



MANCHESTER
CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141156/FO/2024
Date registered valid: 16 October 2024
Proposal: Installation of 2 new external louvres
Address: Stopford Building, Oxford Road, Manchester, M13 9PL
Ward(s): Hulme Ward

Applicant: Mrs Jeremy Birtwell, Wilson Mason
Agent (if any): Mr Jeremy Birtwell, Wilson Mason
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 January 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 17 October

Standard consultations:

Printed: 17 October 2024 Expired: 7 November 2024

Neighbour notifications

Printed: 17 October 2024 Expired: 7 November 2024

Site notice

Posted: 17 October 2024 Expired: 7 November 2024

Press advert

Published: 22 October 2024 Expired: 12 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Stopford building is situated on Oxford Road, in the centre of the University of Manchester campus.

Ackers Street is located to the north of the building and Grafton Street to the south.

The building is constructed from brickwork and was completed in the 1970's. It is currently used by the university for biology, medicine and health studies.

Mature trees are situated to the front elevation.

The Grade I Holy Name Church is situated adjacent to the Stopford building.

Description of Development

The proposal seeks to install 2 new external louvres on a 2nd floor room to the west of the building.

The external louvers are required to provide sufficient ventilation for new occupants.

The existing glass is to be removed from the window and replaced with FH Brundle perforated steel rainscreen panel, powder coated gloss black to match existing window reflectance. Set behind is Gilberts weather louvre with drip at base, RAL 7012 to match window frames.

Related Applications

141565/FO/2024 - Installation of 6no. new external louvres and associated elevational alterations.

To be approved in tandem with this application

Consultations & Notification Responses

Highway Services – no objection.

Environmental Health – no objection, subject to condition

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 following policy and guidance are considered relevant to the consideration of this application:

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

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also 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 new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

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

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

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 adverse 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.

DC26.1 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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-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.

JP-P5 (Education, Skills and Knowledge) states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:

- Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities.
- Enhancing the existing campuses and developing new ones.
- Strengthening the world-leading research capabilities and promoting opportunities for business spin-offs.

JP-S4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing, and orientation of its buildings should achieve a unified form which blends in with and links to adjacent areas.

Paragraph 2.14 states that it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones

Paragraph 2.16 The impact of site boundaries can be significant and must be taken into account and incorporated into the design of new developments and conversions from an early stage. Original examples that contribute to the character of the area should be retained. Well-designed new treatments such as walls, low walls and railings or hedges and boundary trees, can maintain the enclosure of the street, reinforce the building line and contribute to the quality of the environment.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following policies are of relevance to this application:

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.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (paragraph 139).

At the heart of the Framework is a presumption in favour of sustainable development in terms, *"For plan-making"* and *"For decision-taking"*, (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

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 identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

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

Principle of development

The proposal seeks to install 2 louvres to the west elevation in order to provide sufficient ventilation to the new occupants. As the proposal will allow the occupancy of second floor, the LPA consider the principle of the development to be acceptable.

Visual amenity

The proposal will introduce 2 new louvres to the ground floor of the west elevation, which is a principal elevation viewed within the street scene from Oxford Road.



Existing elevation

In order to screen the louvres and mitigate the visual amenity impact, the glass in the 2 windows that are to be removed for the louvres will be replaced by high gloss black perforated panels, which will mimic the reflectance of glass.

At this is a rainscreen approach, a louvre will be required behind the panel to provide weatherproofing, though this will not be easily seen when viewed from the surrounding street scene.

The LPA consider the proposed design of the louvres to be acceptable given that the building will largely retain its uniformed appearance and therefore will not cause any adverse harm to the character and appearance of the building.

Additionally, the louvres and panels on this elevation will be the same as on the South Elevation, which are being approved under application 141565/FO/2024 in tandem with this application, so there will be a more consistent visual cohesiveness across the building when it comes to incorporating louvres into the building.

A condition has been added to sign off a sample of the external materials, in order to ensure that the appearance of the materials is as anticipated and that it will not have a negative visual amenity impact of either the building or surrounding street scene.

As such, the proposal is considered visually acceptable, complying with policies SP1, EN1 and DM1 of the Core Strategy.

Residential amenity

Environmental health have been consulted on the scheme and have recommended a condition is attached to ensure the externally mounted equipment and servicing is acoustically treated in accordance with a scheme designed to achieve a noise level below the typical background noise level. As such, subject to said condition being implemented, the LPA have no concerns of potential noise disturbance to nearby residential properties.

Public and highway safety

Given the nature of the development, there are no concerns to highway safety as the works will not impede on any access points/adopted highway, complying with policy DM1 of the Core Strategy.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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

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. In this case, this has necessitated an extension of time in order to resolve issues identified with the proposal by the City Council that could not be resolved within the original determination date.

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 91 of the Town and Country Planning 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 04 October 2024:

- Location Plan
- Site Plan 7164 L(00)07
- Design and Access Statement
- Noise Impact Assessment

Received by the City Council as Local Planning Authority on 10 October 2024:

- Ventilation & Ac Systems General Arrangement Level 02 Student Support Office 3964-RAM-XX-02-DR-M-570201

Received by the City Council as Local Planning Authority on 10 January 2025:

- Proposed West elevation
- Louvre detail 7164 A(31) 01

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.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site.

4) Prior to any external works, samples of all materials to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Informatives

- 1) 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

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
University Of Manchester

Room 1 Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
The Royal Bank Of Scotland Students Union Branch, Manchester Academy, Oxford Road, Manchester, M13 9PQ
Flat 205, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 101, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 307, Horniman House, 66 Grafton Street, Manchester, M13 9NT
298 Oxford Road, Manchester, M13 9NS
Flat 103, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 208, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 304, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 112, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 3 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 213, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 203, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Campus Travel, Manchester Academy, Oxford Road, Manchester, M13 9PQ
Flat 2, 2 Dilworth Street, Manchester, M15 6EY
Flat 312, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 309, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Costa Coffee, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
300 - 302 Oxford Road, Manchester, M13 9NS
Sainsburys, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Flat 308, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 111, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 210, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 207, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 105, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 306, Horniman House, 66 Grafton Street, Manchester, M13 9NT

403 - 409 Oxford Road, Manchester, M13 9WG
Flat Above, 298 Oxford Road, Manchester, M13 9NS
Room 1 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 204, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Manchester Academy, Oxford Road, Manchester, M13 9PQ
Room 1 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
310 Oxford Road, Manchester, M13 9NS
Flat 313, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 206, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 202, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 104, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 310, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
308 Oxford Road, Manchester, M13 9NS
Flat 1, 2 Dilworth Street, Manchester, M15 6EY
Flat 109, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 106, Horniman House, 66 Grafton Street, Manchester, M13 9NT
397 Oxford Road, Manchester, M13 9BL
296 Oxford Road, Manchester, M13 9NS
Flat 201, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 209, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 2 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Room 2 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 102, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 301, Horniman House, 66 Grafton Street, Manchester, M13 9NT
391 - 395 Oxford Road, Manchester, M13 9BL
Flat 303, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 110, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 2 Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Morrisons Local, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 305, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 107, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 302, Horniman House, 66 Grafton Street, Manchester, M13 9NT
304 - 306 Oxford Road, Manchester, M13 9NS
Flat 113, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 311, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 212, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 211, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 108, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU

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