MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137720/AO/2023
Date registered valid:	9 November 2023
Proposal:	Retention of 2 no. internally illuminated individual letter signs, 2 no. non-illuminated individual letters signs, 2 no. internally illuminated projecting signs.
Address:	Retail Unit T4 , Circle Square, Oxford Road, Manchester, M1 7ED
Ward(s):	Deansgate Ward
Applicant:	ASDA Stores Ltd
Agent (if any):	Mrs Catherine Brown Whittam Cox Architects
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**27 December 2023**

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 1 December 2023

Standard consultations:
Printed: 30 November 2023 Expired: 21 December 2023

Neighbour notifications
Printed: 30 November 2023 Expired: 21 December 2023

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

This application relates to the ground floor of a property located within the Circle Square development on Oxford Road. The development consists of modern mixed-use building that includes offices with rooftop restaurant with a mix of approved ground and mezzanine floor commercial uses, as well as residential uses. There are a number of vacant units. This application relates to Unit B2-R3a which has a frontage on a street within the Circle Square site and Oxford Road. This proposal affects the north elevation of the unit, which is within the Circle Square site, but can be viewed from Oxford Road and the Oxford Road elevation .

The site is not within a Conservation Area. The Grade II* Palace Hotel and the Grade II listed Dancehouse and Oxford Road Station are close to the site.

Oxford Road is part of a major radial entry route and bus route into the City Centre from South Manchester and cuts through the Higher Education Precinct and the Oxford Road Corridor. The surrounding uses include education, residential properties, hotels, takeaways, restaurants, bars, shops, bank, a train station and a theatre.

Description of Development

This application seeks advertisement consent for the retention of 2 no. internally illuminated individual letter signs, 2 no. non-illuminated individual letters signs, 2 no. internally illuminated projecting signs.

Related Applications

CDN/23/0716 - Discharge of Condition 14 a (Signage Strategy) and b (Outdoor Furniture) attached to Planning Permission 116450/FO/2017.
Decision Pending.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. One neutral comment was received from a member of the public who resides in Circle Square.

Highway Services - Are accepting of the luminance of the signs. They confirmed that projecting over licenses would be required for the projecting signs and confirmed that all signs comply with headroom and carriageway clearance requirements. They advised that an informative should be added for the applicant to contact Highway Services for any works that impact on the highway.

Environmental Health - Confirmed that the luminance levels are acceptable.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

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.

The following policies within the Core Strategy are considered relevant:

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.

The Unitary Development Plan for the City of Manchester

DC14.1 (Shops and Related Signs) 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) 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. In the interests of amenity,
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.

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.

Other Legislation

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.

National Policy

Decisions should accord with the requirements of the **NPPF** in particular and to **section 16 (Conserving and Enhancing the Historic Environment)** and **Paragraph 141** which 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.

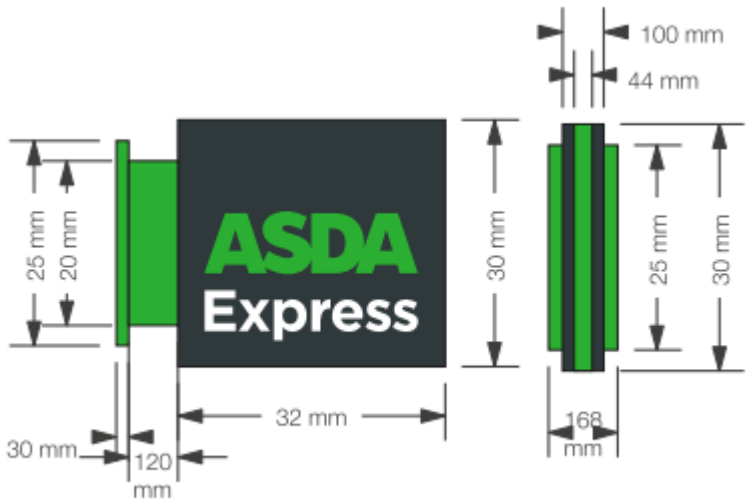
Issues

Principle

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity as well as its impact upon public safety. The main policies that relate to the assessment of the proposal are the National Planning Policy Framework, in particular Section 7 (Requiring Good Design) and Core Strategy policies DM1 (Development Management) and SP1 (Spatial Principles) and the Saved Policies contained within the Unitary Development Plan for Manchester in particular policy DC14 (Shop fronts and Related Signs).

Visual Amenity

The projecting sign is considered to be harmful to both the visual amenity of the building itself and to the surrounding street scene. The projecting sign are marked as having a thickness of 168mm, which would be considered to be far too bulky when compared to projecting signs approved in both the Circle Square development itself, as well as and in the surrounding street scene. Projecting sign thickness of 30mm would normally be considered to be acceptable.



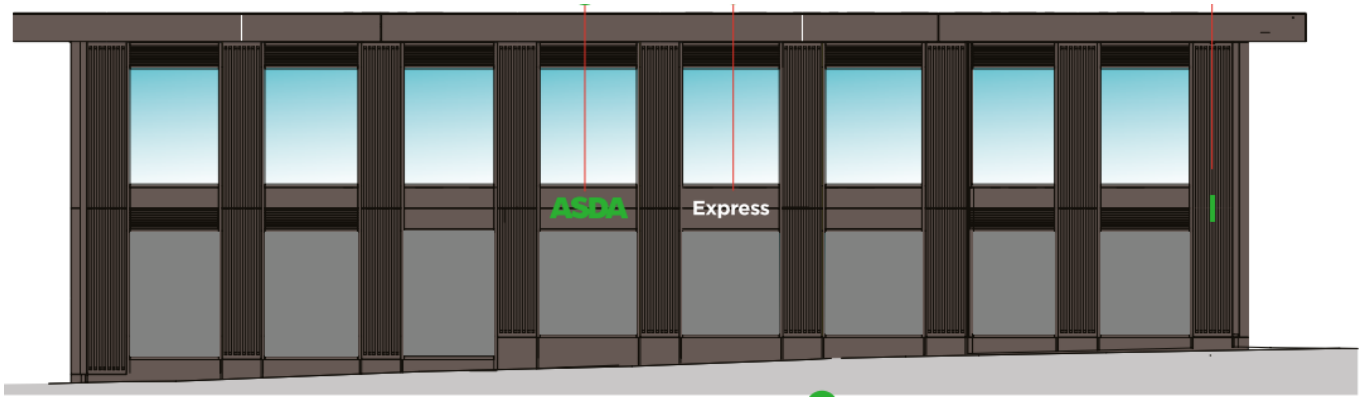
Proposed Projecting Sign

Additionally, the annotated measurements of the proposed projecting sign do not appear to be consistent with the proposed drawing. The height and projection length of the main sign elements are listed as 30mm and 32mm respectively. A sign made according to the measurements annotated on the proposed drawings would be an oddly shaped design that would be highly incongruous with other similar projecting signs in the surrounding area.

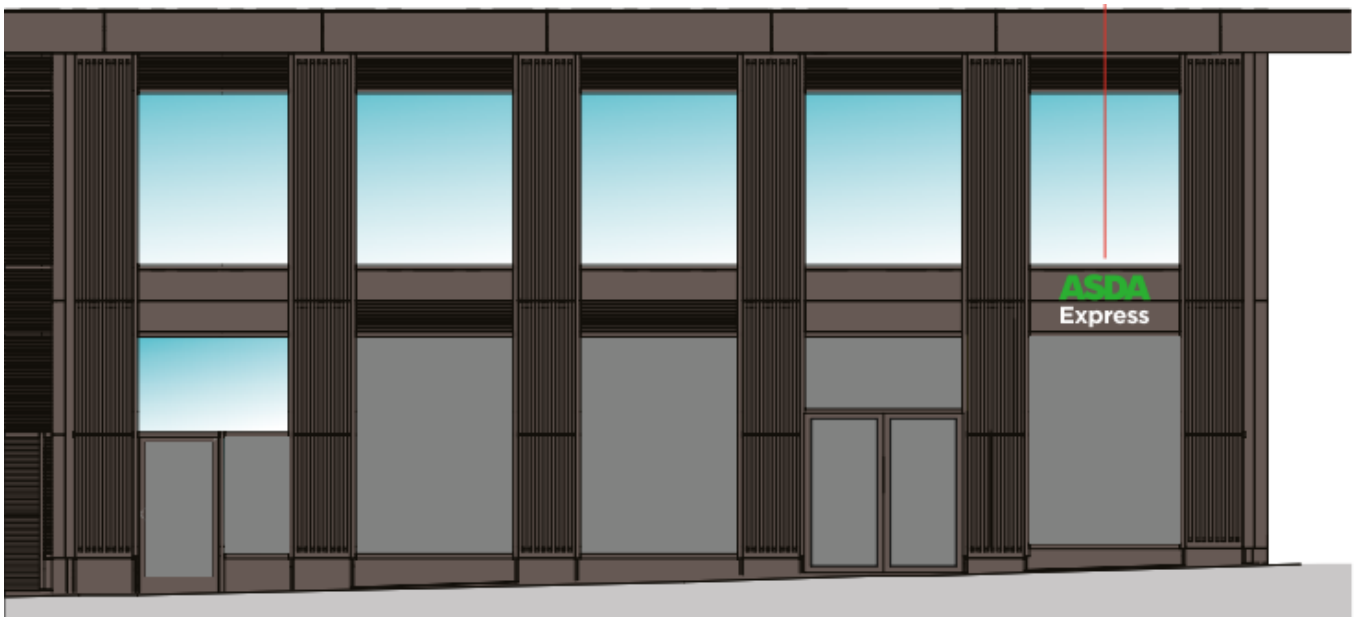
The large service panel and individual letter signs are not considered to be acceptable as a result of their siting, position and relationship to the premises. Circle Square is a new development consisting of various buildings that have been approved and built at different stages. As a part of the approved planning permissions, each building is supposed to have an agreed signage strategy that is required be discharged before the occupation of any commercial units.



Proposed Front Elevation



Proposed Oxford Road Elevation



Proposed Charles Street Elevation

Across the site, there has been a consistent approach with the signage strategies and with the signage approved, to have individual letter signs and menu/service panel signs behind the glazing, not fixed to the outside of the building. This consistent approach has been adhered to across this new, modern development. The positioning of these signs is consistent to be harmful to both the visual amenity of the host building and to the surrounding Circle Square development.

No signage strategy has yet been agreed for the building in question, and so separate to this advertisement consent, the installation of this signage would be in contravention of the condition attached to the original planning permission.

A signage strategy for this plot has been submitted under discharge of conditions application CDN/23/0716, validated in November 2023. The provisional signage strategy submitted is unlikely to be accepted.

Regardless of that, the positioning of these signs in question of the external facade of the building is considered to cause visual harm to the entire development, by not adhering to the visual cohesion across the various main plots of the Circle Square development.

During the course of a site visit, it has been identified that the signs have been installed before advertisement consent has been granted.

The illuminated entrance posts are not considered to be advertisements and are instead considered to be external alterations that would require full planning permission. Whilst they are in a green colour, there is no branding on these elements that means that it would constitute an advertisement. The applicant has been contacted advising that full planning permission would be required for this element.

The manifestation dots are to be applied internally behind the glazing and so do not require advertisement consent.

Public Safety

The installed signage would not have a detrimental impact on public safety. Highway Services and Environmental Health have confirmed that the signage would not be a distraction to road users or pedestrians.

Conclusion

In view of all of the above, it is considered that the signage is not considered acceptable, due to the impact on the visual amenity of the signage on both the building itself and the surrounding area, in accordance with Sections 7 (Requiring Good Design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, policies EN3 (Heritage) and CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC14.1 (Shop Fronts and Related Signs), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

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: Refuse

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

1) The retained individual letters and service panel signage, by virtue of their siting, position and relationship to the premises fail to respond positively to the high-quality facades,

architectural language and character of both the building itself and the surrounded area. In addition, the projecting sign, by virtue of its style, design, size, and appearance, forms an incongruous and bulky feature to the premises and fails to respond positively to the high-quality facades, architectural language, and character of both the building itself and the surrounded area. The signage has an unduly harmful impact on the visual amenity of the development and character of the local area which is contrary to the provisions of policies SP1, CC9, EN1 and DM1 of the Manchester Core Strategy (2012), saved policy DC14 of the Unitary Development Plan for the City of Manchester (1995), the NPPF and the Town and Country Planning (Control of Advertisements) Regulations 2007.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 3202, 7 Symphony Park, Manchester, M1 7GG
Flat 2804, 7 Symphony Park, Manchester, M1 7GG
Flat 318, 7 Symphony Park, Manchester, M1 7GB
Flat 2302, 7 Symphony Park, Manchester, M1 7GG
Flat 304, 7 Symphony Park, Manchester, M1 7GB
Flat 221, 7 Symphony Park, Manchester, M1 7GB
Flat 2906, 7 Symphony Park, Manchester, M1 7GG
Flat 201, 7 Symphony Park, Manchester, M1 7GB
Flat 1902, 7 Symphony Park, Manchester, M1 7GF
Flat 2305, 7 Symphony Park, Manchester, M1 7GG
Flat 3105, 7 Symphony Park, Manchester, M1 7GG
Flat 1319, 7 Symphony Park, Manchester, M1 7GF
Flat 1005, 7 Symphony Park, Manchester, M1 7GE
Flat 818, 7 Symphony Park, Manchester, M1 7GD
Flat 2803, 7 Symphony Park, Manchester, M1 7GG
Flat 205, 7 Symphony Park, Manchester, M1 7GB
Second Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1116, 7 Symphony Park, Manchester, M1 7GE
Flat 416, 7 Symphony Park, Manchester, M1 7GB
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
4 Valette Walk, Manchester, M1 7GA
51 Charles Street, Manchester, M1 7DF
12A Oxford Road, Manchester, M1 5QA
12 Oxford Road, Manchester, M1 5QA
10 Oxford Road, Manchester, M1 5QA
6 Oxford Road, Manchester, M1 5GA
Flat 203, 7 Symphony Park, Manchester, M1 7GB
Flat 1701, 7 Symphony Park, Manchester, M1 7GF
Flat 1903, 7 Symphony Park, Manchester, M1 7GF
Flat 3101, 7 Symphony Park, Manchester, M1 7GG
Flat 121, 7 Symphony Park, Manchester, M1 7GB
Flat 1210, 7 Symphony Park, Manchester, M1 7GE
Flat 1506, 7 Symphony Park, Manchester, M1 7GF
Flat 1004, 7 Symphony Park, Manchester, M1 7GE
Flat 2206, 7 Symphony Park, Manchester, M1 7GG
Flat 1321, 7 Symphony Park, Manchester, M1 7GF
Flat 301, 7 Symphony Park, Manchester, M1 7GB
Flat 219, 7 Symphony Park, Manchester, M1 7GB
Flat 2604, 7 Symphony Park, Manchester, M1 7GG
Flat 711, 7 Symphony Park, Manchester, M1 7GD
Flat 509, 7 Symphony Park, Manchester, M1 7GD
Flat 1216, 7 Symphony Park, Manchester, M1 7GE
Flat 220, 7 Symphony Park, Manchester, M1 7GB
Flat 3403, 7 Symphony Park, Manchester, M1 7GG
Flat 411, 7 Symphony Park, Manchester, M1 7GB
Flat 413, 7 Symphony Park, Manchester, M1 7GB
Flat 1003, 7 Symphony Park, Manchester, M1 7GE

Flat 3104, 7 Symphony Park, Manchester, M1 7GG
Flat 2901, 7 Symphony Park, Manchester, M1 7GG
Flat 3204, 7 Symphony Park, Manchester, M1 7GG
Flat 1021, 7 Symphony Park, Manchester, M1 7GE
Flat 3003, 7 Symphony Park, Manchester, M1 7GG
Flat 1307, 7 Symphony Park, Manchester, M1 7GF
Flat 2306, 7 Symphony Park, Manchester, M1 7GG
Flat 317, 7 Symphony Park, Manchester, M1 7GB
Flat 1419, 7 Symphony Park, Manchester, M1 7GF
Flat 808, 7 Symphony Park, Manchester, M1 7GD
Flat 1706, 7 Symphony Park, Manchester, M1 7GF
Flat 2205, 7 Symphony Park, Manchester, M1 7GG
Flat 718, 7 Symphony Park, Manchester, M1 7GD
Flat 2902, 7 Symphony Park, Manchester, M1 7GG
Flat 1802, 7 Symphony Park, Manchester, M1 7GF
Flat 313, 7 Symphony Park, Manchester, M1 7GB
Flat 2801, 7 Symphony Park, Manchester, M1 7GG
Flat 1213, 7 Symphony Park, Manchester, M1 7GE
Flat 1605, 7 Symphony Park, Manchester, M1 7GF
Flat 3405, 7 Symphony Park, Manchester, M1 7GG
Flat 113, 7 Symphony Park, Manchester, M1 7GB
Flat 2406, 7 Symphony Park, Manchester, M1 7GG
Flat 504, 7 Symphony Park, Manchester, M1 7GD
Flat 1416, 7 Symphony Park, Manchester, M1 7GF
Flat 918, 7 Symphony Park, Manchester, M1 7GE
Third Floor, 3 Symphony Park, Manchester, M1 7FS
Fifth Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1107, 7 Symphony Park, Manchester, M1 7GE
Flat 1118, 7 Symphony Park, Manchester, M1 7GE
Flat 1121, 7 Symphony Park, Manchester, M1 7GE
Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 4, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 8, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
6A Oxford Road, Manchester, M1 5QA
Flat 611, 7 Symphony Park, Manchester, M1 7GD
Flat 2202, 7 Symphony Park, Manchester, M1 7GG
Flat 1702, 7 Symphony Park, Manchester, M1 7GF
Flat 1310, 7 Symphony Park, Manchester, M1 7GF
Flat 1502, 7 Symphony Park, Manchester, M1 7GF
Flat 1018, 7 Symphony Park, Manchester, M1 7GE
Flat 906, 7 Symphony Park, Manchester, M1 7GE
Flat 109, 7 Symphony Park, Manchester, M1 7GB
Flat 117, 7 Symphony Park, Manchester, M1 7GB
Flat 3201, 7 Symphony Park, Manchester, M1 7GG
Flat 409, 7 Symphony Park, Manchester, M1 7GB
Flat 1110, 7 Symphony Park, Manchester, M1 7GE
Flat 402, 7 Symphony Park, Manchester, M1 7GB
Flat 215, 7 Symphony Park, Manchester, M1 7GB
Flat 809, 7 Symphony Park, Manchester, M1 7GD
Flat 806, 7 Symphony Park, Manchester, M1 7GD
Flat 2503, 7 Symphony Park, Manchester, M1 7GG

Flat 1407, 7 Symphony Park, Manchester, M1 7GF
Flat 510, 7 Symphony Park, Manchester, M1 7GD
Flat 315, 7 Symphony Park, Manchester, M1 7GB
Flat 1313, 7 Symphony Park, Manchester, M1 7GF
Flat 3103, 7 Symphony Park, Manchester, M1 7GG
49 Charles Street, Manchester, M1 7DF
7 Symphony Park, Manchester, M1 7GB
Flat 320, 7 Symphony Park, Manchester, M1 7GB
Flat 204, 7 Symphony Park, Manchester, M1 7GB
Flat 1602, 7 Symphony Park, Manchester, M1 7GF
Flat 3005, 7 Symphony Park, Manchester, M1 7GG
Flat 3406, 7 Symphony Park, Manchester, M1 7GG
Flat 1301, 7 Symphony Park, Manchester, M1 7GF
Flat 521, 7 Symphony Park, Manchester, M1 7GD
Flat 3502, 7 Symphony Park, Manchester, M1 7GG
Flat 2403, 7 Symphony Park, Manchester, M1 7GG
Flat 501, 7 Symphony Park, Manchester, M1 7GD
Flat 814, 7 Symphony Park, Manchester, M1 7GD
Flat 2601, 7 Symphony Park, Manchester, M1 7GG
Flat 1401, 7 Symphony Park, Manchester, M1 7GF
Flat 1015, 7 Symphony Park, Manchester, M1 7GE
Flat 713, 7 Symphony Park, Manchester, M1 7GD
Flat 614, 7 Symphony Park, Manchester, M1 7GD
Flat 911, 7 Symphony Park, Manchester, M1 7GE
Flat 517, 7 Symphony Park, Manchester, M1 7GD
Flat 704, 7 Symphony Park, Manchester, M1 7GD
Flat 3305, 7 Symphony Park, Manchester, M1 7GG
Flat 3001, 7 Symphony Park, Manchester, M1 7GG
Flat 102, 7 Symphony Park, Manchester, M1 7GB
Flat 616, 7 Symphony Park, Manchester, M1 7GD
Flat 813, 7 Symphony Park, Manchester, M1 7GD
Flat 519, 7 Symphony Park, Manchester, M1 7GD
Flat 2904, 7 Symphony Park, Manchester, M1 7GG
Flat 2003, 7 Symphony Park, Manchester, M1 7GF
Flat 608, 7 Symphony Park, Manchester, M1 7GD
Flat 1204, 7 Symphony Park, Manchester, M1 7GE
Flat 1504, 7 Symphony Park, Manchester, M1 7GF
Flat 910, 7 Symphony Park, Manchester, M1 7GE
Flat 1410, 7 Symphony Park, Manchester, M1 7GF
Flat 1220, 7 Symphony Park, Manchester, M1 7GE
Flat 617, 7 Symphony Park, Manchester, M1 7GD
Flat 418, 7 Symphony Park, Manchester, M1 7GB
Flat 421, 7 Symphony Park, Manchester, M1 7GB
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 14, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Brazilian Waxing Company, 5 Oxford Road, Manchester, M1 6EY
Flat 2, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 39, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Spar, 2 - 4 Oxford Road, Manchester, M1 5QA
14A Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA

Flat 919, 7 Symphony Park, Manchester, M1 7GE
Flat 2504, 7 Symphony Park, Manchester, M1 7GG
Flat 921, 7 Symphony Park, Manchester, M1 7GE
Flat 2701, 7 Symphony Park, Manchester, M1 7GG
Flat 810, 7 Symphony Park, Manchester, M1 7GD
Flat 310, 7 Symphony Park, Manchester, M1 7GB
Flat 3205, 7 Symphony Park, Manchester, M1 7GG
Flat 805, 7 Symphony Park, Manchester, M1 7GD
Flat 3401, 7 Symphony Park, Manchester, M1 7GG
Flat 1008, 7 Symphony Park, Manchester, M1 7GE
Flat 615, 7 Symphony Park, Manchester, M1 7GD
Flat 316, 7 Symphony Park, Manchester, M1 7GB
Flat 412, 7 Symphony Park, Manchester, M1 7GB
Flat 407, 7 Symphony Park, Manchester, M1 7GB
Flat 403, 7 Symphony Park, Manchester, M1 7GB
Flat 404, 7 Symphony Park, Manchester, M1 7GB
Flat 1317, 7 Symphony Park, Manchester, M1 7GF
Flat 2404, 7 Symphony Park, Manchester, M1 7GG
Flat 307, 7 Symphony Park, Manchester, M1 7GB
Flat 819, 7 Symphony Park, Manchester, M1 7GD
Flat 3503, 7 Symphony Park, Manchester, M1 7GG
Flat 1604, 7 Symphony Park, Manchester, M1 7GF
Flat 709, 7 Symphony Park, Manchester, M1 7GD
Flat 1411, 7 Symphony Park, Manchester, M1 7GF
Flat 2704, 7 Symphony Park, Manchester, M1 7GG
Flat 1202, 7 Symphony Park, Manchester, M1 7GE
Flat 408, 7 Symphony Park, Manchester, M1 7GB
Flat 214, 7 Symphony Park, Manchester, M1 7GB
Flat 518, 7 Symphony Park, Manchester, M1 7GD
Flat 506, 7 Symphony Park, Manchester, M1 7GD
Flat 3006, 7 Symphony Park, Manchester, M1 7GG
Flat 1806, 7 Symphony Park, Manchester, M1 7GF
Flat 2102, 7 Symphony Park, Manchester, M1 7GF
Flat 3106, 7 Symphony Park, Manchester, M1 7GG
Flat 1311, 7 Symphony Park, Manchester, M1 7GF
Flat 1318, 7 Symphony Park, Manchester, M1 7GF
Flat 3301, 7 Symphony Park, Manchester, M1 7GG
Flat 119, 7 Symphony Park, Manchester, M1 7GB
Flat 2805, 7 Symphony Park, Manchester, M1 7GG
Flat 515, 7 Symphony Park, Manchester, M1 7GD
Flat 110, 7 Symphony Park, Manchester, M1 7GB
Flat 2006, 7 Symphony Park, Manchester, M1 7GF
Flat 3402, 7 Symphony Park, Manchester, M1 7GG
Flat 1315, 7 Symphony Park, Manchester, M1 7GF
Flat 513, 7 Symphony Park, Manchester, M1 7GD
Flat 902, 7 Symphony Park, Manchester, M1 7GE
Flat 1019, 7 Symphony Park, Manchester, M1 7GE
Flat 811, 7 Symphony Park, Manchester, M1 7GD
Flat 707, 7 Symphony Park, Manchester, M1 7GD
Flat 1012, 7 Symphony Park, Manchester, M1 7GE
Flat 1705, 7 Symphony Park, Manchester, M1 7GF
23 Oxford Road, Manchester, M1 7BS
Flat 1104, 7 Symphony Park, Manchester, M1 7GE
Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Oxford Place, 7 Oxford Road, Manchester, M1 6EY
15 Oxford Road, Manchester, M1 6FZ
DC Motor Engineering, Arch 45 At, 5A York Street, Manchester, M1 7DE
17 Oxford Road, Manchester, M1 7BS
1 Valette Walk, Manchester, M1 7GA
Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
Flat 613, 7 Symphony Park, Manchester, M1 7GD
Flat 210, 7 Symphony Park, Manchester, M1 7GB
Flat 1703, 7 Symphony Park, Manchester, M1 7GF
Flat 212, 7 Symphony Park, Manchester, M1 7GB
Flat 620, 7 Symphony Park, Manchester, M1 7GD
Flat 801, 7 Symphony Park, Manchester, M1 7GD
Flat 3303, 7 Symphony Park, Manchester, M1 7GG
Flat 218, 7 Symphony Park, Manchester, M1 7GB
Flat 702, 7 Symphony Park, Manchester, M1 7GD
Flat 804, 7 Symphony Park, Manchester, M1 7GD
Flat 1905, 7 Symphony Park, Manchester, M1 7GF
Flat 803, 7 Symphony Park, Manchester, M1 7GD
Flat 1106, 7 Symphony Park, Manchester, M1 7GE
Flat 414, 7 Symphony Park, Manchester, M1 7GB
Flat 1113, 7 Symphony Park, Manchester, M1 7GE
Flat 405, 7 Symphony Park, Manchester, M1 7GB
Flat 2106, 7 Symphony Park, Manchester, M1 7GF
Flat 716, 7 Symphony Park, Manchester, M1 7GD
Flat 1217, 7 Symphony Park, Manchester, M1 7GE
Flat 2401, 7 Symphony Park, Manchester, M1 7GG
Flat 213, 7 Symphony Park, Manchester, M1 7GB
Flat 503, 7 Symphony Park, Manchester, M1 7GD
Flat 1403, 7 Symphony Park, Manchester, M1 7GF
Flat 106, 7 Symphony Park, Manchester, M1 7GB
Flat 2201, 7 Symphony Park, Manchester, M1 7GG
Flat 903, 7 Symphony Park, Manchester, M1 7GE
Flat 1013, 7 Symphony Park, Manchester, M1 7GE
Flat 112, 7 Symphony Park, Manchester, M1 7GB
Flat 1414, 7 Symphony Park, Manchester, M1 7GF
Flat 2702, 7 Symphony Park, Manchester, M1 7GG
Flat 3404, 7 Symphony Park, Manchester, M1 7GG
Flat 2605, 7 Symphony Park, Manchester, M1 7GG
Flat 1306, 7 Symphony Park, Manchester, M1 7GF
Flat 1211, 7 Symphony Park, Manchester, M1 7GE
Flat 1206, 7 Symphony Park, Manchester, M1 7GE
Flat 1305, 7 Symphony Park, Manchester, M1 7GF
Flat 618, 7 Symphony Park, Manchester, M1 7GD
Flat 602, 7 Symphony Park, Manchester, M1 7GD
Flat 1505, 7 Symphony Park, Manchester, M1 7GF
Flat 2204, 7 Symphony Park, Manchester, M1 7GG
Flat 305, 7 Symphony Park, Manchester, M1 7GB
Flat 1413, 7 Symphony Park, Manchester, M1 7GF
Flat 520, 7 Symphony Park, Manchester, M1 7GD
Flat 905, 7 Symphony Park, Manchester, M1 7GE
Flat 1420, 7 Symphony Park, Manchester, M1 7GF
Flat 1205, 7 Symphony Park, Manchester, M1 7GE
Flat 604, 7 Symphony Park, Manchester, M1 7GD

105 Oxford Street, Manchester, M1 6EX
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
9 - 11 Oxford Road, Manchester, M1 6EY
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 18, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 12, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
2 - 4 Oxford Road, Manchester, M1 5QA
3 Valette Walk, Manchester, M1 7GA
Flat 1214, 7 Symphony Park, Manchester, M1 7GE
Flat 907, 7 Symphony Park, Manchester, M1 7GE
Flat 1418, 7 Symphony Park, Manchester, M1 7GF
Flat 3203, 7 Symphony Park, Manchester, M1 7GG
Flat 2905, 7 Symphony Park, Manchester, M1 7GG
Flat 1302, 7 Symphony Park, Manchester, M1 7GF
Flat 2301, 7 Symphony Park, Manchester, M1 7GG
Flat 1409, 7 Symphony Park, Manchester, M1 7GF
Flat 1101, 7 Symphony Park, Manchester, M1 7GE
Flat 3304, 7 Symphony Park, Manchester, M1 7GG
Flat 721, 7 Symphony Park, Manchester, M1 7GD
Flat 2004, 7 Symphony Park, Manchester, M1 7GF
Flat 303, 7 Symphony Park, Manchester, M1 7GB
Flat 2402, 7 Symphony Park, Manchester, M1 7GG
Flat 1209, 7 Symphony Park, Manchester, M1 7GE
Flat 601, 7 Symphony Park, Manchester, M1 7GD
Flat 619, 7 Symphony Park, Manchester, M1 7GD
Flat 3102, 7 Symphony Park, Manchester, M1 7GG
Flat 1801, 7 Symphony Park, Manchester, M1 7GF
Flat 2303, 7 Symphony Park, Manchester, M1 7GG
Flat 508, 7 Symphony Park, Manchester, M1 7GD
Flat 1320, 7 Symphony Park, Manchester, M1 7GF
Flat 1421, 7 Symphony Park, Manchester, M1 7GF
Flat 3004, 7 Symphony Park, Manchester, M1 7GG
Flat 3002, 7 Symphony Park, Manchester, M1 7GG
Flat 714, 7 Symphony Park, Manchester, M1 7GD
Flat 2304, 7 Symphony Park, Manchester, M1 7GG
Flat 311, 7 Symphony Park, Manchester, M1 7GB
Flat 1002, 7 Symphony Park, Manchester, M1 7GE
Flat 505, 7 Symphony Park, Manchester, M1 7GD
Flat 904, 7 Symphony Park, Manchester, M1 7GE
Flat 1006, 7 Symphony Park, Manchester, M1 7GE
Flat 1215, 7 Symphony Park, Manchester, M1 7GE
Flat 916, 7 Symphony Park, Manchester, M1 7GE
Flat 1408, 7 Symphony Park, Manchester, M1 7GF
Flat 1601, 7 Symphony Park, Manchester, M1 7GF
Flat 2501, 7 Symphony Park, Manchester, M1 7GG
Flat 1010, 7 Symphony Park, Manchester, M1 7GE
Flat 821, 7 Symphony Park, Manchester, M1 7GD
Flat 807, 7 Symphony Park, Manchester, M1 7GD
Flat 609, 7 Symphony Park, Manchester, M1 7GD
Flat 302, 7 Symphony Park, Manchester, M1 7GB
Flat 1415, 7 Symphony Park, Manchester, M1 7GF
3 Symphony Park, Manchester, M1 7FS

5 Symphony Park, Manchester, M1 7FS
Flat 1108, 7 Symphony Park, Manchester, M1 7GE
Flat 1117, 7 Symphony Park, Manchester, M1 7GE
Flat 420, 7 Symphony Park, Manchester, M1 7GB
Flat 410, 7 Symphony Park, Manchester, M1 7GB
Flat 1115, 7 Symphony Park, Manchester, M1 7GE
Flat 419, 7 Symphony Park, Manchester, M1 7GB
Flat 1120, 7 Symphony Park, Manchester, M1 7GE
13 Oxford Road, Manchester, M1 6EY
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
21 Oxford Road, Manchester, M1 7BS
10B Oxford Road, Manchester, M1 5QA
Flat 1406, 7 Symphony Park, Manchester, M1 7GF
Flat 909, 7 Symphony Park, Manchester, M1 7GE
Flat 216, 7 Symphony Park, Manchester, M1 7GB
49A Charles Street, Manchester, M1 7DF
Flat 1803, 7 Symphony Park, Manchester, M1 7GF
Flat 1606, 7 Symphony Park, Manchester, M1 7GF
Flat 103, 7 Symphony Park, Manchester, M1 7GB
Flat 3206, 7 Symphony Park, Manchester, M1 7GG
Flat 1405, 7 Symphony Park, Manchester, M1 7GF
Flat 606, 7 Symphony Park, Manchester, M1 7GD
Flat 1219, 7 Symphony Park, Manchester, M1 7GE
Flat 2802, 7 Symphony Park, Manchester, M1 7GG
Flat 816, 7 Symphony Park, Manchester, M1 7GD
Flat 1109, 7 Symphony Park, Manchester, M1 7GE
Flat 309, 7 Symphony Park, Manchester, M1 7GB
Flat 507, 7 Symphony Park, Manchester, M1 7GD
Flat 306, 7 Symphony Park, Manchester, M1 7GB
Flat 2203, 7 Symphony Park, Manchester, M1 7GG
Flat 915, 7 Symphony Park, Manchester, M1 7GE
Flat 1308, 7 Symphony Park, Manchester, M1 7GF
Flat 913, 7 Symphony Park, Manchester, M1 7GE
Flat 1208, 7 Symphony Park, Manchester, M1 7GE
Flat 2002, 7 Symphony Park, Manchester, M1 7GF
Flat 1309, 7 Symphony Park, Manchester, M1 7GF
Flat 1017, 7 Symphony Park, Manchester, M1 7GE
Flat 111, 7 Symphony Park, Manchester, M1 7GB
Flat 114, 7 Symphony Park, Manchester, M1 7GB
Flat 715, 7 Symphony Park, Manchester, M1 7GD
Flat 719, 7 Symphony Park, Manchester, M1 7GD
Flat 206, 7 Symphony Park, Manchester, M1 7GB
Flat 812, 7 Symphony Park, Manchester, M1 7GD
Flat 514, 7 Symphony Park, Manchester, M1 7GD
Flat 710, 7 Symphony Park, Manchester, M1 7GD
Flat 2602, 7 Symphony Park, Manchester, M1 7GG
Flat 703, 7 Symphony Park, Manchester, M1 7GD
Flat 516, 7 Symphony Park, Manchester, M1 7GD
Flat 118, 7 Symphony Park, Manchester, M1 7GB

Flat 920, 7 Symphony Park, Manchester, M1 7GE
Flat 321, 7 Symphony Park, Manchester, M1 7GB
Flat 815, 7 Symphony Park, Manchester, M1 7GD
Flat 3501, 7 Symphony Park, Manchester, M1 7GG
Flat 2502, 7 Symphony Park, Manchester, M1 7GG
Flat 2903, 7 Symphony Park, Manchester, M1 7GG
Flat 1603, 7 Symphony Park, Manchester, M1 7GF
Flat 104, 7 Symphony Park, Manchester, M1 7GB
Flat 720, 7 Symphony Park, Manchester, M1 7GD
Flat 1417, 7 Symphony Park, Manchester, M1 7GF
Flat 1503, 7 Symphony Park, Manchester, M1 7GF
Flat 712, 7 Symphony Park, Manchester, M1 7GD
Flat 2104, 7 Symphony Park, Manchester, M1 7GF
Flat 3306, 7 Symphony Park, Manchester, M1 7GG
Flat 208, 7 Symphony Park, Manchester, M1 7GB
Eighth To Twelfth Floor, 3 Symphony Park, Manchester, M1 7FS
Sixth Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 1105, 7 Symphony Park, Manchester, M1 7GE
Flat 417, 7 Symphony Park, Manchester, M1 7GB
Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 3, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
60 Charles Street, Manchester, M1 7DF
Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 1312, 7 Symphony Park, Manchester, M1 7GF
14 Oxford Road, Manchester, M1 5QA
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
Flat 1316, 7 Symphony Park, Manchester, M1 7GF
Flat 2001, 7 Symphony Park, Manchester, M1 7GF
Flat 116, 7 Symphony Park, Manchester, M1 7GB
Flat 217, 7 Symphony Park, Manchester, M1 7GB
Flat 2101, 7 Symphony Park, Manchester, M1 7GF
Flat 1014, 7 Symphony Park, Manchester, M1 7GE
Flat 1020, 7 Symphony Park, Manchester, M1 7GE
Flat 1221, 7 Symphony Park, Manchester, M1 7GE
Flat 101, 7 Symphony Park, Manchester, M1 7GB
Flat 1112, 7 Symphony Park, Manchester, M1 7GE
Flat 1111, 7 Symphony Park, Manchester, M1 7GE
Flat 415, 7 Symphony Park, Manchester, M1 7GB
Flat 207, 7 Symphony Park, Manchester, M1 7GB
Flat 319, 7 Symphony Park, Manchester, M1 7GB
Flat 1203, 7 Symphony Park, Manchester, M1 7GE
Flat 401, 7 Symphony Park, Manchester, M1 7GB
Flat 607, 7 Symphony Park, Manchester, M1 7GD
Flat 2706, 7 Symphony Park, Manchester, M1 7GG
Flat 105, 7 Symphony Park, Manchester, M1 7GB
Flat 2105, 7 Symphony Park, Manchester, M1 7GF
Flat 406, 7 Symphony Park, Manchester, M1 7GB

Flat 2806, 7 Symphony Park, Manchester, M1 7GG
Flat 908, 7 Symphony Park, Manchester, M1 7GE
Flat 1804, 7 Symphony Park, Manchester, M1 7GF
Flat 209, 7 Symphony Park, Manchester, M1 7GB
Flat 706, 7 Symphony Park, Manchester, M1 7GD
Flat 1805, 7 Symphony Park, Manchester, M1 7GF
Flat 120, 7 Symphony Park, Manchester, M1 7GB
Flat 1102, 7 Symphony Park, Manchester, M1 7GE
Flat 817, 7 Symphony Park, Manchester, M1 7GD
Flat 1016, 7 Symphony Park, Manchester, M1 7GE
Flat 914, 7 Symphony Park, Manchester, M1 7GE
Flat 2505, 7 Symphony Park, Manchester, M1 7GG
Flat 115, 7 Symphony Park, Manchester, M1 7GB
Flat 705, 7 Symphony Park, Manchester, M1 7GD
Flat 820, 7 Symphony Park, Manchester, M1 7GD
Flat 605, 7 Symphony Park, Manchester, M1 7GD
Flat 1501, 7 Symphony Park, Manchester, M1 7GF
Flat 2005, 7 Symphony Park, Manchester, M1 7GF
Flat 2703, 7 Symphony Park, Manchester, M1 7GG
Flat 1404, 7 Symphony Park, Manchester, M1 7GF
Flat 1412, 7 Symphony Park, Manchester, M1 7GF
Flat 211, 7 Symphony Park, Manchester, M1 7GB
Flat 917, 7 Symphony Park, Manchester, M1 7GE
Flat 2506, 7 Symphony Park, Manchester, M1 7GG
Flat 512, 7 Symphony Park, Manchester, M1 7GD
Flat 1011, 7 Symphony Park, Manchester, M1 7GE
Flat 202, 7 Symphony Park, Manchester, M1 7GB
Flat 3302, 7 Symphony Park, Manchester, M1 7GG
Flat 1001, 7 Symphony Park, Manchester, M1 7GE
Flat 1314, 7 Symphony Park, Manchester, M1 7GF
Flat 1009, 7 Symphony Park, Manchester, M1 7GE
Flat 912, 7 Symphony Park, Manchester, M1 7GE
Flat 107, 7 Symphony Park, Manchester, M1 7GB
Flat 1103, 7 Symphony Park, Manchester, M1 7GE
Flat 29, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 17, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
1 Oxford Road, Manchester, M1 6EY
Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA
19 Oxford Road, Manchester, M1 7BS
Flat 802, 7 Symphony Park, Manchester, M1 7GD
Flat 1201, 7 Symphony Park, Manchester, M1 7GE
Flat 1906, 7 Symphony Park, Manchester, M1 7GF
Flat 1901, 7 Symphony Park, Manchester, M1 7GF
Flat 1704, 7 Symphony Park, Manchester, M1 7GF
Flat 1218, 7 Symphony Park, Manchester, M1 7GE
Flat 1119, 7 Symphony Park, Manchester, M1 7GE
Flat 1114, 7 Symphony Park, Manchester, M1 7GE
Flat 603, 7 Symphony Park, Manchester, M1 7GD
Flat 511, 7 Symphony Park, Manchester, M1 7GD
Flat 612, 7 Symphony Park, Manchester, M1 7GD
Flat 2405, 7 Symphony Park, Manchester, M1 7GG
Flat 314, 7 Symphony Park, Manchester, M1 7GB

Flat 1007, 7 Symphony Park, Manchester, M1 7GE
Flat 502, 7 Symphony Park, Manchester, M1 7GD
Flat 1303, 7 Symphony Park, Manchester, M1 7GF
Flat 312, 7 Symphony Park, Manchester, M1 7GB
Flat 621, 7 Symphony Park, Manchester, M1 7GD
9 Symphony Park, Manchester, M1 7FS
Flat 2103, 7 Symphony Park, Manchester, M1 7GF
Flat 901, 7 Symphony Park, Manchester, M1 7GE
Flat 708, 7 Symphony Park, Manchester, M1 7GD
Flat 701, 7 Symphony Park, Manchester, M1 7GD
Flat 1212, 7 Symphony Park, Manchester, M1 7GE
Flat 1402, 7 Symphony Park, Manchester, M1 7GF
Flat 108, 7 Symphony Park, Manchester, M1 7GB
Flat 1904, 7 Symphony Park, Manchester, M1 7GF
Flat 2705, 7 Symphony Park, Manchester, M1 7GG
Flat 2603, 7 Symphony Park, Manchester, M1 7GG
Flat 610, 7 Symphony Park, Manchester, M1 7GD
Flat 1304, 7 Symphony Park, Manchester, M1 7GF
Flat 717, 7 Symphony Park, Manchester, M1 7GD

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