

Planning**Growth & Development****Delegated officer report for planning application****Application no.** 141075/FO/2024**Date registered valid:** 20 September 2024**Proposal:** Elevational alterations in association with reconfiguration and creation of WCs and plant room, following the removal of existing commercial Class E unit.**Address:** Steve Biko Building, Oxford Road, Manchester, M13 9PR**Ward(s):** Hulme Ward**Applicant:** Mr Ben Ward University of Manchester**Agent (if any):** m Halliday Meecham

Case	officer:	Danielle	Cooper
Tel:	0161	234	1658
Email: danielle.cooper@manchester.gov.uk			

Recommendation: Approve**Date of recommendation:** 13/11/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 4 October 2024

Standard consultations:

Printed: 3 October 2024 Expired: 24 October 2024

Neighbour notifications

Printed: 3 October 2024 Expired: 24 October 2024

Site notice

Posted: 4 October 2024 Expired: 25 October 2024

Press advert

Published: 8 October 2024 Expired: 29 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

The application site relates to the Manchester Academy a freestanding concert hall which is part of the University of Manchester's Students Union and has elevations onto Oxford Road, Spa Street, Devas Street and Blyton Street.

The grade I Holy Name Church is situated adjacent to the Stopford building on the opposite side of Oxford Road to the application site.

Description of development

The application proposes elevational alterations in association with reconfiguration and creation of WCs and plant room, following the removal of existing commercial Class E unit.

The proposal relates solely to the brick built single storey structure which was the former Royal Bank of Scotland building and then was utilised as a commercial unit after which was student led. This part of the building is now vacant.

To the front elevation, the existing curtain walling is to be removed and replaced with set back wall to emphasise the existing aperture, with a protruding brickwork pattern as shown on the proposed elevation drawings.

To the north elevation, the existing 2 external doors are to be removed and bricked up to match the existing red brick wall. A proposed steel door and ramp will be inserted to provide access into the plant room.

Consultations & Notification Responses

Highways – No objections

Environmental health – No objections

Archaeology – No objections

The application was advertised by site notice, the press and neighbour notification letters. No representations have been received.

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 outlines that the Regional Centre will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. The development would be highly sustainable and introduce new activity to this vacant building. It would provide good access to sustainable transport and maximise the potential of the City's transport infrastructure.

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

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy DM 1 Development Management outlines a range of general issues that all development should have regard to. Of these, the following are of relevance to this proposal:

appropriate siting, layout, scale, form, massing, materials and detail;

- * Design for health;
- * Adequacy of internal accommodation and amenity space.
- * impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- * that development should have regard to the character of the surrounding area;
- * effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;

- * accessibility to buildings, neighbourhoods and sustainable transport modes;
- * impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- * impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

Saved Unitary Development Plan for Manchester

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

Policy DC26.1 Development and Noise - This policy details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity.

Policy DC26.4 explains that where the Council believe that a new proposal will generate potentially unacceptable levels of noise, the applicant will need to provide a noise assessment to define any such impacts and any measures to deal with that noise.

Policy DC26.5 sets out that the Council will, where appropriate, require insulation in new development as well as noise barriers where high levels of noise are expected.

Policy DC26.5 Development and Noise - which states that the Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development, as well as noise barriers where this is appropriate.

Policy DC26.6 outlines that exceptions to the general policy will be considered on their merits. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

National Planning Policy Framework (NPPF)

- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

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-P2 – Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of development

The proposal will form as part of the existing Manchester Academy building and will bring a currently vacant building back into use. As such, the LPA consider the proposal to be acceptable in principle, according with Core Strategy policies SP1 and DM1.

Impact on visual amenity

The proposal involves the following external alternations -

To the front elevation, the existing curtain walling is to be removed and replaced with set back wall to emphasise the existing aperture, with a protruding brickwork pattern as shown on the proposed elevation drawings.

To the north elevation, the existing 2 external doors are to be removed and bricked up to match the existing red brick wall. A proposed steel door and ramp will be inserted to provide access into the plant room.

The LPA consider the proposed external alterations to be visually acceptable, adding visual interest to the existing curtain walling, along with the insertion of a new band of bricks to the top and base of the existing advertisement signs.

The proposed brickwork and new steel door and ramp are considered to respect to the appearance of the building and as such raises no concern to visual amenity of the host building of surrounding context.

The proposed development is not considered to cause any harm to the adjacent Grade I listed church.

The proposed RAL colour of the bricks have been provided which is considered acceptable, matching the brick colour on the existing walls. Nevertheless, a condition will be implemented to ensure the proposed brick matches that of the existing red brick wall. The proposal is therefore in accordance with Core Strategy Policies SP1, EN1 and EN3.

Impact on residential amenity

The LPA notes that a new plant room is proposed for a water tank and an existing vent is already in place. Given the nature of the proposal and isolated location which is not connected to other buildings or close to residential properties, the proposal will not result in any adverse impact to residential amenity. The proposal is therefore in accordance with Core Strategy policy SP1 and DM1 and saved policy DC26 of the

Unitary Development Plan for the City of Manchester and policies JP-J 1 and JP-P 1 of Places for Everyone.

Access

The current proposal will have no impact upon the access arrangements to the building. A proposed concrete ramp will be installed to the entrance of the new plant room to allow level access for maintenance. As such the LPA consider the proposal to be in accordance with policy DM1 of the Core Strategy.

Impact on highway safety

Given the nature of the proposal which will not impact on highway safety, the LPA do not consider the proposed development to result in any adverse highway impacts. The proposals are considered to be in accordance with Policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Conclusion

In light of the above, the proposal is considered to be acceptable and is thus in accordance with Manchester Core Strategy Policies SP1, EN1, and DM1. The application is therefore 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 policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance

with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner 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 carried out in accordance with the following drawings and documents:

LOCATION PLAN, ref: 5630-HMA-MA-00-DR-A-00001 P01 (Received 20/09/2024)
GROUND FLOOR PLAN, ref: 5630-HMA-MA-00-DR-A-00201 P10 (Received 20/09/2024)
ELEVATIONS, ref: 5630-HMA-MA-ZZ-DR-A-00210 P09 (Received 13/11/2024)
PROPOSED SECTIONS, ref: 5630-HMA-MA-ZZ-DR-A-20301 P01 (Received 13/11/2024)

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) The brickwork to be used on the external surfaces hereby permitted shall match those of the existing host building (red brick) in type, size, colour and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure, pursuant to policy DM1 of the Manchester Core Strategy.

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with MCC Highways Network teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Greater Manchester Archaeological Advisory Service

University Of Manchester

Room 2 Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU

304 - 306 Oxford Road, Manchester, M13 9NS

The Royal Bank Of Scotland Students Union Branch, Manchester Academy, Oxford Road, Manchester, M13 9PQ

Holy Name Church, 339 Oxford Road, Manchester, M13 9PG

Flat 1, St Pauls House, 337 Oxford Road, Manchester, M13 9PG

Flat 305, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 113, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 108, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 311, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 302, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 212, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 211, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Flat 107, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Room 1 Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 1 Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 101, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
298 Oxford Road, Manchester, M13 9NS
Flat 307, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 205, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 103, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Campus Travel, Manchester Academy, Oxford Road, Manchester, M13 9PQ
Flat 203, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Contact Theatre, Devas Street, Hulme, Manchester, M15 6JA
Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 304, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 213, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 208, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 112, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 2 Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 8, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Costa Coffee, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Sainsburys, Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Flat 308, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 111, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 53, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 47, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 2, 2 Dilworth Street, Manchester, M15 6EY
300 - 302 Oxford Road, Manchester, M13 9NS
Flat 312, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 309, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 210, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 207, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 1 Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 45, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 31, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 3 Flat 25, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 15, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
403 - 409 Oxford Road, Manchester, M13 9WG
Vaughan House, Portsmouth Street, Manchester, M13 9GB
Flat Above, 298 Oxford Road, Manchester, M13 9NS
Flat 2, St Pauls House, 337 Oxford Road, Manchester, M13 9PG
Sola Bar, Contact Theatre, Devas Street, Hulme, Manchester, M15 6JA
Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 18, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 9, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 306, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 204, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 105, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 2 Flat 54, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 49, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 42, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 37, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 30, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 28, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 6, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 2, Grafton House, 60 Grafton Street, Manchester, M13 9NU
310 Oxford Road, Manchester, M13 9NS
Flat 310, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 104, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 313, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 32, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 43, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 19, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 206, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 202, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Room 2 Flat 55, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 48, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 41, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 40, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 33, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 23, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 17, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 16, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 5, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 4, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
308 Oxford Road, Manchester, M13 9NS
Horniman House, 399 - 401 Oxford Road, Manchester, M13 9BL
Flat 1, 2 Dilworth Street, Manchester, M15 6EY
Flat 106, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Telephonica O2 Site No 12485, Communication Station On Roof Of, Steve Biko
Building, Oxford Road, Manchester, M13 9PR
Flat 29, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 27, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 1, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 22, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 21, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 14, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 13, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 10, Grafton House, 60 Grafton Street, Manchester, M13 9NU
397 Oxford Road, Manchester, M13 9BL
Flat 209, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 201, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 109, Horniman House, 66 Grafton Street, Manchester, M13 9NT
296 Oxford Road, Manchester, M13 9NS
Room 2 Flat 51, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 50, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 39, Grafton House, 60 Grafton Street, Manchester, M13 9NU

Room 2 Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 36, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 35, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 26, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 20, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 12, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 1 Flat 11, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 3 Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Room 2 Flat 3, Grafton House, 60 Grafton Street, Manchester, M13 9NU
University Of Manchester Student Union, Steve Biko Building, Oxford Road,
Manchester, M13 9PR
Morrisons Local, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 303, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 52, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 38, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 34, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 46, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 44, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 24, Grafton House, 60 Grafton Street, Manchester, M13 9NU
Flat 7, Grafton House, 60 Grafton Street, Manchester, M13 9NU
391 - 395 Oxford Road, Manchester, M13 9BL
Flat 301, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 110, Horniman House, 66 Grafton Street, Manchester, M13 9NT
Flat 102, Horniman House, 66 Grafton Street, Manchester, M13 9NT

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class
C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL