MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139818/AOH/2024
Date registered valid:	19 April 2024
Proposal:	Installation of replacement double sided LED advertisement board.
Address:	Junction Of Oxford Street And Whitworth Street West, Manchester , M1 5NH
Ward(s):	Deansgate Ward
Applicant:	Mr Martin Stephens JCDecaux
Agent (if any):	
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	7 June 2024

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 30 May 2024

Standard consultations:
Printed: 30 April 2024 Expired: 22 May 2024

Neighbour notifications
Printed: 30 April 2024 Expired: 22 May 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/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is part of the pavement at the junction of Oxford Street/Oxford Road and Whitworth Street West/Whitworth Street. Oxford Road/Oxford Street is a highly trafficked route from South Manchester into the City Centre, is a particularly busy bus route and experiences extremely high footfall. The part of the pavement to which this application relates is also on a desire line to Oxford Road Station.

The Grade II Listed Oxford Road Train Station is one of the best post-war railway stations in the country, with a striking and highly elegant design constructed of laminated timber. It sits on top of the Manchester South Junction & Altrincham Railway viaduct and is bounded by Oxford Road, Whitworth Street West, New Wakefield Street and Gloucester Street.

The surrounding area contains a large number of other listed buildings include the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre, St James Buildings and Portland Buildings. The site is also diagonally adjacent to the Whitworth Street Conservation Area.

It is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries.

Application referenced 130510/AOH/2021 gave consent in 2021 for the replacement of 22 existing freestanding advertising units comprising 6 sheet advertising panels with 21 "Forum" CIP advertising units and 1 Smart City unit within the Outer City Centre (Group 5).

This application relates to an existing freestanding advertisement screen located on in this location.

Description of development

Advertisement Consent is sought for the replacement of the existing "Forum" freestanding advertising unit with "Forum Smart City Unit." The existing unit measures 2950mm (h) x 1340mm (w) x 255mm (d) and the proposed unit is slightly taller at 3200mm (h) x 1340mm (w) x 255mm (d). The advertisement would be the same size and the width and depth of the structure would be the same, but the height would be increased. It would be in the same location as the existing.

Consultations & Notification Responses

Publicity - Letters were sent to surrounding occupiers and a site notice was displayed on site - No comments have been received.

Issues

The Adopted Core Strategy for the City of Manchester

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

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC15 (Advertisements, Hoardings and Posters) states that the Council will take account of the effect on visual amenity including; the scope for posters and hoardings to make a positive contribution to the locality; the design of the structures, and the relationship with any premises on which they are located; the effect of the proposal on permanent redevelopment of the land; public safety resulting from the positioning of the design of the display; the ease with which the structure is capable of being satisfactorily maintained; the number of advertisements in the locality and their cumulative effect on visual amenity.

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.

Saved Policy 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.

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:

- 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.

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) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-P2 (Heritage) aims to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is
clearly justified and outweighed by the public benefits of the proposal.

National Policy

Town and Country Planning (Control of Advertisements) Regulations 2007 - requires local planning authorities to exercise their powers under the Regulations in the interests of amenity and public safety, taking into account material provisions of the development plan and any other relevant factors as follows:

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

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

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 NPPF Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the affected heritage assets has been considered.

Visual amenity

The proposed advertising structure would replace one that was granted Advertisement Consent in 2021 (130510/AOH/2021). There would be negligible impact on the adjacent conservation area and the surrounding listed buildings due to the increase in height of 250mm. This increase in height would allow the structure to measure air quality, temperature, humidity, noise, UV levels or pedestrian footfall for the City Council and communicate secure messages with the City Council if necessary. It would also provide Wi-Fi connectivity.

It would be installed in the same location as the existing structure.

In view of the above, it is considered that due to the proposals would not cause harm to the surrounding heritage assets and would therefore comply with Sections 7 and 12 of the National Planning Policy Framework, the Core Strategy for the City of Manchester, in particular Polices

SP1, CC9, EN3 and DM1 and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Public safety

The proposed advertising structure would be in the same location and include the same size of screen as the existing structure. There would be no public safety issues.

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

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

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 advertisement hereby approved shall be displayed in accordance with the following drawings and documents:

The Roadside Advertising Estate Site Maps and Visuals referenced A02510 Rev A received by the City Council as local planning authority on 2nd May 2024 (6 pages).

The Roadside Advertising Estate Forum Smart City CIP Product detail referenced A02510 received by the City Council as local planning authority on 19th April 2024 (8 pages).

received by the City Council as local planning authority on 4 December 2023

The Roadside Advertising Estate Smart City Technology received by the City Council as local planning authority on 19th April 2024 (11 pages).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3 and SP1 and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan

3) Lighting from illuminated signage shall be designed and installed so as to ensure:

a) The intensity of the illuminance of the advertisement shall be no greater than 600cd/m2 during hours of darkness to accord with the recommendations of the ILP publication 'PLG05 The Brightness of Illuminated Advertisements' (2015).

b) The luminance level of the digital sign shall be controlled by a light sensor to adjust the screen brightness to reflect the ambient levels during the daytime and set to a maximum brightness of 600cd/m2 during hours of darkness to accord with the recommendations of the ILP publication 'PLG05 The Brightness of Illuminated Advertisements' (2015). In the event of breakdown or malfunction the screen will automatically switch off.

c) The minimum display time for each piece of content on the digital display screens shall be 10 seconds.

d) Should a fault be detected or reported with the screen or advertisement, the screen will be programmed to automatically switch to a blank screen with black background.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and extant policy 15.2 of the UDP (1995) for Manchester

4) On the date that this advertisement is no longer required or no longer benefits from express consent the entire advertisement structure and all associated development shall be removed, any use of the land/building authorised by this consent shall be discontinued, and the land/building shall be reinstated in accordance with a scheme previously approved.

Reason - To enable the City Council to consider the acceptability of the continuance of the display of the advertisement at the site on the expiry of the period of express consent, having regard to visual amenity and changing circumstances in the locality in order to comply with policies DM1, EN1, EN3, CC9, CC10, T1 and SP1 of the Adopted Core Strategy for the City of Manchester, paragraphs 2.10, 2.20, 12.6, 3.1 and 8.8 of the Guide to Development in Manchester SPD and saved policies E3.3, DC15.1 and 15.2, DC18.1 and DC19.1 of the Unitary Development Plan for Manchester

Appendix 1 – List of consultees & neighbours notified

Highway Services
Greater Manchester Pedestrians Society

Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
80 Oxford Street, Manchester, M1 5NH
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
60 Oxford Street, Manchester, M1 5EE
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA

Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat At, 80 Oxford Street, Manchester, M1 5NH
74 Oxford Street, Manchester, M1 5NH
8 - 10 Oxford Road Station Approach, Manchester, M1 6FU
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Oxford Road Railway Station, Oxford Road Station Approach, Manchester, M1 6FU
72 Oxford Street, Manchester, M1 5NH
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED

Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Slice Pizza Ltd, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
5 James Leigh Street, Manchester, M1 5NF
Gourmet Coffee Bar, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Unit 1-3, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Principal Manchester Hotel, Oxford Road, Manchester, M60 7HA
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
The Stage Door, 97 Oxford Street, Manchester, M1 6ET
Palace Theatre, Oxford Street, Manchester, M1 6FT
J Sainsbury Plc, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA

Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Serviced Apartment 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Costa, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Travellers Fare, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
810 , 51 Whitworth Street West, Manchester, M1 5ED
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA

Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL