

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137258/NMC/2023

Date registered valid: 13 June 2023

Proposal: Non-Material Amendment to planning permission 125686/FO/2019 to change wording of condition 2 (Approved Drawings), 12 (Landscaping) and 31 (Highways) to agree minor changes to landscaping scheme, and highways works.

Address: Site Bound By Oldham Road To The South East, Marshall Street To The North East, Chadderton Street To The North West, And Addington Street To The South West Manchester

Ward(s): Piccadilly Ward

Applicant: Mulbury Homes (Oldham) Ltd.

Agent (if any): Ms Eithne FitzGerald Deloitte LLP

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: approve

Date of recommendation: 7 July 2023

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 19 June 2023 Expired: 10 July 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/building

This 0.13 hectares site comprises a two storey building and a small surface level car park bounded by Oldham Road, Marshall Street, Chadderton Street and Addington Street and is rectangular in shape.

The surrounding area is a mixture of residential and commercial developments together with temporary surface car parks.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The New Cross area is being transformed as part of the delivery of the New Cross Development Framework. It seeks to deliver a residential led redevelopment and regeneration of the area in order to provide new homes, in a sustainable location, to support the City's population growth.

Several developments have been completed or are near completion such as the Marriott Hotel, Stay City apart hotel and a residential scheme along Oldham Road. Other schemes have been granted planning permission or have recently commenced.

The area is highly sustainable. The Northern Quarter, Ancoats and NOMA are a short distance from the New Cross and provide access to a wide range of retail, amenities and services along with a vibrant evening economy. Victoria Station is a short walk from the site providing access to trains, trams and bus services.

Description of development

Non-Material Amendment to planning permission 125686/FO/2019 to change wording of condition 2 (Approved Drawings), 12 (Landscaping) and 31 (Highways) to agree minor changes to landscaping scheme, and highways works.

Consultations & Notification Responses

n/a

Issues

There has been some rationalisation of the landscaping work so remove incidental areas of soft landscaping in several locations at the base of the application site and replace with hard landscaping. The areas were not required for drainage.

The street trees to Oldham Road are to be retained.

Conditions 2, 12 and 31 should be modified to reflect this. The change is considered to be non material in nature.

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:

Article 35 Declaration

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

1) The proposed seeks to change wording of condition 2 (Approved Drawings), 12 (Landscaping) and 31 (Highways) to agree minor changes to landscaping scheme, and highways works.

2) The development hereby approved shall be carried out in accordance with the following additional drawings:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406 _P03)
- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410 _P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201 _P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403 _P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404 _P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405 _P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

D464-RDG-00-ZZ-DR-C-0200 Rev P2 received by the City Council, as Local Planning Authority, on the 6 July 2023

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

2) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

12) The hard and soft landscaping treatments (including street trees) shall be carried out in accordance with drawings:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406 _P03)
- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410 _P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201 _P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403 _P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404 _P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405 _P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

D464-RDG-00-ZZ-DR-C-0200 Rev P2 received by the City Council, as Local Planning Authority, on the 6 July 2023

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another

tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

31) Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm, for the area shown in drawings:

- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406 _P03)
- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410 _P04)
- Works Kerbing & Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201 _P03)
- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403 _P03)
- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404 _P02)
- S 278 Signing & Lining (Ref. D464-RDG-00-ZZ-DR-C-0405 _P03)

The above drawings were received by the City Council, as Local Planning Authority, on the 13 June 2023

D464-RDG-00-ZZ-DR-C-0200 Rev P2 received by the City Council, as Local Planning Authority, on the 6 July 2023

shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site;
- Installation of street trees; and
- Installation of cycle stands.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and in accordance with the New Cross Public Realm Strategy.

Appendix 1 – List of consultees & neighbours notified

Flat 117, 47 Oldham Road, Manchester, M4 5FL
Flat 602, 43 Oldham Road, Manchester, M4 5ES
Flat 503, 43 Oldham Road, Manchester, M4 5ES
Flat 706, 43 Oldham Road, Manchester, M4 5ES
Flat 511, 43 Oldham Road, Manchester, M4 5ES
Flat 312, 43 Oldham Road, Manchester, M4 5ER
Flat 308, 43 Oldham Road, Manchester, M4 5ER
Flat 713, 43 Oldham Road, Manchester, M4 5ES
Flat 405, 43 Oldham Road, Manchester, M4 5ER
Flat 616, 43 Oldham Road, Manchester, M4 5ES
Flat 617, 43 Oldham Road, Manchester, M4 5ES
Flat 906, 43 Oldham Road, Manchester, M4 5ES
Flat 412, 43 Oldham Road, Manchester, M4 5ER
Flat 708, 47 Oldham Road, Manchester, M4 5FN
Flat 406, 47 Oldham Road, Manchester, M4 5FN
Flat 611, 47 Oldham Road, Manchester, M4 5FN
Flat 609, 47 Oldham Road, Manchester, M4 5FN
Flat 516, 47 Oldham Road, Manchester, M4 5FN
Flat 502, 47 Oldham Road, Manchester, M4 5FN
Flat 514, 47 Oldham Road, Manchester, M4 5FN
Flat 402, 47 Oldham Road, Manchester, M4 5FN
Flat 513, 47 Oldham Road, Manchester, M4 5FN
Flat 517, 47 Oldham Road, Manchester, M4 5FN
Flat 503, 47 Oldham Road, Manchester, M4 5FN
Flat 202, 47 Oldham Road, Manchester, M4 5FL
Flat 218, 47 Oldham Road, Manchester, M4 5FL
Flat 110, 47 Oldham Road, Manchester, M4 5FL
Flat 301, 47 Oldham Road, Manchester, M4 5FL
Flat 211, 47 Oldham Road, Manchester, M4 5FL
Flat 710, 47 Oldham Road, Manchester, M4 5FN
Flat 607, 47 Oldham Road, Manchester, M4 5FN
Flat 319, 47 Oldham Road, Manchester, M4 5FL
Flat 418, 47 Oldham Road, Manchester, M4 5FN
Flat 305, 43 Oldham Road, Manchester, M4 5ER
Flat 313, 43 Oldham Road, Manchester, M4 5ER
Flat 611, 43 Oldham Road, Manchester, M4 5ES
Flat 317, 43 Oldham Road, Manchester, M4 5ER
Flat 112, 43 Oldham Road, Manchester, M4 5ER
Flat 804, 43 Oldham Road, Manchester, M4 5ES
Flat 717, 43 Oldham Road, Manchester, M4 5ES
Flat 715, 43 Oldham Road, Manchester, M4 5ES
Flat 701, 43 Oldham Road, Manchester, M4 5ES
Flat 201, 43 Oldham Road, Manchester, M4 5ER
Serviced Apartment 414, 43 Oldham Road, Manchester, M4 5ER
Flat 110, 43 Oldham Road, Manchester, M4 5ER
Flat 902, 43 Oldham Road, Manchester, M4 5ES
Flat 13, 47 Oldham Road, Manchester, M4 5FL
Flat 514, 43 Oldham Road, Manchester, M4 5ES
Flat 512, 43 Oldham Road, Manchester, M4 5ES
Flat 608, 43 Oldham Road, Manchester, M4 5ES

Flat 401, 43 Oldham Road, Manchester, M4 5ER
Flat 208, 43 Oldham Road, Manchester, M4 5ER
Flat 904, 43 Oldham Road, Manchester, M4 5ES
Flat 711, 43 Oldham Road, Manchester, M4 5ES
Flat 413, 43 Oldham Road, Manchester, M4 5ER
Flat 508, 47 Oldham Road, Manchester, M4 5FN
Flat 215, 47 Oldham Road, Manchester, M4 5FL
Flat 506, 47 Oldham Road, Manchester, M4 5FN
Flat 112, 47 Oldham Road, Manchester, M4 5FL
Flat 602, 47 Oldham Road, Manchester, M4 5FN
Serviced Apartment 102, 47 Oldham Road, Manchester, M4 5FL
Flat 518, 47 Oldham Road, Manchester, M4 5FN
Flat 706, 47 Oldham Road, Manchester, M4 5FN
Flat 410, 47 Oldham Road, Manchester, M4 5FN
Flat 407, 47 Oldham Road, Manchester, M4 5FN
Serviced Apartment 101, 47 Oldham Road, Manchester, M4 5FL
Flat 217, 47 Oldham Road, Manchester, M4 5FL
Flat 610, 47 Oldham Road, Manchester, M4 5FN
Flat 608, 47 Oldham Road, Manchester, M4 5FN
Flat 310, 47 Oldham Road, Manchester, M4 5FL
Flat 404, 43 Oldham Road, Manchester, M4 5ER
Flat 513, 43 Oldham Road, Manchester, M4 5ES
Flat 207, 43 Oldham Road, Manchester, M4 5ER
Flat 509, 43 Oldham Road, Manchester, M4 5ES
Flat 710, 43 Oldham Road, Manchester, M4 5ES
Flat 216, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 7 Addington Street, Manchester, M4 5EU
Flat 116, 43 Oldham Road, Manchester, M4 5ER
Flat 907, 43 Oldham Road, Manchester, M4 5ES
Flat 411, 43 Oldham Road, Manchester, M4 5ER
11 Chadderton Street, Manchester, M4 5WD
Flat 104, 43 Oldham Road, Manchester, M4 5ER
Flat 117, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 43 Oldham Road, Manchester, M4 5ER
Flat 415, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 47 Oldham Road, Manchester, M4 5FL
Flat 11, 47 Oldham Road, Manchester, M4 5FL
Flat 407, 43 Oldham Road, Manchester, M4 5ER
Flat 310, 43 Oldham Road, Manchester, M4 5ER
Flat 307, 43 Oldham Road, Manchester, M4 5ER
Flat 309, 43 Oldham Road, Manchester, M4 5ER
Flat 603, 43 Oldham Road, Manchester, M4 5ES
Flat 105, 43 Oldham Road, Manchester, M4 5ER
Flat 707, 43 Oldham Road, Manchester, M4 5ES
Flat 211, 43 Oldham Road, Manchester, M4 5ER
Flat 708, 43 Oldham Road, Manchester, M4 5ES
Flat 107, 43 Oldham Road, Manchester, M4 5ER
Flat 206, 43 Oldham Road, Manchester, M4 5ER
Flat 601, 47 Oldham Road, Manchester, M4 5FN
Flat 316, 47 Oldham Road, Manchester, M4 5FL
Flat 605, 47 Oldham Road, Manchester, M4 5FN
Flat 501, 47 Oldham Road, Manchester, M4 5FN
Flat 311, 47 Oldham Road, Manchester, M4 5FL

Flat 509, 47 Oldham Road, Manchester, M4 5FN
Flat 511, 47 Oldham Road, Manchester, M4 5FN
Flat 512, 47 Oldham Road, Manchester, M4 5FN
Flat 504, 47 Oldham Road, Manchester, M4 5FN
Flat 105, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 314, 47 Oldham Road, Manchester, M4 5FL
Flat 409, 47 Oldham Road, Manchester, M4 5FN
Flat 405, 47 Oldham Road, Manchester, M4 5FN
Flat 210, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 47 Oldham Road, Manchester, M4 5FL
Flat 12, 47 Oldham Road, Manchester, M4 5FL
Flat 209, 47 Oldham Road, Manchester, M4 5FL
Flat 610, 43 Oldham Road, Manchester, M4 5ES
Flat 615, 43 Oldham Road, Manchester, M4 5ES
Flat 8, 47 Oldham Road, Manchester, M4 5FL
Flat 2, 7 Addington Street, Manchester, M4 5EU
Flat 4, 7 Addington Street, Manchester, M4 5EU
Flat 504, 43 Oldham Road, Manchester, M4 5ES
Flat 613, 43 Oldham Road, Manchester, M4 5ES
Flat 213, 43 Oldham Road, Manchester, M4 5ER
Flat 517, 43 Oldham Road, Manchester, M4 5ES
Flat 115, 43 Oldham Road, Manchester, M4 5ER
Flat 10, 43 Oldham Road, Manchester, M4 5ER
Flat 806, 43 Oldham Road, Manchester, M4 5ES
Flat 203, 43 Oldham Road, Manchester, M4 5ER
Flat 5, 47 Oldham Road, Manchester, M4 5FL
Flat 315, 47 Oldham Road, Manchester, M4 5FL
Flat 116, 47 Oldham Road, Manchester, M4 5FL
Flat 507, 43 Oldham Road, Manchester, M4 5ES
Flat 315, 43 Oldham Road, Manchester, M4 5ER
Serviced Apartment 102, 43 Oldham Road, Manchester, M4 5ER
Flat 6, 43 Oldham Road, Manchester, M4 5ER
Flat 111, 43 Oldham Road, Manchester, M4 5ER
Flat 605, 43 Oldham Road, Manchester, M4 5ES
Flat 2, 43 Oldham Road, Manchester, M4 5ER
Flat 807, 43 Oldham Road, Manchester, M4 5ES
Flat 212, 47 Oldham Road, Manchester, M4 5FL
Flat 705, 47 Oldham Road, Manchester, M4 5FN
Flat 210, 47 Oldham Road, Manchester, M4 5FL
Flat 404, 47 Oldham Road, Manchester, M4 5FN
Flat 415, 47 Oldham Road, Manchester, M4 5FN
Flat 412, 47 Oldham Road, Manchester, M4 5FN
Flat 303, 47 Oldham Road, Manchester, M4 5FL
Flat 205, 47 Oldham Road, Manchester, M4 5FL
Flat 701, 47 Oldham Road, Manchester, M4 5FN
Flat 417, 47 Oldham Road, Manchester, M4 5FN
Flat 10, 47 Oldham Road, Manchester, M4 5FL
Flat 702, 43 Oldham Road, Manchester, M4 5ES
41 Oldham Road, Manchester, M4 5FS
Flat 217, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 47 Oldham Road, Manchester, M4 5FL
Flat 3, 47 Oldham Road, Manchester, M4 5FL
Flat 3, 7 Addington Street, Manchester, M4 5EU
Flat 410, 43 Oldham Road, Manchester, M4 5ER

Flat 604, 43 Oldham Road, Manchester, M4 5ES
9 Chadderton Street, Manchester, M4 5WD
Flat 8, 43 Oldham Road, Manchester, M4 5ER
Flat 118, 47 Oldham Road, Manchester, M4 5FL
Flat 113, 47 Oldham Road, Manchester, M4 5FL
Flat 705, 43 Oldham Road, Manchester, M4 5ES
Flat 103, 43 Oldham Road, Manchester, M4 5ER
Flat 413, 47 Oldham Road, Manchester, M4 5FN
Flat 707, 47 Oldham Road, Manchester, M4 5FN
Flat 606, 47 Oldham Road, Manchester, M4 5FN
Flat 519, 47 Oldham Road, Manchester, M4 5FN
Flat 313, 47 Oldham Road, Manchester, M4 5FL
Flat 203, 47 Oldham Road, Manchester, M4 5FL
Flat 318, 47 Oldham Road, Manchester, M4 5FL
Flat 305, 47 Oldham Road, Manchester, M4 5FL
Flat 711, 47 Oldham Road, Manchester, M4 5FN
Flat 213, 47 Oldham Road, Manchester, M4 5FL
Flat 201, 47 Oldham Road, Manchester, M4 5FL
Flat 115, 47 Oldham Road, Manchester, M4 5FL
Flat 702, 47 Oldham Road, Manchester, M4 5FN
Flat 506, 43 Oldham Road, Manchester, M4 5ES
Flat 303, 43 Oldham Road, Manchester, M4 5ER
Flat 716, 43 Oldham Road, Manchester, M4 5ES
Flat 304, 43 Oldham Road, Manchester, M4 5ER
Flat 7, 47 Oldham Road, Manchester, M4 5FL
Flat 4, 47 Oldham Road, Manchester, M4 5FL
Flat 9, 47 Oldham Road, Manchester, M4 5FL
Flat 314, 43 Oldham Road, Manchester, M4 5ER
Flat 601, 43 Oldham Road, Manchester, M4 5ES
Flat 4, 43 Oldham Road, Manchester, M4 5ER
Flat 108, 43 Oldham Road, Manchester, M4 5ER
Flat 901, 43 Oldham Road, Manchester, M4 5ES
Flat 111, 47 Oldham Road, Manchester, M4 5FL
Flat 709, 43 Oldham Road, Manchester, M4 5ES
Flat 311, 43 Oldham Road, Manchester, M4 5ER
Flat 607, 43 Oldham Road, Manchester, M4 5ES
Flat 5, 43 Oldham Road, Manchester, M4 5ER
Flat 903, 43 Oldham Road, Manchester, M4 5ES
Flat 409, 43 Oldham Road, Manchester, M4 5ER
Flat 510, 47 Oldham Road, Manchester, M4 5FN
Flat 107, 47 Oldham Road, Manchester, M4 5FL
Flat 408, 47 Oldham Road, Manchester, M4 5FN
Flat 204, 47 Oldham Road, Manchester, M4 5FL
Flat 401, 47 Oldham Road, Manchester, M4 5FN
Flat 302, 47 Oldham Road, Manchester, M4 5FL
Flat 306, 47 Oldham Road, Manchester, M4 5FL
Flat 106, 47 Oldham Road, Manchester, M4 5FL
Flat 206, 47 Oldham Road, Manchester, M4 5FL
Flat 306, 43 Oldham Road, Manchester, M4 5ER
Flat 508, 43 Oldham Road, Manchester, M4 5ES
Flat 802, 43 Oldham Road, Manchester, M4 5ES
Flat 5, 7 Addington Street, Manchester, M4 5EU
Flat 214, 43 Oldham Road, Manchester, M4 5ER
Flat 212, 43 Oldham Road, Manchester, M4 5ER

Flat 905, 43 Oldham Road, Manchester, M4 5ES
Flat 416, 43 Oldham Road, Manchester, M4 5ER
Flat 510, 43 Oldham Road, Manchester, M4 5ES
Flat 403, 43 Oldham Road, Manchester, M4 5ER
Flat 614, 43 Oldham Road, Manchester, M4 5ES
Flat 805, 43 Oldham Road, Manchester, M4 5ES
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Flat 3, 43 Oldham Road, Manchester, M4 5ER
Flat 612, 43 Oldham Road, Manchester, M4 5ES
Flat 204, 43 Oldham Road, Manchester, M4 5ER
Flat 603, 47 Oldham Road, Manchester, M4 5FN
Flat 604, 47 Oldham Road, Manchester, M4 5FN
Flat 709, 47 Oldham Road, Manchester, M4 5FN
Flat 704, 47 Oldham Road, Manchester, M4 5FN
Flat 515, 47 Oldham Road, Manchester, M4 5FN
Flat 104, 47 Oldham Road, Manchester, M4 5FL
Flat 703, 47 Oldham Road, Manchester, M4 5FN
Flat 317, 47 Oldham Road, Manchester, M4 5FL
Flat 403, 47 Oldham Road, Manchester, M4 5FN
Flat 312, 47 Oldham Road, Manchester, M4 5FL
Flat 304, 47 Oldham Road, Manchester, M4 5FL
Flat 411, 47 Oldham Road, Manchester, M4 5FN
Flat 108, 47 Oldham Road, Manchester, M4 5FL
Flat 414, 47 Oldham Road, Manchester, M4 5FN
Flat 307, 47 Oldham Road, Manchester, M4 5FL
Flat 416, 47 Oldham Road, Manchester, M4 5FN
Flat 408, 43 Oldham Road, Manchester, M4 5ER
Flat 704, 43 Oldham Road, Manchester, M4 5ES
Flat 113, 43 Oldham Road, Manchester, M4 5ER
Flat 609, 43 Oldham Road, Manchester, M4 5ES
Flat 803, 43 Oldham Road, Manchester, M4 5ES
Flat 801, 43 Oldham Road, Manchester, M4 5ES
Flat 714, 43 Oldham Road, Manchester, M4 5ES
Flat 402, 43 Oldham Road, Manchester, M4 5ER
Flat 301, 43 Oldham Road, Manchester, M4 5ER
Flat 302, 43 Oldham Road, Manchester, M4 5ER
Flat 406, 43 Oldham Road, Manchester, M4 5ER
Flat 712, 43 Oldham Road, Manchester, M4 5ES
Flat 11, 43 Oldham Road, Manchester, M4 5ER
Flat 103, 47 Oldham Road, Manchester, M4 5FL
Flat 502, 43 Oldham Road, Manchester, M4 5ES
Flat 417, 43 Oldham Road, Manchester, M4 5ER
Flat 606, 43 Oldham Road, Manchester, M4 5ES
Flat 106, 43 Oldham Road, Manchester, M4 5ER
Flat 9, 43 Oldham Road, Manchester, M4 5ER
Flat 205, 43 Oldham Road, Manchester, M4 5ER
Flat 316, 43 Oldham Road, Manchester, M4 5ER
Flat 505, 47 Oldham Road, Manchester, M4 5FN
Flat 208, 47 Oldham Road, Manchester, M4 5FL
Flat 507, 47 Oldham Road, Manchester, M4 5FN
Flat 207, 47 Oldham Road, Manchester, M4 5FL
Flat 419, 47 Oldham Road, Manchester, M4 5FN
Flat 219, 47 Oldham Road, Manchester, M4 5FL
Flat 214, 47 Oldham Road, Manchester, M4 5FL

Flat 308, 47 Oldham Road, Manchester, M4 5FL
Flat 309, 47 Oldham Road, Manchester, M4 5FL
Flat 119, 47 Oldham Road, Manchester, M4 5FL
Flat 216, 47 Oldham Road, Manchester, M4 5FL
Serviced Apartment 114, 47 Oldham Road, Manchester, M4 5FL
Flat 505, 43 Oldham Road, Manchester, M4 5ES
Flat 6, 47 Oldham Road, Manchester, M4 5FL
Flat 215, 43 Oldham Road, Manchester, M4 5ER
Flat 101, 43 Oldham Road, Manchester, M4 5ER
Flat 703, 43 Oldham Road, Manchester, M4 5ES
Flat 7, 43 Oldham Road, Manchester, M4 5ER
Flat 515, 43 Oldham Road, Manchester, M4 5ES
Flat 516, 43 Oldham Road, Manchester, M4 5ES
Flat 114, 43 Oldham Road, Manchester, M4 5ER
Flat 501, 43 Oldham Road, Manchester, M4 5ES

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL
Area Team Boundary - Name: CENTRAL