mortar specification for any mortar works to be carried out on site, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works to the finials, a methodology for dismantling the finials, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above, prior to any works to the spire, the full and final details of the works to the spire, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works on site, samples of all repair works and any new materials proposed, shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details as set out in condition 2 above, prior to any internal works, the full and final details of these works shall be submitted to and be approved in writing by the City Council as the Local Planning Authority.

For the avoidance of doubt, this shall include:
- specification for reinstated lime plaster
- specification for reinstated lath
- specification for plaster
- full and final details and specification for timberwork
- full and final details and specification of decoration
- drawings that clearly show the extent of the removal and reinstatement works

The development shall then be implemented in accordance with these approved details.

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 and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 25 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 21 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 12 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 16 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Rom 110 Flat 16, Garstang House Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 19 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 24 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 18 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
348 - 350 Oxford Road, Manchester, M13 9NG
Flat 26 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 14 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 27 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 23 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 6 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Cobbett House, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL
Flat 4 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 11 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 1 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 8 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 15 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 22 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 2 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 17 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 13 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 7 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
344 - 346 Oxford Road, Manchester, M13 9NG
Chest Clinic, 352 Oxford Road, Manchester, M13 9NL

Flat 20 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 28 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 5 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 3 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 10 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN
Flat 9 Garstang House, Whitworth Park Student Housing, 316 Oxford Road, Manchester, M13 9NN

Appendix 2 – Planning constraints

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
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Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL