MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	140907/FO/2024
Date registered valid:	5 September 2024
Proposal:	Erection of one and two storey structures for flexible commercial uses (Use Classes E(a), E(b), E(c) and Sui Generis (Drinking Establishments at ground and first floor levels with stage for live music performance associated access arrangements, landscaping, lighting, and associated external seating areas and courtyard space.
Address:	Hatch, Oxford Road, Manchester, M1 7ED
Ward(s):	Deansgate Ward
Applicant:	Stack (Manchester) Ltd
Agent (if any):	Mr John Cooper Deloitte LLP
Case officer:	Danielle Cooper Tel: 0161 234 1658 Email: danielle.cooper@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**19/12/2024**

Application details

Type of application: Full Application Consent

Development type: Major Retail

Date of site visit: 24 September 2024

Standard consultations:
Printed: 16 September 2024 Expired: 7 October 2024

Neighbour notifications
Printed: 16 September 2024 Expired: 7 October 2024

Site notice
Posted: 24 September 2024 Expired: 15 October 2024

Press advert
Published: 24 September 2024 Expired: 8 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: N/A

Tree Preservation Order: **N/A**

Description of area

This application relates to the south-west corner of the 4 Ha Circle Square site, located on Oxford Road in the City Centre, which used to house the BBC. The site specifically was a vacant courtyard area adjacent to Oxford House and extending to a previously vacant area below the elevated section of Mancunian Way facing Oxford Road. A masterplan was formulated for the former BBC site following the whole site's acquisition by Bruntwood in March 2015. This proposed a comprehensive, employment-led mixed-use redevelopment of the site. The area that encompasses Circle Square surrounding the application site has been subject to a number of recent planning permission approvals. The Circle Square development aims to create a vibrant city neighbourhood.

In June 2016, temporary planning permission was granted at the current application site for the erection of a 3 storey marketing site building with ground floor café/gallery (sui

generis) and flexible marketing and commercial floorspace at first and second floor (sui generis) together with related access. Landscaping and associated works. This scheme has not been implemented.

The site was formally occupied by Hatch, which was present on the site since 2017. Planning applications for the Hatch scheme were made in 2017, 2018 and 2019. The 2017 application covered phase one of the development (app. 117089/FO/2017). The 2018 application covered phase 2 extension of the scheme (app. 120050/FO/2018), and the 2019 sought permission to alter the arrangement of the previous schemes (app. 124502/FO/2019) which was built out and is now currently vacant.

Description of development

Planning permission is sought for the erection of one and two storey structures for flexible commercial uses (Use Classes E and Sui Generis - Drinking Establishments) at ground and first floor levels with stage for live music performance associated access arrangements, landscaping, lighting, and associated external seating areas and courtyard space.

The proposed development comprises 1446sq.m of floor space over two levels, with open plaza seating areas at both levels. The scheme falls into two distinct areas, a courtyard area around 4no. existing mature trees, and the under croft space formed by the Mancunian Way.

The scheme will be constructed from shipping containers. The scheme is a maximum of two high cube containers, measuring an overall height of 5.8m. The layout has been designed around the profiled concrete beams of the highway, with as few containers as possible crossing these beams. Where the layout requires ‘standard’ height (2.59m) containers, these will be used to ensure sufficient clearance to the underside of the flyover.

The entrance of the site is located from Oxford Road within the proposed gateway arch. The entrance is flanked by two external earing areas, which serve the coffee shop and street food units housed within the containers. To the north-western corner of the site, two outward facing retail stores will be provided. Within the development there is a large open plaza area with street food vendors and bars accommodated within shipping containers to the perimeters; to the west of the site, and aligned centrally to the plaza, a stage will be constructed to host events. The courtyard area will make a feature of the retained mature trees and will be surrounded by street food vendors and a bar, all accommodated within shipping containers. Tarmac will be used for the floor.

At first floor over the main plaza, a void enables views across the stage, around which seating is arranged along with further street food vendors and bars. Above the entrance of the site, there is a large seating area with a glazed screen facing onto Oxford Road. To the courtyard area, there is another smaller void, around which further seating is arranged, one street food vendor, and a glazed back containers which offer covered seating. Timber decking will be used for the upper floors.

20.4sqm of ground level planters and 2no. urban tree planting with soil pits in the forecourt of the site are proposed.

The site is fully accessible, with proposed accessible lifts and toilets.

The opening hours are 07:00 – 02:00 Monday to Sunday.

The coffee shop will open from 08:00 and the main area will open at 10:00-onwards.

Planning history

124502/FO/2019 – Erection of one and two storey buildings with flexible commercial uses (Use Classes A1 (shop), A3 (restaurant/cafe), A4 (drinking establishment), A5 (hot food takeaway) or B1 (office)) at ground and first floor together with related access, landscaping and other associated works including external seating areas and courtyard space for a temporary period – Approved 2020

120050/FO/2018 - Erection of one and two storey buildings with flexible commercial uses (Use Classes A1 (shop), A3 (restaurant/cafe), A4 (drinking establishment) or A5 (hot food takeaway)) at ground and first floor together with related access, landscaping and other associated works including external seating areas and courtyard space for a temporary period – Approved 2018

Consultations & Notification Responses

Highways – no objection subject to conditions

Environmental health – no objection subject to conditions

Trees – no objection subject to conditions

Flood Risk Management – no objection subject to conditions

Greater Manchester Police – no response

United Utilities – no objection subject to conditions

Environment agency – no objection

Transport for Greater Manchester – no objection

Ecology – no objection subject to conditions

The application has been advertised by the press, site notice, and neighbour letters. One letter of representation has been received. The comments have been summarised below:

- Concern of live music causing disturbance during the day

Officer comment: The above comment will be addressed within the officer report.

Policy

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 CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC4 – Visitors – Tourism. Culture and Leisure
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN14 – Flood Risk
- Policy EN16 – Air quality
- Policy EN18 – Contamination land
- Policy EN19 – Waste
- Policy DM1 – Development Management
- Policy T2 – Accessible Areas of Opportunity and Need

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed places

Other Legislative Requirements

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P1 - Sustainable Places
Policy JP-S1 - Sustainable Development
Policy JP -S4 - Resilience
Policy JP-S5 - Flood Risk and the Water Environment

Issues

Principle of development

The proposed development would have a mixture of uses including shop and commercial food and drink units. The range of uses proposed at the site is considered to be acceptable as it is felt that it would complement the uses already found in the local area.

As such the principle of the development is considered acceptable, complying with Core Strategy policies CC1, CC4, SP1, and DM1, and chapters 6 and 7 of the National Planning Policy Framework.

Impact on visual amenity

The proposal involves the erection of shipping containers which are of a maximum of 2 storeys tall around the perimeter of the site. The finish of the containers, window and door frames and gates will be dark grey (RAL 2016 – anthracite grey). The framed entrance portal will be finished in RAL colour 5018 'Aquamarine'.

The shipping containers will be utilised by the different businesses. The proposal will then have a central area at ground floor including benches and a stage and at first floor there is an open plaza to view the ground floor stage area with additional seating.

The overall design of the proposal is of a contemporary nature which is considered to be visually acceptable within the context of the surrounding area involving mixed use buildings which are of varying materials, form and design. The overall scale of the development is also considered acceptable being 2 storey tall and as such will appear subservient within the street scene.

The proposed development is therefore considered to be of a high quality and unique design and it is considered that it would not adversely affect the appearance of the site or visual amenity within the street scene, and is therefore complaint with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Impact on residential amenity

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby residential occupiers. It includes the consideration of issues such as impact on noise and disturbance. The nearest residents include those located at Circle Square and adjacent offices.

As the site has had former permission for the same class use, the proposal is considered to have a similar level of comings and goings as existing. It is noted that the hours of operation will remain open from 7am until 2am Monday to Sunday and include live music performances and as such there will be a degree of noise omitted from the site. However, there is a balance to be made which weighs up carefully the reasonable expectations of

residents/businesses located nearby, the city centre context and the aspirations for the area to continue to develop as a mixed-use destination. As such the hours of operation are considered acceptable and will be conditioned as such:

Monday to Sunday 7am-2am.

Environmental health has requested that a noise impact assessment is submitted to the LPA prior to the use commencing to safeguard nearby residents' amenities and offices by ensuring the noise levels are acceptable and provide noise insultation measures if so required. Details in relation to external plants and fumes will also be conditioned to be submitted.

The scale of the proposed structures are similar to that of the existing temporary structures and as such the development is not considered to result in any unacceptable overbearing or overshadowing impacts.

Subject to such a condition the development is considered to be acceptable in this regard and therefore accords with Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework.

Lighting

An external lighting scheme would light the perimeter of the structures and courtyard/seating/stage areas. It has been designed to eliminate glare which is welcomed.

Impact on highway safety

The development would have no off-road car parking spaces but this is considered to be acceptable given the highly accessible location of the site, within the City Centre and very close to Oxford Road Train Station, Metrolink services and on a bus and cycle corridor. The submitted retail and event operations strategy will be conditioned to be implemented to ensure effective queue and dispersal management.

A construction management plan, and travel plan will be conditioned as requested by highways.

The tables and chairs at ground floor located adjacent the main elevation facing Oxford Road is located within the applicant's ownership and will be stored securely within the site after each business day. Highways have no concern to this and note that a pavement licence is required which is not a planning consideration.

Cycle parking

Nearby cycle spaces surrounding the site will provide customers a total of 60 cycle spaces which highways consider acceptable.

In regard to long stay cycle spaces for the provision of staff, the applicant proposed 5no. secured cycle spaces at the north-eastern corner of the site, with the provision of 15no. future cycle spaces should there be a demand for them which will be reviewed when the site is operational as agreed by the highway officer.

Waste

Refuse servicing and deliveries would take place via the bin store located to the rear of the development which highways consider acceptable. A delivery and servicing management plan will be conditioned to ensure efficient coordination of such activities due to the number of businesses which will operate from the site.

As such, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Level access

The proposed development would be fully accessibly across both ground and second floor levels, with proposed lifts and accessible toilets. Given the above it is considered that the access arrangements would be consistent with Core Strategy Policy DM1.

Crime

The application was accompanied by a Crime Impact Statement prepared by Greater Manchester Police. The LPA consider the development to be acceptable as long as the development is implemented in accordance with the recommendations within the CIS. As such, the submitted CIS will be conditioned.

Trees & biodiversity net gain

The site will retain the existing four trees as well as provide two new urban trees within soil pits. Planters will also be introduced. Specific details on the proposed trees and vegetation will be required via a soft landscaping condition. A condition will also be implemented to ensure the existing trees are protected during construction.

One bird box is also proposed to be installed as per the submitted drawings to an exiting tree.

The LPA consider the proposed landscaping and addition of a bird box to be acceptable, enhancing the existing biodiversity on site, complying with core strategy policy DM1.

Ground contamination

A preliminary risk assessment has been submitted and reviewed by the environmental health officer and is considered acceptable. A site investigation report and remediation

strategy are required to be submitted, along with a verification report to follow once the development commences. This will be conditioned as such.

Flood risk

Details regarding surface water drainage and SUDS are to be conditioned.

A sewer pipe is located underneath the application site. On going conversations have occurred with the agent and United Utilities to ensure the pipe is protected from any damage as a result of the proposed development. As these conversations are still on going, a condition will be implemented to ensure details involving protection measures of the water main and any mitigation measures required will be submitted to the LPA before development commences.

Representations

One representation has been received and raised concern in regard to noise disturbance during the day as a result of live music. The applicant is required to submit a noise impact assessment which will ensure the noise level of music during the day is controlled. As such the proposed development is considered acceptable.

Conclusion

In light of the above the proposal has been found to be acceptable and is therefore in accordance with Core Strategy Policies SP1, CC1, CC4, EN1, EN9, EN14, EN18, EN19 and DM1, Saved Unitary Development Plan Policy DC26, Places for Everyone policies JP-P1, JP-S1, JP -S4 and JP-S5, and the National Planning Policy Framework. On this basis the proposal is recommended for approval.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 operated in accordance with the following plans and documents:

The drawings referenced:

Location plan, ref: 1162.1-EX-EW-000 (received 02/09/2024)
Accommodation schedule ground level, ref: 1162.1-P0-(20)-001.2 (received 02/09/2024)
Accommodation plan upper level, ref: 1162.1-P1-(20)-101.2 (received 02/09/2024)
Lighting design - ground floor, ref: STM-LNK-00-XX-SK-E-63010 P01.01 (received 02/09/2024)
Lighting design - 1st floor, ref: STM-LNK-01-XX-SK-E-63010 P01.01 (received 02/09/2024)
Floor plan ground level, ref: 1162.1-P0-(20)-000.2 PL05 (received 07/11/2024)
Floor plan upper level, ref: 1162.1-P1-(20)-100.2 PL04 (received 07/11/2024)
Proposed boundary interface, ref: P0-[90]-001 PL01 (received 07/11/2024)

Elevation A-A, ref: 1162.1-EL-(00)-210.2 REV PL02 (received 27/11/2024)
Elevation B-B, ref: 1162.1-EL-(00)-211.2 REV PL03 (received 27/11/2024)

Supporting information:

Design and access statement (received 02/09/2024)
Construction phase plan (received 02/09/2024)
Crime impact statement (received 02/09/2024)
Local Labour agreement (received 02/09/2024)
Safety, health and environmental policy and management system (received 02/09/2024)
Fire assessment (received 02/09/2024)
Ventilation strategy (received 02/09/2024)
Retail & events operations strategy (received 02/09/2024)
Arboricultural impact assessment (received 02/09/2024)
Waste management strategy (received 02/09/2024)
Phase 1 ground conditions (received 02/09/2024)

Reason - Pursuant to Core Strategy Policies SP1, CC1, CC4 and EN1 and DM1 and saved UDP policy DC26.

3) The premises shall not be open outside the following hours:

Monday to Sunday: 07:00 to 02:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved UDP policy DC26.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday deliveries etc. are permitted and the times shall be confined to 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved UDP policy DC26.

5) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.
Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to saved UDP policy DC26.

6) a) Prior to the commencement of the development, a noise study to acoustically insulated and limit the break out of noise from 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 scheme shall be implemented in full before the use commences.

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) Prior to occupation of the development 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved UDP policy DC26.

7) 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.

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 report shall be detailed along with any measures required 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, pursuant to saved UDP policy DC26.

8) The scheme for the storage and disposal of refuse as detailed within the Waste Management Strategy, received 02/09/2024, shall be implemented and be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

9) a) Prior to commencement of the development, an air quality assessment together with mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

10) a) Before the development hereby approved commences, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy EN18 of the Core Strategy.

11) The development shall be carried out in accordance with the Crime Impact Statement as received by the City Council as Local Planning Authority on the 02/09/2024.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

12) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.
- Dilapidation surveys, with photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

13) The use hereby approved shall be managed in accordance with the Retail and Events Operations Strategy, received 07/11/2024 for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

14) They cycle parking spaces as shown on drawing no 1162.1-P0-(20)-000.2 PL05 shall be made available for use prior to the occupation of the development and shall be retained and maintained thereafter for the lifetime of the development.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

15) a) Prior to the first occupation of the development, a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of customers/staff during the first three months of the first use of the building and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car, including increased cycle provision.
iv) measures for the delivery of specified Travel Plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first use of the site, a detailed Delivery and Servicing Management Plan, including that listed below, following shall be submitted to an approved in writing by the City Council as Local Planning Authority.

- Details of the 24 hour management of the site, in particular in relation to servicing, refuse (storage and removal) and noise management of external and internal areas.
- Details of how the site will deliver for home deliveries, in particular to ensure vehicles do not obstruct various road users and adequate cycle/motorcycle parking is provided.

The approved management plan shall be implemented from the first occupation of the premises as an educational use and shall be retained and adhered to for as long as the development remains in use.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community pursuant to policy DM1 of the Core Strategy for Manchester, Saved Unitary Development Plan Policy DC26 and the guidance contained within the National Planning Policy Framework.

17) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the City Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) Before the development hereby approved commences, a soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

19) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

20) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

o Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
o For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate.
o Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
o Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no flooding of buildings for the 1 in 100 + 45% Climate Change.
o A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
o Construction details of flow control and SuDS components.
o Details of how the scheme shall be maintained and managed after completion.
The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

21) No construction shall commence until details of the means of ensuring the water main that is laid within the site boundary is protected from damage as a result of the development have been submitted to and approved by the Local Planning Authority in writing. The details shall outline the potential impacts on the water main from construction activities and the impacts post completion of the development on the water main infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to the water main both during construction and post completion of the development. Any mitigation measures shall be implemented in full in accordance with the approved details.

Reason: In the interest of public health and to ensure protection of the public water supply, pursuant to Core Strategy policy EN14

22) Prior to the first occupation of the development, a signage strategy for the entire buildings shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

23) Prior to the commencement of the development, samples and specifications of all material to be used on all external elevations and boundary treatments of the relevant phase of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, soffits, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.

The approved materials used shall then be implemented as part of the development.

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 should be advised that any requirements for licensing, hoarding / scaffolding, Section 50 works skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email:

highwaylicences@manchester.gov.uk / highwaynetworkmanagement@manchester.gov.uk

2) A pavement licence is required for the proposed outdoor seating area located adjacent Oxford Road.

3) Any signage will require separate advertisement consent.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Transport For Greater Manchester
Greater Manchester Ecology Unit
Bridges & Capital Programmes

Flat 1005, 2 Nobel Way, Manchester, M1 7FD
Flat 1012, 2 Nobel Way, Manchester, M1 7FD
Flat 1001, 2 Nobel Way, Manchester, M1 7FD
Flat 522, 2 Nobel Way, Manchester, M1 7FB
Flat 708, 2 Nobel Way, Manchester, M1 7FB
Flat 722, 2 Nobel Way, Manchester, M1 7FB
Flat 902, 2 Nobel Way, Manchester, M1 7FD
Apartment 11, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 14, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 21, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 39, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 8, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 41, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 61, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 54, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 34, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 5, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
25 Oxford Road, Manchester, M1 7BS
Oxford House Suite Gb And Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 11, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 10, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Unit 16, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 13, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 25, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 21, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 10, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 6, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 8, 117 Oxford Road, Manchester, M1 7DU
Flat 4, 117 Oxford Road, Manchester, M1 7DU
Ground Floor, 125 Oxford Road, Manchester, M1 7DU
Flat 15, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 9, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 7, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
129 Oxford Road, Manchester, M1 7DY
Sugden Sports Centre, 114 Grosvenor Street, Manchester, M1 7HL
Scruffy Murphys And Holy City, Grosvenor Street, Manchester, M1 7HL
Apartment 37, Princess House, 144 Princess Street, Manchester, M1 7EP
2 Symphony Park, Manchester, M1 7FS
15 Symphony Park, Manchester, M1 7FS
3 Nobel Way, Manchester, M1 7FT
Flat 911, 2 Nobel Way, Manchester, M1 7FD
Flat 512, 2 Nobel Way, Manchester, M1 7FB
Flat 410, 2 Nobel Way, Manchester, M1 7FA
Flat 917, 2 Nobel Way, Manchester, M1 7FD
Flat 718, 2 Nobel Way, Manchester, M1 7FB
Flat 1009, 2 Nobel Way, Manchester, M1 7FD
Flat 316, 2 Nobel Way, Manchester, M1 7FA
Flat 311, 2 Nobel Way, Manchester, M1 7FA
Flat 403, 2 Nobel Way, Manchester, M1 7FA
Flat 122, 2 Nobel Way, Manchester, M1 7FA
Flat 621, 2 Nobel Way, Manchester, M1 7FB
Flat 501, 2 Nobel Way, Manchester, M1 7FB
Flat 412, 2 Nobel Way, Manchester, M1 7FA
Flat 613, 2 Nobel Way, Manchester, M1 7FB
Flat 610, 2 Nobel Way, Manchester, M1 7FB
Flat 307, 2 Nobel Way, Manchester, M1 7FA
Flat 1018, 2 Nobel Way, Manchester, M1 7FD
Flat 908, 2 Nobel Way, Manchester, M1 7FD
Flat 203, 2 Nobel Way, Manchester, M1 7FA
Flat 910, 2 Nobel Way, Manchester, M1 7FD
Flat 417, 2 Nobel Way, Manchester, M1 7FA
Flat 806, 2 Nobel Way, Manchester, M1 7FD
Flat 615, 2 Nobel Way, Manchester, M1 7FB
Apartment 2, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 13, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 16, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 15, Princess House, 144 Princess Street, Manchester, M1 7EP

Apartment 49, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 22, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 45, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 42, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 58, Princess House, 144 Princess Street, Manchester, M1 7EP
Advertising Right Opposite Oxford House, Oxford Road, Manchester, M1 7ED
Armstrong House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Ga, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Retail Unit A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 6, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 1, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 13, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 20, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 16, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 4, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Cafe, 107 Oxford Road, Manchester, M1 7DU
Flat 14, 117 Oxford Road, Manchester, M1 7DU
Flat 1, 117 Oxford Road, Manchester, M1 7DU
Flat 12, 117 Oxford Road, Manchester, M1 7DU
121 Oxford Road, Manchester, M1 7DU
Flat 14, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135B Oxford Road, Manchester, M1 7DY
131 Oxford Road, Manchester, M1 7DY
Sand Bar, 120 Grosvenor Street, Manchester, M1 7HL
Hillcourt Street Cycles, 1 Hillcourt Street, Manchester, M1 7HU
124 Grosvenor Street, Manchester, M1 7HL
Apartment 35, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 28, Princess House, 144 Princess Street, Manchester, M1 7EP
17 Symphony Park, Manchester, M1 7FS
Flat 306, 2 Nobel Way, Manchester, M1 7FA
Flat 516, 2 Nobel Way, Manchester, M1 7FB
Flat 121, 2 Nobel Way, Manchester, M1 7FA
Flat 514, 2 Nobel Way, Manchester, M1 7FB
Flat 212, 2 Nobel Way, Manchester, M1 7FA
Flat 110, 2 Nobel Way, Manchester, M1 7FA
Flat 807, 2 Nobel Way, Manchester, M1 7FD
Flat 809, 2 Nobel Way, Manchester, M1 7FD
Flat 822, 2 Nobel Way, Manchester, M1 7FD
Flat 507, 2 Nobel Way, Manchester, M1 7FB
Flat 1019, 2 Nobel Way, Manchester, M1 7FD
Flat 116, 2 Nobel Way, Manchester, M1 7FA
Flat 319, 2 Nobel Way, Manchester, M1 7FA

Flat 1016, 2 Nobel Way, Manchester, M1 7FD
Flat 209, 2 Nobel Way, Manchester, M1 7FA
Flat 904, 2 Nobel Way, Manchester, M1 7FD
Flat 916, 2 Nobel Way, Manchester, M1 7FD
Flat 215, 2 Nobel Way, Manchester, M1 7FA
Flat 905, 2 Nobel Way, Manchester, M1 7FD
Flat 606, 2 Nobel Way, Manchester, M1 7FB
Flat 219, 2 Nobel Way, Manchester, M1 7FA
Flat 317, 2 Nobel Way, Manchester, M1 7FA
Flat 805, 2 Nobel Way, Manchester, M1 7FD
Flat 609, 2 Nobel Way, Manchester, M1 7FB
Flat 1021, 2 Nobel Way, Manchester, M1 7FD
Flat 821, 2 Nobel Way, Manchester, M1 7FD
Flat 719, 2 Nobel Way, Manchester, M1 7FB
Flat 505, 2 Nobel Way, Manchester, M1 7FB
Flat 710, 2 Nobel Way, Manchester, M1 7FB
Flat 704, 2 Nobel Way, Manchester, M1 7FB
Apartment 4, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 30, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 38, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 48, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 47, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 18, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 2, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 3, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
1 Newman Street, Manchester, M1 7FQ
Second Floor, 1 Symphony Park, Manchester, M1 7FS
1 Symphony Park, Manchester, M1 7FS
Eighth Floor, 1 Symphony Park, Manchester, M1 7FS
Unit 15, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Mandela Buildings, 99 Oxford Road, Manchester, M1 7EL
Advice Centre, Sidney Street, Manchester, M1 7HB
Apartment 22, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
117 Oxford Road, Manchester, M1 7DU
Flat 10, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Apartment 25, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 32, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 36, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 616, 2 Nobel Way, Manchester, M1 7FB
Flat 321, 2 Nobel Way, Manchester, M1 7FA
Flat 118, 2 Nobel Way, Manchester, M1 7FA
Flat 302, 2 Nobel Way, Manchester, M1 7FA
Flat 305, 2 Nobel Way, Manchester, M1 7FA
Flat 422, 2 Nobel Way, Manchester, M1 7FA
Flat 705, 2 Nobel Way, Manchester, M1 7FB
Flat 1007, 2 Nobel Way, Manchester, M1 7FD

Flat 322, 2 Nobel Way, Manchester, M1 7FA
Flat 707, 2 Nobel Way, Manchester, M1 7FB
Flat 502, 2 Nobel Way, Manchester, M1 7FB
Flat 109, 2 Nobel Way, Manchester, M1 7FA
Flat 107, 2 Nobel Way, Manchester, M1 7FA
Flat 411, 2 Nobel Way, Manchester, M1 7FA
Flat 1013, 2 Nobel Way, Manchester, M1 7FD
Flat 601, 2 Nobel Way, Manchester, M1 7FB
Flat 210, 2 Nobel Way, Manchester, M1 7FA
Flat 611, 2 Nobel Way, Manchester, M1 7FB
Flat 208, 2 Nobel Way, Manchester, M1 7FA
Flat 105, 2 Nobel Way, Manchester, M1 7FA
Flat 919, 2 Nobel Way, Manchester, M1 7FD
Flat 803, 2 Nobel Way, Manchester, M1 7FD
Flat 714, 2 Nobel Way, Manchester, M1 7FB
Flat 213, 2 Nobel Way, Manchester, M1 7FA
Flat 614, 2 Nobel Way, Manchester, M1 7FB
Flat 820, 2 Nobel Way, Manchester, M1 7FD
Flat 703, 2 Nobel Way, Manchester, M1 7FB
Flat 813, 2 Nobel Way, Manchester, M1 7FD
Apartment 9, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 51, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 64, Princess House, 144 Princess Street, Manchester, M1 7EP
Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 67, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 63, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 4, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Precinct Centre, 26 Oxford Road, Manchester, M13 9RN
Top Flat, 129 Oxford Road, Manchester, M1 7DY
Armstrong House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 7, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 19, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 8, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 5, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 14, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 6, 117 Oxford Road, Manchester, M1 7DU
123 Oxford Road, Manchester, M1 7DU
127 Oxford Road, Manchester, M1 7DY
127A Oxford Road, Manchester, M1 7DY
Flat 13, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
The Sand Bar, 120 - 124 Grosvenor Street, Manchester, M1 7HL
Apartment 20, Princess House, 144 Princess Street, Manchester, M1 7EP

5 Nobel Way, Manchester, M1 7FT
Flat 406, 2 Nobel Way, Manchester, M1 7FA
Flat 402, 2 Nobel Way, Manchester, M1 7FA
Flat 101, 2 Nobel Way, Manchester, M1 7FA
Flat 817, 2 Nobel Way, Manchester, M1 7FD
Flat 922, 2 Nobel Way, Manchester, M1 7FD
Flat 222, 2 Nobel Way, Manchester, M1 7FA
Flat 618, 2 Nobel Way, Manchester, M1 7FB
Flat 816, 2 Nobel Way, Manchester, M1 7FD
Flat 605, 2 Nobel Way, Manchester, M1 7FB
Flat 607, 2 Nobel Way, Manchester, M1 7FB
Flat 513, 2 Nobel Way, Manchester, M1 7FB
Flat 914, 2 Nobel Way, Manchester, M1 7FD
Flat 1003, 2 Nobel Way, Manchester, M1 7FD
Flat 1011, 2 Nobel Way, Manchester, M1 7FD
Flat 511, 2 Nobel Way, Manchester, M1 7FB
Flat 1002, 2 Nobel Way, Manchester, M1 7FD
Flat 901, 2 Nobel Way, Manchester, M1 7FD
Flat 108, 2 Nobel Way, Manchester, M1 7FA
Flat 420, 2 Nobel Way, Manchester, M1 7FA
Flat 413, 2 Nobel Way, Manchester, M1 7FA
Flat 315, 2 Nobel Way, Manchester, M1 7FA
Flat 206, 2 Nobel Way, Manchester, M1 7FA
Flat 1008, 2 Nobel Way, Manchester, M1 7FD
Flat 818, 2 Nobel Way, Manchester, M1 7FD
Flat 117, 2 Nobel Way, Manchester, M1 7FA
Flat 503, 2 Nobel Way, Manchester, M1 7FB
Flat 112, 2 Nobel Way, Manchester, M1 7FA
Flat 811, 2 Nobel Way, Manchester, M1 7FD
Flat 1010, 2 Nobel Way, Manchester, M1 7FD
Flat 26, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 24, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 34, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 33, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 40, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 12, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 43, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 7, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 55, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 57, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 56, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 53, Princess House, 144 Princess Street, Manchester, M1 7EP
Fifteenth And Sixteenth Floor, 1 Symphony Park, Manchester, M1 7FS
Armstrong House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED

Armstrong House Fourth Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gc, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 14, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 24, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 28, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 29, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 7, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Flat 7, 117 Oxford Road, Manchester, M1 7DU
Flat 3, 117 Oxford Road, Manchester, M1 7DU
Second Floor, 125 Oxford Road, Manchester, M1 7DU
First Floor, 127A Oxford Road, Manchester, M1 7DY
137 Oxford Road, Manchester, M1 7DY
Flat 8, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
2 Brook Street, Manchester, M1 7BJ
Flat 709, 2 Nobel Way, Manchester, M1 7FB
Flat 414, 2 Nobel Way, Manchester, M1 7FA
Flat 711, 2 Nobel Way, Manchester, M1 7FB
Flat 308, 2 Nobel Way, Manchester, M1 7FA
Flat 808, 2 Nobel Way, Manchester, M1 7FD
Flat 103, 2 Nobel Way, Manchester, M1 7FA
Flat 801, 2 Nobel Way, Manchester, M1 7FD
Flat 620, 2 Nobel Way, Manchester, M1 7FB
Flat 418, 2 Nobel Way, Manchester, M1 7FA
Flat 419, 2 Nobel Way, Manchester, M1 7FA
Flat 907, 2 Nobel Way, Manchester, M1 7FD
Flat 716, 2 Nobel Way, Manchester, M1 7FB
Flat 721, 2 Nobel Way, Manchester, M1 7FB
Flat 409, 2 Nobel Way, Manchester, M1 7FA
Flat 717, 2 Nobel Way, Manchester, M1 7FB
Flat 106, 2 Nobel Way, Manchester, M1 7FA
Flat 312, 2 Nobel Way, Manchester, M1 7FA
Flat 1017, 2 Nobel Way, Manchester, M1 7FD
Flat 612, 2 Nobel Way, Manchester, M1 7FB
Flat 221, 2 Nobel Way, Manchester, M1 7FA
Flat 205, 2 Nobel Way, Manchester, M1 7FA
Flat 520, 2 Nobel Way, Manchester, M1 7FB
Flat 3, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 1, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 5, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 50, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 23, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 59, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 66, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 19, Princess House, 144 Princess Street, Manchester, M1 7EP

All Saints Campus, Oxford Road, Manchester, M15 6BH
Oxford House, Manchester Technology Centre, Princess Street, Manchester, M1 7ED
Armstrong House Suite Gb, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1E, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Retail Unit B Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 9, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 35, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 18, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 3, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 23, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 19, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
111 Oxford Road, Manchester, M1 7DU
115B Oxford Road, Manchester, M1 7DU
Flat 2, 117 Oxford Road, Manchester, M1 7DU
Flat 9, 117 Oxford Road, Manchester, M1 7DU
Second Floor, 127A Oxford Road, Manchester, M1 7DY
Second Floor, 137 Oxford Road, Manchester, M1 7EA
Flat 2, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135A Oxford Road, Manchester, M1 7DY
122 Grosvenor Street, Manchester, M1 7HL
Flat 1, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
Flat 2, Scruffy Murphys, 126 Grosvenor Street, Manchester, M1 7HL
The Pub Zoo, 126 Grosvenor Street, Manchester, M1 7HL
Apartment 17, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 416, 2 Nobel Way, Manchester, M1 7FA
Flat 608, 2 Nobel Way, Manchester, M1 7FB
Flat 318, 2 Nobel Way, Manchester, M1 7FA
Flat 408, 2 Nobel Way, Manchester, M1 7FA
Flat 810, 2 Nobel Way, Manchester, M1 7FD
Flat 712, 2 Nobel Way, Manchester, M1 7FB
Flat 713, 2 Nobel Way, Manchester, M1 7FB
Flat 912, 2 Nobel Way, Manchester, M1 7FD
Flat 506, 2 Nobel Way, Manchester, M1 7FB
Flat 814, 2 Nobel Way, Manchester, M1 7FD
Flat 320, 2 Nobel Way, Manchester, M1 7FA
Flat 407, 2 Nobel Way, Manchester, M1 7FA
Flat 819, 2 Nobel Way, Manchester, M1 7FD
Flat 214, 2 Nobel Way, Manchester, M1 7FA
Flat 603, 2 Nobel Way, Manchester, M1 7FB
Flat 310, 2 Nobel Way, Manchester, M1 7FA
Flat 906, 2 Nobel Way, Manchester, M1 7FD
Flat 211, 2 Nobel Way, Manchester, M1 7FA
Flat 313, 2 Nobel Way, Manchester, M1 7FA

Flat 204, 2 Nobel Way, Manchester, M1 7FA
Flat 1015, 2 Nobel Way, Manchester, M1 7FD
Flat 918, 2 Nobel Way, Manchester, M1 7FD
Flat 518, 2 Nobel Way, Manchester, M1 7FB
Flat 619, 2 Nobel Way, Manchester, M1 7FB
Flat 515, 2 Nobel Way, Manchester, M1 7FB
Flat 909, 2 Nobel Way, Manchester, M1 7FD
Flat 218, 2 Nobel Way, Manchester, M1 7FA
Flat 1020, 2 Nobel Way, Manchester, M1 7FD
Flat 720, 2 Nobel Way, Manchester, M1 7FB
Flat 104, 2 Nobel Way, Manchester, M1 7FA
Flat 804, 2 Nobel Way, Manchester, M1 7FD
Apartment 44, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 29, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 46, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 62, Princess House, 144 Princess Street, Manchester, M1 7EP
Unit 1, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Fifth To Seventh Floor, 1 Symphony Park, Manchester, M1 7FS
Armstrong House Suite 1C, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Bruntwood, Armstrong House Suite Gd, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1G, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite GB, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 12, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 17, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 18, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 30, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 20, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 21 And 22, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 9, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 2, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
115 Oxford Road, Manchester, M1 7DU
Flat 13, 117 Oxford Road, Manchester, M1 7DU
119 Oxford Road, Manchester, M1 7DU
Flat 6, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 4, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 1, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Apartment 27, Princess House, 144 Princess Street, Manchester, M1 7EP
1 Nobel Way, Manchester, M1 7FT

Flat 903, 2 Nobel Way, Manchester, M1 7FD
Flat 404, 2 Nobel Way, Manchester, M1 7FA
Flat 207, 2 Nobel Way, Manchester, M1 7FA
Flat 702, 2 Nobel Way, Manchester, M1 7FB
Flat 913, 2 Nobel Way, Manchester, M1 7FD
Flat 509, 2 Nobel Way, Manchester, M1 7FB
Flat 115, 2 Nobel Way, Manchester, M1 7FA
Flat 216, 2 Nobel Way, Manchester, M1 7FA
Flat 202, 2 Nobel Way, Manchester, M1 7FA
Flat 421, 2 Nobel Way, Manchester, M1 7FA
Flat 303, 2 Nobel Way, Manchester, M1 7FA
Flat 915, 2 Nobel Way, Manchester, M1 7FD
Flat 102, 2 Nobel Way, Manchester, M1 7FA
Flat 602, 2 Nobel Way, Manchester, M1 7FB
Flat 1022, 2 Nobel Way, Manchester, M1 7FD
Flat 114, 2 Nobel Way, Manchester, M1 7FA
Flat 220, 2 Nobel Way, Manchester, M1 7FA
Flat 111, 2 Nobel Way, Manchester, M1 7FA
Flat 508, 2 Nobel Way, Manchester, M1 7FB
Flat 517, 2 Nobel Way, Manchester, M1 7FB
Flat 1006, 2 Nobel Way, Manchester, M1 7FD
Flat 401, 2 Nobel Way, Manchester, M1 7FA
Flat 617, 2 Nobel Way, Manchester, M1 7FB
Flat 1014, 2 Nobel Way, Manchester, M1 7FD
Flat 309, 2 Nobel Way, Manchester, M1 7FA
Flat 920, 2 Nobel Way, Manchester, M1 7FD
Flat 415, 2 Nobel Way, Manchester, M1 7FA
Flat 201, 2 Nobel Way, Manchester, M1 7FA
Flat 217, 2 Nobel Way, Manchester, M1 7FA
Flat 921, 2 Nobel Way, Manchester, M1 7FD
Apartment 31, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 10, Princess House, 144 Princess Street, Manchester, M1 7EP
Apartment 6, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 60, Princess House, 144 Princess Street, Manchester, M1 7EP
Flat 52, Princess House, 144 Princess Street, Manchester, M1 7EP
27 Oxford Road, Manchester, M1 7BS
Armstrong House Suite 1D, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Oxford House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Unit 8, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 31 To 32, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 23, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 26, Hatch Court, 103 Oxford Road, Manchester, M1 7ED

Unit 27, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Unit 33, Hatch Court, 103 Oxford Road, Manchester, M1 7ED
Apartment 15, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 12, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 11, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 17, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
115A Oxford Road, Manchester, M1 7DU
Flat 5, 117 Oxford Road, Manchester, M1 7DU
Flat 11, 117 Oxford Road, Manchester, M1 7DU
Flat 10, 117 Oxford Road, Manchester, M1 7DU
125 Oxford Road, Manchester, M1 7DU
Flat 3, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 5, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 11, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 12, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
Flat 510, 2 Nobel Way, Manchester, M1 7FB
Flat 304, 2 Nobel Way, Manchester, M1 7FA
Flat 701, 2 Nobel Way, Manchester, M1 7FB
Flat 120, 2 Nobel Way, Manchester, M1 7FA
Flat 604, 2 Nobel Way, Manchester, M1 7FB
Flat 301, 2 Nobel Way, Manchester, M1 7FA
Flat 802, 2 Nobel Way, Manchester, M1 7FD
Flat 113, 2 Nobel Way, Manchester, M1 7FA
Flat 1004, 2 Nobel Way, Manchester, M1 7FD
Flat 715, 2 Nobel Way, Manchester, M1 7FB
Flat 521, 2 Nobel Way, Manchester, M1 7FB
Flat 815, 2 Nobel Way, Manchester, M1 7FD
Flat 119, 2 Nobel Way, Manchester, M1 7FA
Flat 504, 2 Nobel Way, Manchester, M1 7FB
Flat 622, 2 Nobel Way, Manchester, M1 7FB
Flat 812, 2 Nobel Way, Manchester, M1 7FD
Flat 706, 2 Nobel Way, Manchester, M1 7FB
Flat 314, 2 Nobel Way, Manchester, M1 7FA
Flat 405, 2 Nobel Way, Manchester, M1 7FA
Flat 519, 2 Nobel Way, Manchester, M1 7FB

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 (Middle) -
Area Team Boundary - Name: CENTRAL