MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141686/FO/2024
Date registered valid:	14 January 2025
Proposal:	Change of use of ground floor commercial premises from laundrette to E Class (commercial, business and service)
Address:	1 Bonsall Street, Manchester, M15 6DR
Ward(s):	Hulme Ward
Applicant:	Ms Hannah Rodger, The Guinness Partnership
Agent (if any):	
Case officer:	Holly Wright Tel: 0161 219 6381 Email: holly.wright@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**4 March 2025**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 7 February 2025

Standard consultations: Printed: 29 January 2025 Expired: 19 February 2025

Neighbour notifications: Printed: 30 January 2025 Expired: 20 February 2025

Site notice: No site notice has been produced

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to No.1 Bonsall Street, a ground floor planning unit, featuring a laundrette (sui generis) use. The unit comprises part of a larger redbrick building located on the corner of Fenwick Street and Bonsall Street, in the Hulme ward of Manchester.

To its Fenwick Street elevation, the unit features 3no. panels of glazing with fascia signage above, whilst its Bonsall Street elevation features a glazed shopfront, including 3no. window panels and 1no. inward-opening door with fascia signage above.

The immediate surroundings of the site are mixed in terms of their character and include rows of terraced and semi-detached residential properties, a small park, purpose-built student accommodation, flats, and commercial and retail facilities.


STEM Education North West
Epping St
Bonsall St
Fenwick St
Boundary Ln
Park
Briarfield Hall
Innovative Designs Co
Salutation St




FENWICK STREET
Dolly-Tot Nursery Service


FENWICK STREET
Dolly-Tub Laundry Service


BONSALL STREET
Dolly-Tub Laundry Service
R.I.P
JAKE


20
ZONE

Description of development

The applicant is seeking permission for the change of use of a ground floor commercial premises from laundrette to E Class (commercial, business and service).

Planning history

050861/FU/CENTL1/96 - Change of use from shop to launderette – Approved (25.11.1996).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Environmental Health made no objection to the proposal, requesting conditions relating to fumes/vapours/odours extraction, opening hours, delivery hours, sound insulation, outdoor seating, external plant/equipment/servicing, refuse management be attached to the decision notice on account of there being no specific use identified within the planning submission.

Highways Services made no objection to the proposal indicating the following:

- In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.
- The site is well accessible by sustainable modes. Regular bus services are routed along Bonsall Street, Stretford Road and Higher Cambridge Street.
- There is no on-site car parking associated with the development. Considering the site's location within the Hulme controlled parking zone and proximity to sustainable travel offer, this is acceptable in principle.
- All gated accesses should include inward-opening gates to avoid impeding the footway and highway.

Further to this, **Highways Services** requested that cycle parking provisions be considered in the proposal in addition to a waste management condition being attached.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy EC8 – Central Manchester
- Policy EN19 – Waste
- Policy DM1 – Development Management

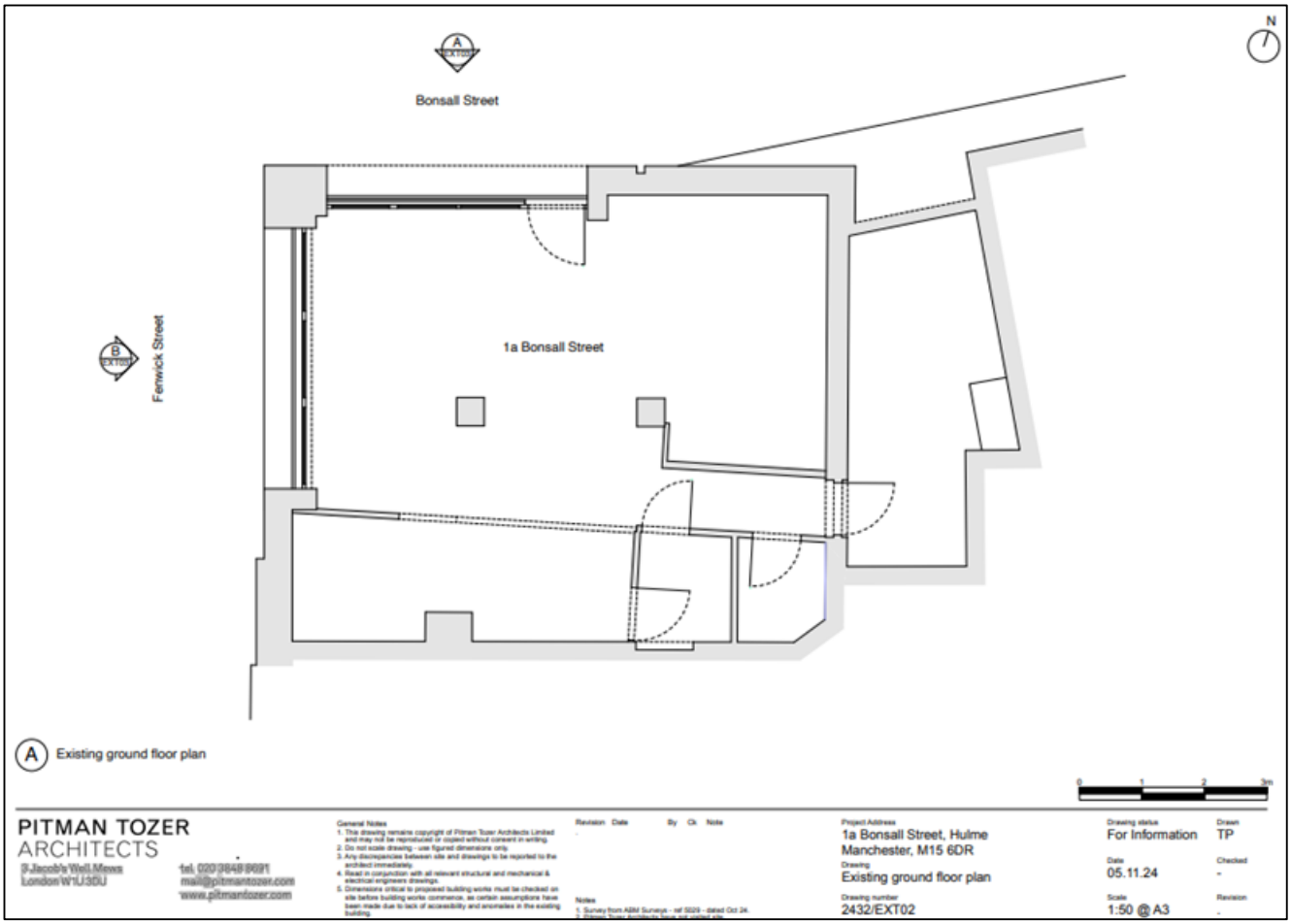
The National Planning Policy Framework (NPPF, 2024)
- Chapter 6 – Building a Strong, Competitive Economy
- Chapter 12 – Achieving Well-Designed Places

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places



Submitted location plan, with application site edged in red



Submitted existing ground floor plan



Submitted existing elevations

Issues

Principle – the applicant is seeking permission for the change of use of a ground floor commercial premises from laundrette to Class E (commercial, business and service).

Sited within the regional centre, as identified within policy EC3 of the Manchester Core Strategy, the principle of the proposal is considered acceptable given the existing mixed character of the area with the proposed Class E use considered to be in-keeping with the existing commercial and retail facilities present along Bonsall Street and Boundary Lane. Nonetheless, consideration must also be given to the proposal's use, opening hours, delivery hours, waste storage and management, siting, scale and massing, appearance and impact upon visual amenity, residential amenity, and parking.

Use – concerns were raised in relation to supporting an open Class E use at the premises due to the uncertainty surrounding the proposal's potential impacts due to a lack of information provided detailing the exact intended use of the unit.

In order to overcome these concerns, a condition restricting the use of the premises to

- Class E(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public, and;
- Class E(c) for the provision of the following kinds of services principally to visiting members of the public—
    - (i) financial services,
    - (ii) professional services (other than health or medical services), or
    - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,

has been attached to the consent. This condition seeks to protect and safeguard the amenity of the area, ensuring that no further impacts, beyond that of the current laundrette (sui generis) use are generated as a result of the works, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Opening hours – in their email correspondence dated to the 18th February 2025, the agent of the application confirmed that the operating hours of the premises would be between 09:00 and 20:00 daily. These hours have been conditioned accordingly, to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Delivery hours – a condition has been attached restricting deliveries, servicing, and collections (including waste collections) to the premises to take place between 07:30 and 20:00 Monday to Saturday, with none to take place on Sundays and Bank Holidays. This condition seeks to safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Waste storage and management – limited details have been provided in relation to the waste storage and management of the premises. As such, a condition relating to the submission of a scheme for the storage and disposal of refuse has been attached. This condition seeks to safeguard the amenities and public health of the area, pursuant to policies DM1 and EN19 of the Manchester Core Strategy.

Residential amenity – the nearest residential properties are sited along Fenwick Street to the south, on the opposing side of Bonsall Street to the north, and along Boundary Lane to the east.

The change of use from a laundrette (sui generis) to Class E(a) and Class E(c) is not anticipated to lead to an increase nor generate unacceptable impacts upon the residential amenity of the area, particularly given that conditions relating to the unit's hours of use, delivery/servicing/collection hours, and waste storage and management have been attached.

As no extensions or external alterations are proposed, the proposal should not give rise to issues associated with overshadowing, loss of light, loss of outlook, overlooking, loss of privacy or the introduction of an overbearing presence, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Siting, scale, and massing – the proposal does not include any extensions or external alterations. As such, the siting, scale, and massing of the premises would be unaffected by the proposal.

Appearance and visual amenity – the proposal does not include any extensions or external alterations. As such, the appearance of the premises and visual amenity of its surrounding area would be unaffected by the proposal.

Highways impact and parking – the site is well accessed by sustainable transport modes with regular bus services available along Bonsall Street, Stretford Road and Higher Cambridge Street. The proposal does not include any on-site parking provisions, however, given the site's location within the Hulme controlled parking zone and its proximity to sustainable travel offer, this is considered acceptable in these circumstances, as indicated by Highways Services.

The existing premises does not feature any cycle parking provisions. These arrangements would be unaffected by the proposal.

Conclusion – given the above issues and additional safeguards secured by condition, it is considered that the proposal is acceptable in terms of its principle, use, hours of opening, deliveries/servicing/collection hours, siting, scale and massing, appearance, and impact upon visual and residential amenity, waste storage/management and parking as it broadly complies with policies SP1, EC3, EC8, EN19 and DM1 of the Manchester Core Strategy and chapters 6 and 12 of the National Planning Policy Framework.

Other Legislative Requirements

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

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

'Existing ground floor plan', numbered '2432/EXT02', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.
'Existing elevations', numbered '2432/EXT03', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on the 5th December 2024.
Use details specified within the agent correspondence, stamped as received by the City Council as Local Planning Authority on the 18th February 2025.

Reason - To ensure that the development is carried out in accordance with the approved documents and details, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as Local Planning Authority:-

Monday to Sunday/Bank Holidays 09:00 – 20:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

4) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday,
No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) a) Notwithstanding the details included within the documents listed under condition no.2 of this approval, before the development commences, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and EN19 of the Manchester Core Strategy.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no part of the premises shall be used for any purpose other than the purpose(s) of Class E(a) or Class E(c) of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester 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

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

3) To discharge condition 5, the proforma/waste management strategy must include the following information:

● Estimated volumes and types of waste produced by the development;
● Details of internal and external stores for both waste and recycling, including any plans and designs;
● Location of the proposed collection point and details of the route the collection vehicle will take;
● Details of how waste will be transferred between stores and to the collection location; and
● Details of number and capacity of bins proposed and collection frequency.
● Other details as per 'Waste Proforma v1.0' - refer to guidance at: http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Room 2 Flat G4, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat F7, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 3 Flat G3, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 2 Flat D3, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 1 Flat E6, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 3 Flat E4, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 3 Flat G2, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat J5, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat E1, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 2 Flat G3, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat E2, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat E3, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Flat E2, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat C3, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 3 Flat H4, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Flat J8, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 3 Flat H1, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Flat F6, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 2 Flat F4, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 2 Flat F5, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat D3, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 4 Flat G4, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat E1, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Flat G8, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat J6, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 2 Flat J8, Oxford Court, 62 Epping Street, Manchester, M15 6DL
12 Fenwick Street, Manchester, M15 6XL
Room 2 Flat C1, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 2 Flat D3, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 4 Flat D2, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat D3, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat D6, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat G2, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat D2, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 2 Flat H2, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Flat H3, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Room 4 Flat J3, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat F4, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat J6, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 2 Flat J7, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 2 Flat H1, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Flat C5, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 1 Flat J3, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat E8, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 2 Flat G1, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 2 Flat D2, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 4 Flat G2, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat J7, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat G7, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG

Room 2 Flat D1, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 1 Flat C2, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 1 Flat E7, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat F3, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 4 Flat D6, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat D3, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat D1, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 2 Flat D4, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 4 Flat G5, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
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Flat E6, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat F8, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat J1, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 1 Flat C4, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 1 Flat J4, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 2 Flat H3, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Room 1 Flat D4, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 4 Flat E6, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat G6, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Flat E7, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 4 Flat J6, Oxford Court, 62 Epping Street, Manchester, M15 6DL
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84A Boundary Lane, Manchester, M15 6FD
84B Boundary Lane, Manchester, M15 6FD
82 Boundary Lane, Manchester, M15 6FD
14B Fenwick Street, Manchester, M15 6XL
Flat C4, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 2 Flat D5, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 4 Flat D7, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat D2, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 2 Flat D1, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat D4, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat D6, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat F1, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
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Room 3 Flat D2, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 4 Flat D8, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat D5, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat D1, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat D8, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 3 Flat J3, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat F2, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 1 Flat E8, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Flat J3, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 3 Flat E6, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 4 Flat F7, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat D1, Oxford Court, 2 Bonsall Street, Manchester, M15 6DG
Room 4 Flat G7, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat E1, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat E4, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 1 Flat C8, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 3 Flat H3, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Room 1 Flat J7, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 3 Flat J6, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat G3, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat H4, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Room 2 Flat E5, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 2 Flat J4, Oxford Court, 62 Epping Street, Manchester, M15 6DL

Flat E4, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 2 Flat G2, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat F6, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 3 Flat G5, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat F3, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 3 Flat G8, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
14C Fenwick Street, Manchester, M15 6XL
Room 2 Flat C7, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 3 Flat D8, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 2 Flat D6, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat D4, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat H3, Oxford Court, 60 Epping Street, Manchester, M15 6DL
Room 3 Flat E3, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 2 Flat G8, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 4 Flat J4, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat E3, Oxford Court, 4 Bonsall Street, Manchester, M15 6DG
Room 3 Flat F6, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat J5, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat J7, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat F3, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 2 Flat G6, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Flat F8, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 3 Flat J8, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat G6, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 1 Flat C1, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 1 Flat C5, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 1 Flat G4, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat F7, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 4 Flat F1, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 2 Flat F8, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 4 Flat G1, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat F4, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 1 Flat J2, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat G3, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 3 Flat J4, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Flat C3, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Flat J2, Oxford Court, 62 Epping Street, Manchester, M15 6DL
Room 4 Flat F2, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Room 1 Flat G5, Oxford Court, 8 Bonsall Street, Manchester, M15 6DG
Room 4 Flat F8, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
1A Bonsall Street, Manchester, M15 6DR
Flat C6, Oxford Court, 74 Boundary Lane, Manchester, M15 6DN
Room 2 Flat D2, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat D7, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat D4, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 2 Flat F1, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG
Flat D6, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 4 Flat D5, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Room 1 Flat D8, Briarfields Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat F1, Oxford Court, 6 Bonsall Street, Manchester, M15 6DG

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
Area Team Boundary - Name: SOUTH AREA