MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140807/FO/2024
Date registered valid:	30 October 2024
Proposal:	Retention of bar, cafe, bookshop, cultural centre and artist workshop (Sui Generis).
Address:	70 Oldham Road, Manchester, M4 5EB
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Chris Bryan
Agent (if any):	Mr Jeff Cowan Building Design Services
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19/12/2024**

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 11 November 2024

Standard consultations:
Printed: 4 November 2024 Expired: 25 November 2024

Neighbour notifications
Printed: 4 November 2024 Expired: 25 November 2024

Site notice
Posted: 11 November 2024 Expired: 2 December 2024

Press advert
Published: 12 November 2024 Expired: 3 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This site relates to a ground floor corner unit in the Grade II listed Victoria Square in the Ancoats area of North Manchester. The building is bounded by Oldham Road, Sherratt Street, George Leigh Street and Bengal Street. The unit is located on the corner of Oldham Road and Sheratte Street, on the edge of the Ancoats Conservation Area. Victoria Square is a social housing tenement building that houses elderly people in self-contained flats. The building has 165 flats in total. There are ground floor commercial units along the Oldham Road elevation, comprising a mixture of dining, retail and office uses.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The area relates to Ancoats, an historic area on the norther periphery of Manchester's city centre. The character of the area comprises different uses, including light industrial, residential, ecclesiastical and takeaway restaurants. The area is a conservation area and is characterised by densley packed redbrick former mill and warehousing buildings of 4-6 storeys.

Description of development

The application relates to a change of use to the corner unit to a Sui Generis bar, cafe, bookshop, cultural centre and artist workshop. The business has been operating for a number of years and the application seeks to regularise the use.

Consultations & Notification Responses

Publicity - a notice was displayed on site advertising the development to passers-by. A notice was placed in the local press advertising the development as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as result of this publicity.

Environmental Health - no objections, conditions controlling waste management, break out noise and hours required.

MCC Highways Services - no objections, 2no. dedicated cycle storage spaces required, informative regarding any construction requested.

Design for Security at Greater Manchester Police - no comments

Issues

The main policies that relate to this application are DM1 (Development Management) SP1 (Spatial Principles), EN3 (Heritage), CC1 (Primary Economic Development Focus : City Centre and Fringe) CC9 (Design and Heritage), CC10 (A place for Everyone), C10 (Leisure and the Evening Economy) of the Manchester Core Strategy (2012) and saved policies DC18 (Conservation Areas) and DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

Principle

The application seeks a Change of Use of the ground floor corner unit of Victoria Square at 70 Oldham Road. A search of the planning history for the unit does not confirm the last lawful use – however, it is understood the unit was formerly an undertaker for many years, before most recently serving as a print shop. The unit was not in use when the current business began occupying it.

The business has been operating successfully in the unit for circa three years and serves a number of functions, including as bar, bookshop and events space. It has helped to diversify the leisure and entertainment offer along this stretch of Oldham Road, that mainly comprises takeaway food and drink businesses.

The nature of the use would also help contribute to the local economy. This is considered acceptable pursuant to policy CC1 which seeks the provision of a range of economic development uses in the city centre and its fringe and C10 which supports development which supports the evening economy and contributes to the vitality of district centres.

Given the above, the proposed change of use is considered acceptable in principle. However, there are amenity considerations, including visual, noise and fumes and odours that require consideration, together with the practicalities of accessibility, servicing and refuse management. These matters are explored further below.

Transport

The site is in a high accessible location, close by to the City Centre on foot. There are bus services on Oldham Road and tram services in New Islington and Shudehill nearby. Owing to this, many customers would be expected to arrive on foot and public transport. Highways did not consider the trips would unduly impact network capacity due to increased trip generation.

The applicant has confirmed there would be space for 2no. bikes to be stored in the basement to be used by staff. The installation of these spaces is required to be implemented within one month of the date of this approval.

Waste

The waste is stored in an internal bin store, prior to being placed outside in bags for collection by a private waste collection service. This arrangement was accepted by Highways Services. The specifics of this collection arrangement will need to be agreed with the Environmental Health Waste and Recycling Team. Therefore, a condition is attached requiring this to be submitted within one month of an approval.

Access

Policy CC10 of the Manchester Core Strategy supports high quality accessibility solutions into buildings across the City Centre.

There is no level access to the site by virtue of a small lip to the main entrance doors. The interior of the unit is tightly proportioned with limited circulation space by virtue of the original/ historic structural beams and banquet seating, together with the modern bar in the centre of the unit.

The stairs to the basement, which are an original part of the structure, are narrow, steep and low ceilinged and hence would be difficult to navigate for members of the public with mobility issues. The WC is in the basement, which would make this inaccessible.

A condition attached to this approval will require the business to submit an access management plan for approval by the LPA, including provisions for access into the unit and to toilet facilities.

Noise

Policy C10 of the MCS requires consideration of the impact of leisure uses on the neighbouring uses in terms of noise, traffic and disturbance as well as the cumulative impacts of new leisure uses.

The type of Sui Generis use proposed, including as a bar and arts centre, may lead to some generation of noise by activities taking place within the unit. These could create a level of breakout noise from the unit that could cause disamenity to surrounding residential occupiers.

The applicant submitted an acoustic assessment, which included recommendations for sealing the windows, in order to ensure the breakout noise is minimised. Whilst a noise assessment has been submitted by the applicant, at present the worst case scenario has not been assessed with regards to events noise. The applicant will be required to submit a noise assessment for assessment by Environmental Health to ensure the breakout noise is kept to an acceptable level.

Visual amenity

The application is for a change of use only and no external alterations are proposed under this application. Hence, there are no concerns regarding visual amenity in relation to this application. The above notwithstanding, any elevational alterations associated with the use that do not have the benefit of planning permission would require a separate application for planning permission.

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 to seek solutions to problems arising in relation to dealing with the planning 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 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:

-Drawing - Existing & Proposed 01D BASEMENT & GROUND FLOOR PLANS received by the City Council, as Local Planning Authority, on 12/12/2024

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 the National Planning Policy Framework

3) Within 1 month of the date of this permission, a scheme to incorporate measures to improve disabled access into and throughout the premises shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The agreed scheme shall be implemented within 3 months of the date of this permission and shall thereafter be retained and operational for the lifetime of the development.

Reason - To ensure that satisfactory disabled access is provided pursuant to the provisions of policies CC10, T2, SP1 and DM1 of the Manchester Core Strategy (2012).

4) a) Within one month of the date of this permission, a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with this scheme. The scheme shall be implemented in full.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Within one month of the agreement of part a), a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) 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 Friday 11:00 to 23:30

Saturday 10:00 to 00:30

Sunday 10:00 to 23:30

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) 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 policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) Within one month of the date of this permission, the cycle parking indicated on the approved plan (Drawing - Existing & Proposed 01D BASEMENT & GROUND FLOOR PLANS received by the City Council, as Local Planning Authority, on 12/12/2024) shall be made available for use. The cycle parking shall then be available at all times whilst the unit is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policy DM1 of the Manchester Core Strategy.

a) Within one month of the date of this approval, 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 SP1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

18 Anita Street, Manchester, M4 5DU
56 Oldham Road, Manchester, M4 5EE
151A Victoria Square, Oldham Road, Manchester, M4 5FA
77A Victoria Square, Oldham Road, Manchester, M4 5DZ
126A Victoria Square, Oldham Road, Manchester, M4 5EA
43 George Leigh Street, Manchester, M4 5DR
42 George Leigh Street, Manchester, M4 5DG
43A Victoria Square, Oldham Road, Manchester, M4 5DY
58A Victoria Square, Oldham Road, Manchester, M4 5DZ
32A Victoria Square, Oldham Road, Manchester, M4 5DY
164A Victoria Square, Oldham Road, Manchester, M4 5FA
31 Anita Street, Manchester, M4 5DU
76 George Leigh Street, Manchester, M4 5DG
76 - 78 Oldham Road, Manchester, M4 5EB
110A Victoria Square, Oldham Road, Manchester, M4 5EA
12A Victoria Square, Oldham Road, Manchester, M4 5DX
150A Victoria Square, Oldham Road, Manchester, M4 5FA
59A Victoria Square, Oldham Road, Manchester, M4 5DZ
139A Victoria Square, Oldham Road, Manchester, M4 5FA
24A Victoria Square, Oldham Road, Manchester, M4 5DY
114A Victoria Square, Oldham Road, Manchester, M4 5EA
27A Victoria Square, Oldham Road, Manchester, M4 5DY
161A Victoria Square, Oldham Road, Manchester, M4 5FA
92A Victoria Square, Oldham Road, Manchester, M4 5DZ
66A Victoria Square, Oldham Road, Manchester, M4 5DZ
97A Victoria Square, Oldham Road, Manchester, M4 5EA
88A Victoria Square, Oldham Road, Manchester, M4 5DZ
84A Victoria Square, Oldham Road, Manchester, M4 5DZ
5A Victoria Square, Oldham Road, Manchester, M4 5DX
Flat 607, 1 Silk Street, Manchester, M4 6LZ
Glamourous Restaurant, Wing Yip Business Centre, Oldham Road, Manchester, M4 5HU
Flat 302, 1 Silk Street, Manchester, M4 6LZ
Flat 806, 1 Silk Street, Manchester, M4 6LZ
Flat 403, 1 Silk Street, Manchester, M4 6LZ
Flat 411, 1 Silk Street, Manchester, M4 6LZ
Flat 809, 1 Silk Street, Manchester, M4 6LZ
Flat 402, 1 Silk Street, Manchester, M4 6LZ
Flat 702, 1 Silk Street, Manchester, M4 6LZ
50A Oldham Road, Manchester, M4 5EE
46B Oldham Road, Manchester, M4 5EE
17 Anita Street, Manchester, M4 5DU
5 Anita Street, Manchester, M4 5DU
61A Victoria Square, Oldham Road, Manchester, M4 5DZ
73A Victoria Square, Oldham Road, Manchester, M4 5DZ
29A Victoria Square, Oldham Road, Manchester, M4 5DY
159A Victoria Square, Oldham Road, Manchester, M4 5FA
51 George Leigh Street, Manchester, M4 5DR
29 Anita Street, Manchester, M4 5DU

35 Anita Street, Manchester, M4 5DU
82 George Leigh Street, Manchester, M4 5DG
67 George Leigh Street, Manchester, M4 5DT
163A Victoria Square, Oldham Road, Manchester, M4 5FA
111A Victoria Square, Oldham Road, Manchester, M4 5EA
85A Victoria Square, Oldham Road, Manchester, M4 5DZ
105A Victoria Square, Oldham Road, Manchester, M4 5EA
104A Victoria Square, Oldham Road, Manchester, M4 5EA
26A Victoria Square, Oldham Road, Manchester, M4 5DY
147A Victoria Square, Oldham Road, Manchester, M4 5FA
7A Victoria Square, Oldham Road, Manchester, M4 5DX
51A Victoria Square, Oldham Road, Manchester, M4 5DY
36A Victoria Square, Oldham Road, Manchester, M4 5DY
72A Victoria Square, Oldham Road, Manchester, M4 5DZ
160A Victoria Square, Oldham Road, Manchester, M4 5FA
125A Victoria Square, Oldham Road, Manchester, M4 5EA
34A Victoria Square, Oldham Road, Manchester, M4 5DY
8A Victoria Square, Oldham Road, Manchester, M4 5DX
155A Victoria Square, Oldham Road, Manchester, M4 5FA
68 George Leigh Street, Manchester, M4 5DG
Flat 610, 1 Silk Street, Manchester, M4 6LZ
114 Oldham Road, Manchester, M4 6AG
Third Floor Unit 3B, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Third Floor Unit 3E, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
1 Silk Street, Manchester, M4 6LZ
Flat 608, 1 Silk Street, Manchester, M4 6LZ
Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ
Flat 613, 1 Silk Street, Manchester, M4 6LZ
Flat 511, 1 Silk Street, Manchester, M4 6LZ
Flat 309, 1 Silk Street, Manchester, M4 6LZ
Flat 413, 1 Silk Street, Manchester, M4 6LZ
Flat 404, 1 Silk Street, Manchester, M4 6LZ
Flat 803, 1 Silk Street, Manchester, M4 6LZ
Flat 612, 1 Silk Street, Manchester, M4 6LZ
Flat 409, 1 Silk Street, Manchester, M4 6LZ
26 Anita Street, Manchester, M4 5DU
22 Anita Street, Manchester, M4 5DU
21 Anita Street, Manchester, M4 5DU
15 Anita Street, Manchester, M4 5DU
12 Anita Street, Manchester, M4 5DU
7 Anita Street, Manchester, M4 5DU
52A Oldham Road, Manchester, M4 5EE
116A Victoria Square, Oldham Road, Manchester, M4 5EA
53A Victoria Square, Oldham Road, Manchester, M4 5DY
66 Oldham Road, Manchester, M4 5EE
64 Oldham Road, Manchester, M4 5EE
46 George Leigh Street, Manchester, M4 5DG
109A Victoria Square, Oldham Road, Manchester, M4 5EA
152A Victoria Square, Oldham Road, Manchester, M4 5FA
34 Anita Street, Manchester, M4 5DU
84 George Leigh Street, Manchester, M4 5DG
74 George Leigh Street, Manchester, M4 5DG
70 George Leigh Street, Manchester, M4 5DG

92 Oldham Road, Manchester, M4 5EB
142A Victoria Square, Oldham Road, Manchester, M4 5FA
128A Victoria Square, Oldham Road, Manchester, M4 5EA
123A Victoria Square, Oldham Road, Manchester, M4 5EA
60A Victoria Square, Oldham Road, Manchester, M4 5DZ
30A Victoria Square, Oldham Road, Manchester, M4 5DY
17A Victoria Square, Oldham Road, Manchester, M4 5DX
166A Victoria Square, Oldham Road, Manchester, M4 5FA
87A Victoria Square, Oldham Road, Manchester, M4 5DZ
48A Victoria Square, Oldham Road, Manchester, M4 5DY
20A Victoria Square, Oldham Road, Manchester, M4 5DX
96A Victoria Square, Oldham Road, Manchester, M4 5EA
44A Victoria Square, Oldham Road, Manchester, M4 5DY
68A Victoria Square, Oldham Road, Manchester, M4 5DZ
100A Victoria Square, Oldham Road, Manchester, M4 5EA
Flat 407, 1 Silk Street, Manchester, M4 6LZ
The Youth Sanctuary Limited, Third Floor Unit 3C, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 510, 1 Silk Street, Manchester, M4 6LZ
Flat 306, 1 Silk Street, Manchester, M4 6LZ
Flat 805, 1 Silk Street, Manchester, M4 6LZ
Flat 303, 1 Silk Street, Manchester, M4 6LZ
Flat 712, 1 Silk Street, Manchester, M4 6LZ
Flat 310, 1 Silk Street, Manchester, M4 6LZ
Flat 503, 1 Silk Street, Manchester, M4 6LZ
Flat 705, 1 Silk Street, Manchester, M4 6LZ
Flat 611, 1 Silk Street, Manchester, M4 6LZ
Flat 609, 1 Silk Street, Manchester, M4 6LZ
33 Anita Street, Manchester, M4 5DU
30 Anita Street, Manchester, M4 5DU
25 Anita Street, Manchester, M4 5DU
165A Victoria Square, Oldham Road, Manchester, M4 5FA
42A Victoria Square, Oldham Road, Manchester, M4 5DY
58 Oldham Road, Manchester, M4 5EE
58A Oldham Road, Manchester, M4 5EE
41 George Leigh Street, Manchester, M4 5DR
154A Victoria Square, Oldham Road, Manchester, M4 5FA
132A Victoria Square, Oldham Road, Manchester, M4 5FA
121A Victoria Square, Oldham Road, Manchester, M4 5EA
57 George Leigh Street, Manchester, M4 5DR
90 Oldham Road, Manchester, M4 5EB
72 - 74 Oldham Road, Manchester, M4 5EB
16A Victoria Square, Oldham Road, Manchester, M4 5DX
31A Victoria Square, Oldham Road, Manchester, M4 5DY
69A Victoria Square, Oldham Road, Manchester, M4 5DZ
137A Victoria Square, Oldham Road, Manchester, M4 5FA
15A Victoria Square, Oldham Road, Manchester, M4 5DX
33A Victoria Square, Oldham Road, Manchester, M4 5DY
80A Victoria Square, Oldham Road, Manchester, M4 5DZ
93A Victoria Square, Oldham Road, Manchester, M4 5EA
71A Victoria Square, Oldham Road, Manchester, M4 5DZ
144A Victoria Square, Oldham Road, Manchester, M4 5FA
6A Victoria Square, Oldham Road, Manchester, M4 5DX
107A Victoria Square, Oldham Road, Manchester, M4 5EA

127A Victoria Square, Oldham Road, Manchester, M4 5EA
101A Victoria Square, Oldham Road, Manchester, M4 5EA
21A Victoria Square, Oldham Road, Manchester, M4 5DY
130A Victoria Square, Oldham Road, Manchester, M4 5FA
Flat 508, 1 Silk Street, Manchester, M4 6LZ
110 Oldham Road, Manchester, M4 6AG
94 - 98 Oldham Road, Manchester, M4 5EB
Third Floor Unit 3D, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Third Floor Unit 3F, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 405, 1 Silk Street, Manchester, M4 6LZ
Flat 313, 1 Silk Street, Manchester, M4 6LZ
Flat 304, 1 Silk Street, Manchester, M4 6LZ
Flat 301, 1 Silk Street, Manchester, M4 6LZ
Flat 808, 1 Silk Street, Manchester, M4 6LZ
Flat 709, 1 Silk Street, Manchester, M4 6LZ
Flat 506, 1 Silk Street, Manchester, M4 6LZ
Flat 602, 1 Silk Street, Manchester, M4 6LZ
Flat 311, 1 Silk Street, Manchester, M4 6LZ
48A Oldham Road, Manchester, M4 5EE
46A Oldham Road, Manchester, M4 5EE
31 George Leigh Street, Manchester, M4 5DR
45 George Leigh Street, Manchester, M4 5DR
10 Anita Street, Manchester, M4 5DU
28A Victoria Square, Oldham Road, Manchester, M4 5DY
55A Victoria Square, Oldham Road, Manchester, M4 5DY
119A Victoria Square, Oldham Road, Manchester, M4 5EA
33 George Leigh Street, Manchester, M4 5DR
44 George Leigh Street, Manchester, M4 5DG
40 George Leigh Street, Manchester, M4 5DG
162A Victoria Square, Oldham Road, Manchester, M4 5FA
25A Victoria Square, Oldham Road, Manchester, M4 5DY
86 George Leigh Street, Manchester, M4 5DG
80 George Leigh Street, Manchester, M4 5DG
153A Victoria Square, Oldham Road, Manchester, M4 5FA
108A Victoria Square, Oldham Road, Manchester, M4 5EA
134A Victoria Square, Oldham Road, Manchester, M4 5FA
63A Victoria Square, Oldham Road, Manchester, M4 5DZ
11A Victoria Square, Oldham Road, Manchester, M4 5DX
23A Victoria Square, Oldham Road, Manchester, M4 5DY
1A Victoria Square, Oldham Road, Manchester, M4 5DX
113A Victoria Square, Oldham Road, Manchester, M4 5EA
38A Victoria Square, Oldham Road, Manchester, M4 5DY
124A Victoria Square, Oldham Road, Manchester, M4 5EA
37A Victoria Square, Oldham Road, Manchester, M4 5DY
89A Victoria Square, Oldham Road, Manchester, M4 5DZ
148A Victoria Square, Oldham Road, Manchester, M4 5FA
106A Victoria Square, Oldham Road, Manchester, M4 5EA
10A Victoria Square, Oldham Road, Manchester, M4 5DX
52 George Leigh Street, Manchester, M4 5DG
Flat 703, 1 Silk Street, Manchester, M4 6LZ
Unit 2A Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 410, 1 Silk Street, Manchester, M4 6LZ
Flat 701, 1 Silk Street, Manchester, M4 6LZ
Flat 802, 1 Silk Street, Manchester, M4 6LZ

Flat 509, 1 Silk Street, Manchester, M4 6LZ
Flat 412, 1 Silk Street, Manchester, M4 6LZ
Flat 307, 1 Silk Street, Manchester, M4 6LZ
Flat 308, 1 Silk Street, Manchester, M4 6LZ
Flat 513, 1 Silk Street, Manchester, M4 6LZ
Flat 711, 1 Silk Street, Manchester, M4 6LZ
Flat 708, 1 Silk Street, Manchester, M4 6LZ
23 Anita Street, Manchester, M4 5DU
19 Anita Street, Manchester, M4 5DU
11 Anita Street, Manchester, M4 5DU
Victoria Square, Oldham Road, Manchester, M4 5DX
68 Oldham Road, Manchester, M4 5EE
82A Victoria Square, Oldham Road, Manchester, M4 5DZ
103A Victoria Square, Oldham Road, Manchester, M4 5EA
79A Victoria Square, Oldham Road, Manchester, M4 5DZ
54A Victoria Square, Oldham Road, Manchester, M4 5DY
36 Anita Street, Manchester, M4 5DU
49 George Leigh Street, Manchester, M4 5DR
47 George Leigh Street, Manchester, M4 5DR
86A Victoria Square, Oldham Road, Manchester, M4 5DZ
146A Victoria Square, Oldham Road, Manchester, M4 5FA
35A Victoria Square, Oldham Road, Manchester, M4 5DY
50A Victoria Square, Oldham Road, Manchester, M4 5DY
57A Victoria Square, Oldham Road, Manchester, M4 5DZ
94A Victoria Square, Oldham Road, Manchester, M4 5EA
83A Victoria Square, Oldham Road, Manchester, M4 5DZ
136A Victoria Square, Oldham Road, Manchester, M4 5FA
9A Victoria Square, Oldham Road, Manchester, M4 5DX
75A Victoria Square, Oldham Road, Manchester, M4 5DZ
157A Victoria Square, Oldham Road, Manchester, M4 5FA
138A Victoria Square, Oldham Road, Manchester, M4 5FA
47A Victoria Square, Oldham Road, Manchester, M4 5DY
13A Victoria Square, Oldham Road, Manchester, M4 5DX
78A Victoria Square, Oldham Road, Manchester, M4 5DZ
141A Victoria Square, Oldham Road, Manchester, M4 5FA
49A Victoria Square, Oldham Road, Manchester, M4 5DY
Flat 512, 1 Silk Street, Manchester, M4 6LZ
W Wing Yip, Oldham Road, Manchester, M4 5FY
Flat 601, 1 Silk Street, Manchester, M4 6LZ
Flat 804, 1 Silk Street, Manchester, M4 6LZ
Flat 406, 1 Silk Street, Manchester, M4 6LZ
92 George Leigh Street, Manchester, M4 5DG
Flat 606, 1 Silk Street, Manchester, M4 6LZ
Flat 604, 1 Silk Street, Manchester, M4 6LZ
Flat 305, 1 Silk Street, Manchester, M4 6LZ
Flat 801, 1 Silk Street, Manchester, M4 6LZ
New Cross Dental Surgery, 50 - 52 Oldham Road, Manchester, M4 5EE
24 Anita Street, Manchester, M4 5DU
20 Anita Street, Manchester, M4 5DU
16 Anita Street, Manchester, M4 5DU
9 Anita Street, Manchester, M4 5DU
54 Oldham Road, Manchester, M4 5EE
2A Victoria Square, Oldham Road, Manchester, M4 5DX
102A Victoria Square, Oldham Road, Manchester, M4 5EA

62 Oldham Road, Manchester, M4 5EE
60 Oldham Road, Manchester, M4 5EE
37 George Leigh Street, Manchester, M4 5DR
35 George Leigh Street, Manchester, M4 5DR
81A Victoria Square, Oldham Road, Manchester, M4 5DZ
145A Victoria Square, Oldham Road, Manchester, M4 5FA
55 George Leigh Street, Manchester, M4 5DR
53 George Leigh Street, Manchester, M4 5DR
78 George Leigh Street, Manchester, M4 5DG
80 - 86 Oldham Road, Manchester, M4 5EB
46A Victoria Square, Oldham Road, Manchester, M4 5DY
117A Victoria Square, Oldham Road, Manchester, M4 5EA
131A Victoria Square, Oldham Road, Manchester, M4 5FA
143A Victoria Square, Oldham Road, Manchester, M4 5FA
62A Victoria Square, Oldham Road, Manchester, M4 5DZ
41A Victoria Square, Oldham Road, Manchester, M4 5DY
19A Victoria Square, Oldham Road, Manchester, M4 5DX
18A Victoria Square, Oldham Road, Manchester, M4 5DX
120A Victoria Square, Oldham Road, Manchester, M4 5EA
98A Victoria Square, Oldham Road, Manchester, M4 5EA
76A Victoria Square, Oldham Road, Manchester, M4 5DZ
52A Victoria Square, Oldham Road, Manchester, M4 5DY
158A Victoria Square, Oldham Road, Manchester, M4 5FA
99A Victoria Square, Oldham Road, Manchester, M4 5EA
70A Victoria Square, Oldham Road, Manchester, M4 5DZ
4A Victoria Square, Oldham Road, Manchester, M4 5DX
64A Victoria Square, Oldham Road, Manchester, M4 5DZ
140A Victoria Square, Oldham Road, Manchester, M4 5FA
40A Victoria Square, Oldham Road, Manchester, M4 5DY
90A Victoria Square, Oldham Road, Manchester, M4 5DZ
122A Victoria Square, Oldham Road, Manchester, M4 5EA
48 George Leigh Street, Manchester, M4 5DG
Units 2B-2D Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 312, 1 Silk Street, Manchester, M4 6LZ
Flat 502, 1 Silk Street, Manchester, M4 6LZ
94 George Leigh Street, Manchester, M4 5DG
Flat 603, 1 Silk Street, Manchester, M4 6LZ
Flat 501, 1 Silk Street, Manchester, M4 6LZ
Flat 713, 1 Silk Street, Manchester, M4 6LZ
Flat 706, 1 Silk Street, Manchester, M4 6LZ
Jungle Jazz Cafe Limited, 44 Oldham Road, Manchester, M4 5EE
32 Anita Street, Manchester, M4 5DU
28 Anita Street, Manchester, M4 5DU
27 Anita Street, Manchester, M4 5DU
14 Anita Street, Manchester, M4 5DU
13 Anita Street, Manchester, M4 5DU
54A Oldham Road, Manchester, M4 5EE
115A Victoria Square, Oldham Road, Manchester, M4 5EA
133A Victoria Square, Oldham Road, Manchester, M4 5FA
68A Oldham Road, Manchester, M4 5EE
64A Oldham Road, Manchester, M4 5EE
62A Oldham Road, Manchester, M4 5EE
60A Oldham Road, Manchester, M4 5EE
39 George Leigh Street, Manchester, M4 5DR

74A Victoria Square, Oldham Road, Manchester, M4 5DZ
72 George Leigh Street, Manchester, M4 5DG
88 Oldham Road, Manchester, M4 5EB
65 George Leigh Street, Manchester, M4 5DT
14A Victoria Square, Oldham Road, Manchester, M4 5DX
112A Victoria Square, Oldham Road, Manchester, M4 5EA
129A Victoria Square, Oldham Road, Manchester, M4 5EA
118A Victoria Square, Oldham Road, Manchester, M4 5EA
91A Victoria Square, Oldham Road, Manchester, M4 5DZ
149A Victoria Square, Oldham Road, Manchester, M4 5FA
67A Victoria Square, Oldham Road, Manchester, M4 5DZ
65A Victoria Square, Oldham Road, Manchester, M4 5DZ
95A Victoria Square, Oldham Road, Manchester, M4 5EA
56A Victoria Square, Oldham Road, Manchester, M4 5DZ
39A Victoria Square, Oldham Road, Manchester, M4 5DY
135A Victoria Square, Oldham Road, Manchester, M4 5FA
22A Victoria Square, Oldham Road, Manchester, M4 5DY
156A Victoria Square, Oldham Road, Manchester, M4 5FA
45A Victoria Square, Oldham Road, Manchester, M4 5DY
50 George Leigh Street, Manchester, M4 5DG
Flat 401, 1 Silk Street, Manchester, M4 6LZ
Flat 704, 1 Silk Street, Manchester, M4 6LZ
Hsbc Bank, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 605, 1 Silk Street, Manchester, M4 6LZ
Flat 505, 1 Silk Street, Manchester, M4 6LZ
Flat 807, 1 Silk Street, Manchester, M4 6LZ
17 Bengal Street, Manchester, M4 6AQ
90 George Leigh Street, Manchester, M4 5DG
88 George Leigh Street, Manchester, M4 5DG
Flat 504, 1 Silk Street, Manchester, M4 6LZ
Flat 507, 1 Silk Street, Manchester, M4 6LZ
Flat 710, 1 Silk Street, Manchester, M4 6LZ
Flat 408, 1 Silk Street, Manchester, M4 6LZ
Flat 707, 1 Silk Street, Manchester, M4 6LZ
Flat 810, 1 Silk Street, Manchester, M4 6LZ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL