

Planning

Growth & Development

Delegated officer report for planning application

Application no.	138368/LO/2023		
Date registered valid:	19 October 2023		
Proposal:	Listed Building Consent - Installation of a lifting hoist into the Grand Hall.		
Address:	Whitworth Institute, Oxford Road, Manchester, M15 6ER		
Ward(s):	Ardwick		Ward
Applicant:	Mrs Jo Wavish University of Manchester		
Agent (if any):	Mrs Jo Wavish University of Manchester		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	8 January 2024		

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 6 December 2023

Standard consultations:

Printed: 10 November 2023

Expired: 1 December 2023

Neighbour notifications

Printed: 10 November 2023

Expired: 1 December 2023

Site notice

Posted: 13 November 2023

Expired: 4 December 2023

Press advert

Published: 14 November 2023

Expired: 28 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not application

Tree Preservation Order: Not application

Description of area

The application relates to the Grade II Listed Whitworth Art Gallery, which is a substantial two storey building that was built as an art gallery in c. 1895-1900 and was designed by James William Beaumont in the Free Jacobean style. It is constructed of red brick with bands and dressings of matching terracotta and green slate rooves. It has two towers and a large porch projecting to the front plus short wings to left and rear and decorative detailing including Baroque turrets, moulded cornice, parapet, stone Ionic columns, stone frieze and raised gold lettering stating "Whitworth Galleries."

The Whitworth Art Gallery still operates as an art gallery and houses an extensive and eclectic collection of Art.

The building is located with Whitworth Park, which is a public park that was established as part of the Whitworth Institute. The site has been owned by the University of Manchester since 1958 when it became the Whitworth Art Gallery. There is a statue of 'Edward VII' by John Cassidy and a First World War memorial to the 7th Manchester troop.

The site is within the Manchester University Campus and is located opposite Manchester Royal Infirmary and adjacent the Ardwick, Rusholme and Moss Side areas of Manchester surrounding uses include educational uses, a school, shops, bars, cafes and restaurants

The park is bounded by Wilmslow Road, Moss Lane East, Manchester Academy and Denmark Road. The site is not located in a Conservation Area.

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

The part of the building subject of this application is the ceiling of the Grand Hall and the roof void above. The Grand Hall is a 19th-century barrel-vault exhibition gallery with decorative trusses, barrel vaulted ceilings and half height wooden panelling to some of the walls, which is located on the first floor of the building. The Grand Hall was recently returned to public use for the first time in over 50 years. The roof void is a back of house roof space that contains original timber.

Description of development

Listed Building Consent is sought for the installation of a lifting hoist in the Grand Hall to allow inspection, photography and conservation of textiles.

The works within the Grand Hall involve the drilling of two holes (approx. 75mm - 100mm in diameter) in the plaster ceiling.

The works within the roof void above the Grand Hall comprise the fixing of two motors to the roof timbers and a timber boarding platform to access the motors.

No external alterations are proposed.

Consultations & Notification Responses

The application was advertised in the local press as an application for Listed Building Consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No representations have been received.

Issues

Issues and Policy

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 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 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, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P 1 (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-P 2 (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

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.

Paragraph 196 states that in determining planning applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 200 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 states that in determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 207 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

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:

Two motors would be installed to the roof timbers, the area around the motors will be boarded out for access and a power supply for the motors would be installed. Each motor would be fixed directly off the side of the truss rafter, immediately inside the horizontal purlin on each side of the roof. A nylon strap is intended to be used would loop over the beams to suspend and secure the hoist to avoid fixings into the truss protecting the timber subject to the approval of an amended structural support by condition.

The power connections would use the existing cable trays. In order to safely access the roof timbers in the roof void for the installation of the motors, timber boarding will be installed to the ceiling joists on both sides of the roof truss where the motors are to be installed. No new holes are required for this as there is sufficient space on the cable tray and there is enough space to run power through the wall.

The only change to the Grand Hall would be two 75mm - 100mm diameter holes drilled in the plaster ceiling of the Grand Hall for the hoist cables to drop into the room due to the cable and hook connected to each motor. Metal discs would be attached to the cable hooks to minimise the impact of the holes when the cables are in the up position as once the cables are fully raised the discs will fill the holes in the ceiling. The impact would be further minimised as the cover plate would match the colour of the ceiling. A metal disc with the same function which is fixed to a chandelier chain in the Whitworth Gallery over the stair well.

A lifting bar will be attached to the hooks once the cables are lowered. The lifting bar would only be attached when the hoist is in use.

The proposed new hoist would allow inspection and photography of textiles which would assist the Whitworth Art Gallery in cataloguing and conserving historically significant materials.

The Whitworth Gallery's non-original existing hoist has the same arrangement as the proposed hoist. This hoist was installed in 2015 as part of the Whitworth Gallery extension but it has been installed in a room that is too small for the cataloguing.

If the hoist was no longer required, the lifting bar would be removed, and the cables would be raised back into the roof void.

Conditions would be required to agree samples of materials and would also be required for an amended structural report, making good works and to require a detailed section through the newly formed holes.

It is considered that the benefits of the proposal would outweigh the less than substantial harm caused to the affected heritage asset by the above-described works and are consistent with paragraph 208 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The public benefits of the proposals are that the proposals would allow the cataloguing and conserving historically significant materials held by the art gallery.

Given the above the proposals are considered to be in accordance with the above identified policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application and to address issues. This has led to an acceptable proposal.

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

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan referenced 031AA-8504-A100 Rev - received by the City Council as local planning authority on 6 November 2023

The drawings referenced:

031AA-8504-A101 Rev -
031AA-8504-A102 Rev -
031AA-8504-A103 Rev -
031AA-8504-A104 Rev -

received by the City Council as local planning authority on 19 October 2023

The Design, Access and Heritage Statement received by the City Council as local planning authority on 19 October 2023.

The email from The University of Manchester dated 11 December 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1, CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) Full details of the final support method and any fixings for the hoist and motors including an amended structural report to confirm that the beams and the method of support can take the loadings of new equipment and the weight of anything being hoisted shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development hereby approved. The works shall be carried out fully and only in accordance with the approved details.

Reason - Because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) a) Prior to the commencement of the development hereby approved a detailed scaled cross section through the new holes proposed to be formed showing how they will cut through the existing fabric and how they will be finished/lined internally shall be submitted to and approved in writing by the City Council as local planning authority.

b) The works shall then be carried out fully and only in accordance with the approved section and the following method as received by the City Council as local planning authority on 11 December 2023:

The cutting of the new holes shall be carried out as follows:

- The hanging location of the hoist has been decided.
- Once the hoists have been installed a plumb line will be used to find the exact location of required drill point.
- A pilot hole will be drilled from above.
- Holes will then be cut with a hole saw from below to minimise damage to existing plaster.
- Once the steel tube lining has been fixed any damage to plasterwork will be made good.

Reason - Because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this

building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Full details of any making good works required shall be submitted to and approved in writing by the City Council as local planning authority prior to the completion of the development hereby approved, including a method and specification for the works, samples of materials and photographs showing any damage. The making good works approved shall then be fully implemented within 3 months of the completion of the development hereby approved.

Reason - Because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 33, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 15, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 99, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 9, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 25, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 49, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 4, Block A, 12 Denmark Road, Manchester, M15 6GQ
Flat 71, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 77, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 74, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 102, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 92, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 65, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 79, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 38, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 51, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 75, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 86, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 26, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 11, Block B, 12 Denmark Road, Manchester, M15 6GQ
Chest Clinic, 352 Oxford Road, Manchester, M13 9NL
Flat 87, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 61, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 41, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 90, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 64, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 111, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 70, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 97, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 106, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 32, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 82, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 18, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 81, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 20, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 35, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 104, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 24, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 98, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 27, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 37, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 50, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 39, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 103, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 36, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 53, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 78, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 48, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 113, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 67, Block E, 12 Denmark Road, Manchester, M15 6GQ

Flat 16, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 107, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 6, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 63, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 108, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 56, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 94, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 85, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 100, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 12, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 66, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 8, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 2, Block A, 12 Denmark Road, Manchester, M15 6GQ
Flat 17, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 73, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 43, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 114, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 5, Block A, 12 Denmark Road, Manchester, M15 6GQ
Flat 21, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 34, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 84, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 10, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 59, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 54, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 23, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 58, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 60, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 76, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 40, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 112, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 42, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 14, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 105, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 101, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 88, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 30, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 46, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 44, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 91, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 69, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 52, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 55, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 89, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 19, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 110, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 80, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 68, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 72, Block E, 12 Denmark Road, Manchester, M15 6GQ
Flat 29, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 83, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 93, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 115, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 57, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 22, Block B, 12 Denmark Road, Manchester, M15 6GQ

Flat 7, Block B, 12 Denmark Road, Manchester, M15 6GQ
Flat 47, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 96, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 3, Block A, 12 Denmark Road, Manchester, M15 6GQ
Flat 95, Block F, 12 Denmark Road, Manchester, M15 6GQ
Flat 45, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 62, Block D, 12 Denmark Road, Manchester, M15 6GQ
Flat 109, Block G, 12 Denmark Road, Manchester, M15 6GQ
Flat 31, Block C, 12 Denmark Road, Manchester, M15 6GQ
Flat 1, Block A, 12 Denmark Road, Manchester, M15 6GQ
Flat 28, Block C, 12 Denmark Road, Manchester, M15 6GQ

Appendix 2 – Planning constraints

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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL