

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138861/AO/2023
Date registered valid: 19 December 2023
Proposal: Erection of 3no. Totem Signs and 1no. Fingerpost Sign
Address: All Saints Park Public Realm, Manchester, M1 5SS
Ward(s): Deansgate Ward

Applicant: Manchester Metropolitan University
Agent (if any): Mr John Cooper Deloitte LLP
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 22nd May 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 18 April 2024

Standard consultations:

Printed: 22 December 2023

Expired: 15 January 2024

Neighbour notifications

Printed: 22 December 2023

Expired: 15 January 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site comprises three areas of public realm surrounding All Saints Park, including the pavement outside the northern and south-eastern corners of the park, and an area to the southwestern corner of the park, at the junction between Lower Ormond Street and Cavendish Street.

All Saints Park Public Realm is located at the heart of the University campus. The surrounding area is therefore principally characterised by public realm and educational uses associated with the University, including the All Saints Library to the north, the Ormond Building to the west, and the Grosvenor East Building to the south.

The site is located within Manchester City Centre and in an important cornerstone of the Manchester Metropolitan University complex.

The main traffic route of Oxford Road runs alongside the park and the two totem signs in question will be situated on next to this main thoroughfare.

Description of Development

The application seeks Advertisement Consent for the erection of 2no. digital totem signs and 1no. fingerpost sign.

The two proposed totem signs are proposed in the following locations:

- SL1 - located on Oxford Road to the northern extent of the Park;
- SL3 – located on Oxford Road to the southeastern extent of the Park; and

The 1no. fingerpost sign is proposed to be located at the junction between Lower Ormond Street and Cavendish Street towards the southwestern corner of the Park.

Totem Signs SL1 and SL3 are proposed to rise to 3m in height and include a 43” digital screen, with an illuminated map on the reverse side. The signs will be internally illuminated and will require power and data feeds, which will be supplemented by a solar panel incorporated into the top of the Totem Sign.

The totems will comprise an internal steel frame clad in aluminium and powder coated RAL 5012 with letters in white opal acrylic. They will include directional information for the University Campus, whilst the LED screens will serve the following purposes:

- Wayfinding – Map of the University campus to provide directions around the University;
- Promotion – Events promotion and community engagement; and,
- Events – Crowd control and temporary wayfinding functions.

Related Applications

128485/FO/2020 - Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works.

Approved June 2021.

Consultations & Notification Responses

Highway Services – Recommended a condition controlling moving images and brightness levels.

Environmental Health – Have no objections.

Publicity - Neighbours have been notified by letter. No representations have been received.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

- (a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
- (b) factors relevant to public safety include—

- (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- (iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester

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

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

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

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 CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

The Unitary Development Plan for the City of Manchester

DC14.1 (Shops and Related Signs) states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) states that the Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

- a. signs should not normally be positioned other than at fascia level.
- b. signs should respect the architectural form of buildings and shop frontages.
- c. where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
- d. projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
- e. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.

DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

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:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

National Policy

Decisions should accord with the requirements of the National Planning Policy Framework (2023), in particular to section 16 (Conserving and Enhancing the Historic Environment). Paragraph 136 of section 16 states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

The Adopted Core Strategy for the City of Manchester

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

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the

impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

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

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.

The Unitary Development Plan for the City of Manchester

DC15.1 (Advertisements, Hoardings and Posters) states that the Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests: a. the general location of the proposed development and the effect on visual amenity; b. the scope for posters and hoardings to make a positive contribution to the locality; c. the design of the structures, and the relationship with any premises on which they are located; d. the effect of the proposal on permanent redevelopment of the land; e. public safety resulting from the positioning of the design of the display; f. the ease with which the structure is capable of being satisfactorily maintained; g. the use of hoardings to screen vacant sites or buildings during development, or where development is known to be imminent; h. the use of hoardings as part of a scheme to prevent access by unauthorised users onto land pending development; i. the use of hoardings to disguise or improve the appearance of unsightly features, operations or activities; j. the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.1 (Advertisements, Hoardings and Posters) states that in assessing the interests of amenity and safety the Council will take account of the following criteria: a. developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use; b. they should be in scale with the locality and relate properly to the site on which they stand; c. they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value; d. a proposal which would be injurious to public safety or adversely affect the flow of traffic, by reason of its position, size, or design will not be permitted

National Policy

Decisions should accord with the requirements of the **National Planning Policy Framework (2023)**, in particular to **Section 7 (Requiring Good Design)** and **section 16 (Conserving and Enhancing the Historic Environment)**.

Paragraph 136 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective."

Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

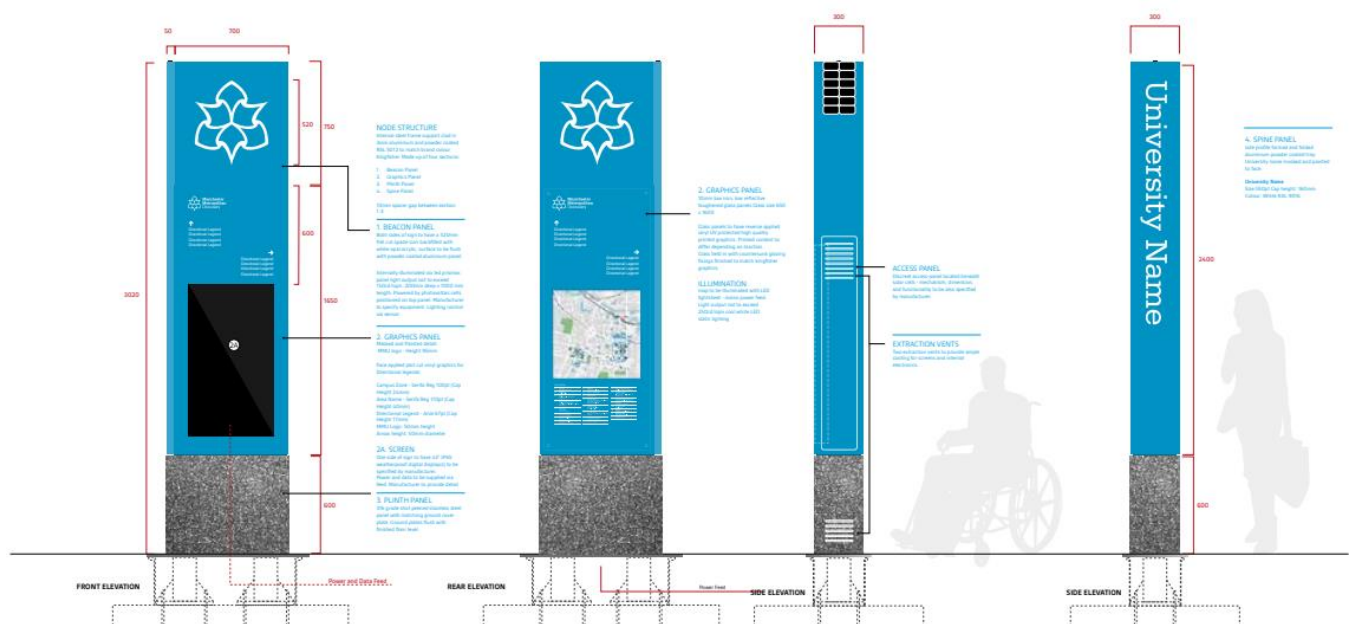
Issues

Principle of Development

The principle of the development is considered to be acceptable in this case. The totem signs are already in place and will be relocated only slightly compared to their current position. The fingerpost sign has been removed whilst public amenity improvement works are being undertaken, but it has previously been in situ for an extended period of time. It is considered appropriate to upgrade the totem signs to digital versions that include advertisement screens, and to replace the fingerpost sign.

Visual Amenity

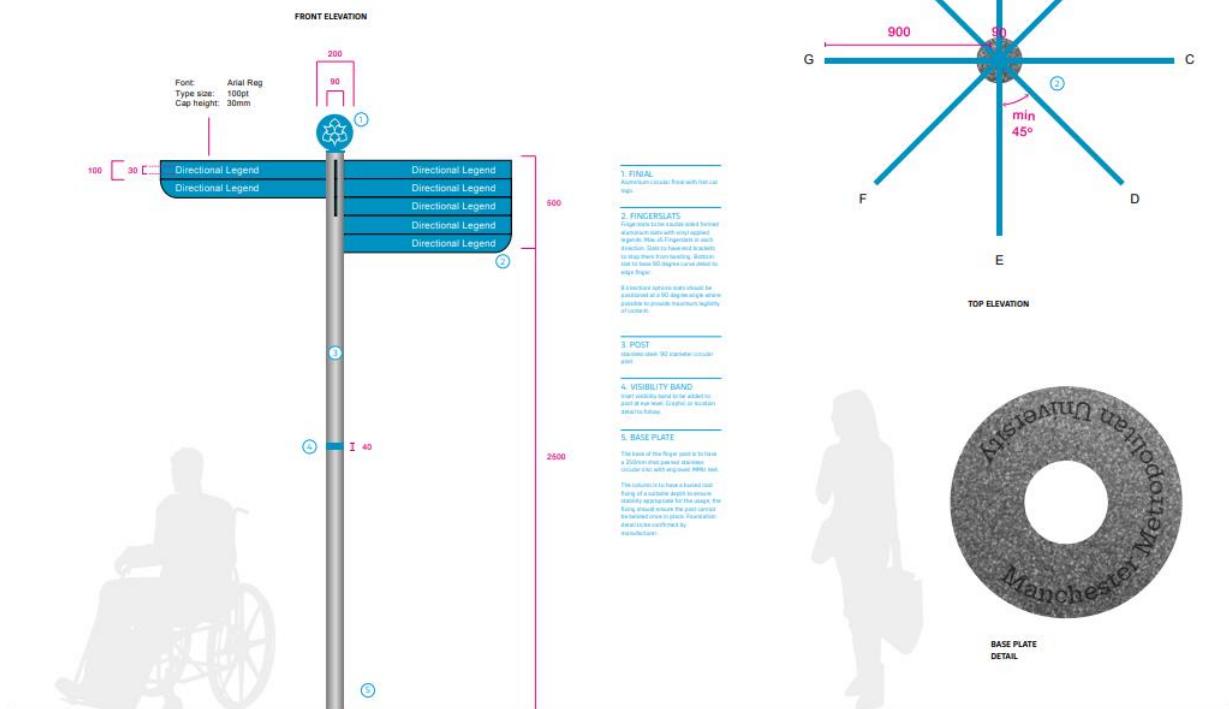
The scale of the proposed advertisement totems are the same as the totems already in place, and of a very similarly design. They are slightly thicker in order to accommodate the addition of a digital screen, in comparison to the current totems which do not feature such a screen or any advertisements, just wayfinding.



Proposed Totems

The location of totem SL1 has been moved slightly to be in a more discreet location that does not impede as much upon the visual amenity of the public football. Totem SL3 was obstructed by food trucks along Oxford Road. In the newly proposed location of this totem, it will be situated in position that will be sympathetic to the newly renovated public realm.

(Example shown - SL2)



Proposed Fingerpost Sign

The fingerpost sign replaces a similar fingerpost sign that was in the same location. There are no visual amenity concerns with this sign.

Public Safety

The proposed advertisements are located to the side of the footpath, so as to ensure that they do not distract road users and to ensure sufficient pedestrian access around them.

The signs are internally illuminated, and the images are proposed to be static.

A condition has been attached to control moving images and brightness.

There are no public safety concerns with the proposed fingerpost sign.

Overall, it is considered that the proposed advertisements would not have an adverse impact on amenity or safety.

Conclusion

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 12 (Requiring Good Design), the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), and the Saved Policies contained within the Unitary Development Plan for Manchester, in particular DC15 (Advertisements, Hoardings and Posters).

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

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 07 May 2024:

- Location Plan 1958-PLA-01A-XX-DR-L-0016 P03
- Wayfinding and Vision Strategy Presentation Rev 9.1
- Site Plan 1958-PLA-01A-XX-DR-L-0017 P03

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) No individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images or any images that resemble road signs, traffic lights or traffic signs.

(b) No individual advertisements shall be displayed for duration of less than 10 seconds.

(c) Controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel.

(d) The display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels.

(e) A mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation.

(f) The maximum luminance level of the advertisements displayed on the panel shall not exceed 600 cd/m² during non-daylight hours / inclement weather.

Reason - In the interests of safety and pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Room D Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
St Augustines Presbytery, Lower Ormond Street, Hulme, Manchester, M15 6BW
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
Room I Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room N Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 7, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Top Flat, 129 Oxford Road, Manchester, M1 7DY
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
Room G Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room N Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Ormond Building, Lower Ormond Street, Manchester, M15 6HX
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
Msv Building, Lower Chatham Street, Manchester, M1 5SU
Flat 9, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Room C Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
All Saints Campus, Oxford Road, Manchester, M15 6BH
Manchester Metropolitan University, Arts And Humanities Building, Cavendish Street,
Manchester, M15 6BG
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
Room B Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 8, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Room A Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Righton Building, Cavendish Street, Manchester, M15 6BG
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
Room J Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 21, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 6, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Apartment 11, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Clitheroe House, Lower Chatham Street, Manchester, M15 6BY
Apartment 15, The Eighth Day, 113 Oxford Road, Manchester, M1 7DU
Apartment 12, 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
Cavendish Hall Of Residence, Cavendish Street, Manchester, M15 6BG
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 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
St Augustines, Lower Chatham Street, Manchester, M15 6BY
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
Room B Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 2, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room G Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room M Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 20, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 11, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 23, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

Room I Flat 19, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 12, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 3, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room E Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 15, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
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
The Footage, Grosvenor Street, Manchester, M1 7DZ
Flat 14, Akhtar House, 129 - 135 Oxford Road, Manchester, M1 7DY
135B Oxford Road, Manchester, M1 7DY
131 Oxford Road, Manchester, M1 7DY
Room C Flat 24, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room K Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 13, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room F Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room L Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room B Flat 1, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room A Flat 5, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Flat 18, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room D Flat 17, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 14, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room I Flat 22, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room H Flat 10, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room C Flat 4, Cavendish Hall, Cavendish Street, Manchester, M15 6BG
Room J Flat 16, Cavendish Hall, Cavendish Street, Manchester, M15 6BG

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Area Team Boundary - Name: CENTRAL