

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135113/AO/2022

Date registered valid: 14 October 2022

Proposal: Erection of illuminated individual letter sign and relocation of projecting signage

Address: 32 Oldham Road, Manchester, M4 5FE

Ward(s): Ancoats & Beswick Ward

Applicant: Cheshire Cheese Assets Ltd C/o Agent

Agent (if any): James Berggren EdgePlan Ltd 7 Charlotte Street, Manchester, M1 4DZ

Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08/12/2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 26 October 2022 Expired: 16 November 2022

Neighbour notifications

Printed: 26 October 2022 Expired: 16 November 2022

Site notice

Posted: 27 October 2022 Expired: 17 November 2022

Press advert

Published: 1 November 2022 Expired: 22 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area & site

The site is located on the peripheries of an area known as Ancoats, which houses a variety of commercial, residential, cultural, religious and dining and drinking uses. It is within a conservation area and as such the development affects the setting of a conservation area. Oldham Road forms part of the Manchester ring road and therefore the site sits alongside a major thoroughfare into Manchester city centre.

The site relates to the ground floor commercial unit of a residential tower block located at 32 Oldham Road. The commercial unit currently houses a private medical practice.

Description of development

The application relates to the installation of new fascia signage consisting of individual lettering in front of the glazing, to replace the existing tray sign, the movement of the existing projecting sign to be in line with the centre of fascia signage and the removal of opaque vinyls attached to the windows.

Consultations & Notification Responses

Highway Services - Signage compliant with MCC recommendations. Projecting over licence needed.

Publicity - The application has been advertised in the local press and on site as one affecting a listed building and a conservation area. No representations have been received as a result of this publicity.

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. No representations have been received.

Issues

The main issues for consideration relate to the acceptability of the proposal in terms of its impact upon visual amenity, impact upon the adjacent Conservation Area and Public Safety. The main policies that relate to the assessment of the proposal are the Town and Country Planning (Control of Advertisements) Regulations 2007, the National Planning Policy Framework, in particular Section 12. (Achieving well-designed places) 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).

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

National Planning Policy Framework

Section 12

Paragraph 136 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.

Manchester Core Strategy (2012)

The following Core Strategy policies are considered relevant to this application:

Policy DM1 (Development Management) states that all development should have regard to

- appropriate siting, layout, scale, form, massing, materials and detail,
- the affects on amenity including light and road safety,
- the impact on the character of the surrounding area in terms of design, scale and appearance,
- vehicular access and car parking
- effects relating to landscape, archaeological or built heritage.

Policy SP1 (Spatial Principles) states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, creating well designed places that enhance or create character, consider the needs of all member of the community and protect and enhance the built environment.

Unitary Development Plan for Manchester (1995)

Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

The following Unitary Development Plan policies are of relevance to this application:

DC14.1 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 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:

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. the Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs;
- f. fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- g. long canopies which ignore the architectural form of frontages will not normally be permitted.

B. In the interests of public safety,

- h. any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- i. all canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath.

Issues

The proposed signage is considered to be acceptable as it would have a less detrimental impact upon visual amenity than existing tray signage. The proposed individual lettering of the new fascia sign would be in keeping with other acceptable examples in the city centre.

The removal of the unapproved vinyls mounted on the glass will have a positive impact on visual amenity, enhancing the street scene and creating more activity at street level.

Although the projecting sign is not in keeping with other acceptable examples in the city centre, due to its substantially thicker depth, the movement of the projecting sign in line with the centre of the fascia signage represents an acceptable compromise when considered in conjunction with the other proposed signage hereby approved.

Given the above, the proposal is considered to be consistent with National Planning Policy Framework, in particular Section 12 (Achieving well-designed places) and the Core Strategy for the City of Manchester, in particular policies DM1 (Development Management), and the Saved Policy contained within the Unitary Development Plan for Manchester in particular policies DC14 (Shop fronts and Related Signs).

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

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

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

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

2) The development 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 91 of the Town and Country Planning Act 1990.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Drawing - Urgent Care Front Elevation received by the city council on 24/11/2022
- Supporting Information - Individual lettering received by the city council on 02/12/2022
- Drawing - Urgent Care - section 071222 received by the city council on 07/12/2022

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

4) The maximum luminance shall not exceed 20 cd/m in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC18.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Informatives

1) The proposed sign extends to a maximum projection of 0.65m over the adopted highway. As such, a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services

46A Oldham Road, Manchester, M4 5EE
Jungle Jazz Cafe Limited, 44 Oldham Road, Manchester, M4 5EE
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 4, 43 Oldham Road, Manchester, M4 5ER
Flat 3, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 43 Oldham Road, Manchester, M4 5ER
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 611, 43 Oldham Road, Manchester, M4 5ES
Flat 607, 43 Oldham Road, Manchester, M4 5ES
Flat 606, 43 Oldham Road, Manchester, M4 5ES
Flat 602, 43 Oldham Road, Manchester, M4 5ES
Flat 515, 43 Oldham Road, Manchester, M4 5ES
Flat 508, 43 Oldham Road, Manchester, M4 5ES
Flat 505, 43 Oldham Road, Manchester, M4 5ES
Flat 317, 43 Oldham Road, Manchester, M4 5ER
Flat 315, 43 Oldham Road, Manchester, M4 5ER
Flat 214, 43 Oldham Road, Manchester, M4 5ER
Flat 210, 43 Oldham Road, Manchester, M4 5ER
Flat 116, 43 Oldham Road, Manchester, M4 5ER
Flat 114, 43 Oldham Road, Manchester, M4 5ER
Flat 110, 43 Oldham Road, Manchester, M4 5ER
41 Oldham Road, Manchester, M4 5FS
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 405, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 306, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 206, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 205, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 112, 43 Oldham Road, Manchester, M4 5ER
Flat 709, 43 Oldham Road, Manchester, M4 5ES
Flat 708, 43 Oldham Road, Manchester, M4 5ES
Flat 514, 43 Oldham Road, Manchester, M4 5ES
Flat 510, 43 Oldham Road, Manchester, M4 5ES
Flat 506, 43 Oldham Road, Manchester, M4 5ES
Flat 413, 43 Oldham Road, Manchester, M4 5ER
Flat 412, 43 Oldham Road, Manchester, M4 5ER
Flat 316, 43 Oldham Road, Manchester, M4 5ER
Flat 312, 43 Oldham Road, Manchester, M4 5ER
Flat 217, 43 Oldham Road, Manchester, M4 5ER
Flat 207, 43 Oldham Road, Manchester, M4 5ER
Flat 206, 43 Oldham Road, Manchester, M4 5ER

Flat 115, 43 Oldham Road, Manchester, M4 5ER
Flat 104, 43 Oldham Road, Manchester, M4 5ER
Flat 11, 43 Oldham Road, Manchester, M4 5ER
Flat 9, 43 Oldham Road, Manchester, M4 5ER
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 503, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 201, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 101, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 905, 43 Oldham Road, Manchester, M4 5ES
Flat 903, 43 Oldham Road, Manchester, M4 5ES
Flat 807, 43 Oldham Road, Manchester, M4 5ES
Flat 710, 43 Oldham Road, Manchester, M4 5ES
Flat 706, 43 Oldham Road, Manchester, M4 5ES
Flat 704, 43 Oldham Road, Manchester, M4 5ES
Flat 613, 43 Oldham Road, Manchester, M4 5ES
Flat 502, 43 Oldham Road, Manchester, M4 5ES
Flat 415, 43 Oldham Road, Manchester, M4 5ER
Flat 410, 43 Oldham Road, Manchester, M4 5ER
Flat 314, 43 Oldham Road, Manchester, M4 5ER
Flat 309, 43 Oldham Road, Manchester, M4 5ER
Flat 304, 43 Oldham Road, Manchester, M4 5ER
Flat 211, 43 Oldham Road, Manchester, M4 5ER
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 505, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 404, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 107, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 102, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 712, 43 Oldham Road, Manchester, M4 5ES
Flat 711, 43 Oldham Road, Manchester, M4 5ES
Flat 705, 43 Oldham Road, Manchester, M4 5ES
Flat 605, 43 Oldham Road, Manchester, M4 5ES
Flat 511, 43 Oldham Road, Manchester, M4 5ES
Flat 405, 43 Oldham Road, Manchester, M4 5ER
Flat 302, 43 Oldham Road, Manchester, M4 5ER
Flat 212, 43 Oldham Road, Manchester, M4 5ER
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Serviced Apartment 102, 43 Oldham Road, Manchester, M4 5ER
Flat 101, 43 Oldham Road, Manchester, M4 5ER
Flat 7, 43 Oldham Road, Manchester, M4 5ER
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 606, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 604, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 304, Deluna House, 2 Cornell Street, Manchester, M4 5EF

Flat 302, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 207, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 802, 43 Oldham Road, Manchester, M4 5ES
Flat 703, 43 Oldham Road, Manchester, M4 5ES
Flat 702, 43 Oldham Road, Manchester, M4 5ES
Flat 701, 43 Oldham Road, Manchester, M4 5ES
Flat 311, 43 Oldham Road, Manchester, M4 5ER
Flat 616, 43 Oldham Road, Manchester, M4 5ES
Flat 513, 43 Oldham Road, Manchester, M4 5ES
Flat 402, 43 Oldham Road, Manchester, M4 5ER
Flat 301, 43 Oldham Road, Manchester, M4 5ER
Flat 205, 43 Oldham Road, Manchester, M4 5ER
Flat 201, 43 Oldham Road, Manchester, M4 5ER
Flat 105, 43 Oldham Road, Manchester, M4 5ER
Flat 103, 43 Oldham Road, Manchester, M4 5ER
Flat 6, 43 Oldham Road, Manchester, M4 5ER
Flat 5, 43 Oldham Road, Manchester, M4 5ER
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 203, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 202, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 714, 43 Oldham Road, Manchester, M4 5ES
Flat 617, 43 Oldham Road, Manchester, M4 5ES
Flat 614, 43 Oldham Road, Manchester, M4 5ES
Flat 610, 43 Oldham Road, Manchester, M4 5ES
Flat 608, 43 Oldham Road, Manchester, M4 5ES
Flat 603, 43 Oldham Road, Manchester, M4 5ES
Flat 517, 43 Oldham Road, Manchester, M4 5ES
Flat 512, 43 Oldham Road, Manchester, M4 5ES
Flat 503, 43 Oldham Road, Manchester, M4 5ES
Flat 417, 43 Oldham Road, Manchester, M4 5ER
Flat 406, 43 Oldham Road, Manchester, M4 5ER
Flat 310, 43 Oldham Road, Manchester, M4 5ER
Flat 208, 43 Oldham Road, Manchester, M4 5ER
Flat 117, 43 Oldham Road, Manchester, M4 5ER
Flat 111, 43 Oldham Road, Manchester, M4 5ER
Flat 108, 43 Oldham Road, Manchester, M4 5ER
Flat 106, 43 Oldham Road, Manchester, M4 5ER
Flat 10, 43 Oldham Road, Manchester, M4 5ER
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 204, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 907, 43 Oldham Road, Manchester, M4 5ES
Flat 906, 43 Oldham Road, Manchester, M4 5ES
Flat 804, 43 Oldham Road, Manchester, M4 5ES
Flat 801, 43 Oldham Road, Manchester, M4 5ES
Flat 715, 43 Oldham Road, Manchester, M4 5ES
Flat 612, 43 Oldham Road, Manchester, M4 5ES
Flat 609, 43 Oldham Road, Manchester, M4 5ES
Flat 601, 43 Oldham Road, Manchester, M4 5ES
Flat 507, 43 Oldham Road, Manchester, M4 5ES

46B Oldham Road, Manchester, M4 5EE
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Serviced Apartment 414, 43 Oldham Road, Manchester, M4 5ER
Flat 411, 43 Oldham Road, Manchester, M4 5ER
Flat 107, 43 Oldham Road, Manchester, M4 5ER
Flat 409, 43 Oldham Road, Manchester, M4 5ER
Flat 113, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 43 Oldham Road, Manchester, M4 5ER
Flat 8, 43 Oldham Road, Manchester, M4 5ER
Flat 504, 43 Oldham Road, Manchester, M4 5ES
Flat 501, 43 Oldham Road, Manchester, M4 5ES
Flat 313, 43 Oldham Road, Manchester, M4 5ER
Flat 307, 43 Oldham Road, Manchester, M4 5ER
Flat 306, 43 Oldham Road, Manchester, M4 5ER
Flat 308, 43 Oldham Road, Manchester, M4 5ER
Flat 305, 43 Oldham Road, Manchester, M4 5ER
Flat 303, 43 Oldham Road, Manchester, M4 5ER
Flat 216, 43 Oldham Road, Manchester, M4 5ER
Flat 215, 43 Oldham Road, Manchester, M4 5ER
Flat 213, 43 Oldham Road, Manchester, M4 5ER
Flat 416, 43 Oldham Road, Manchester, M4 5ER
Flat 203, 43 Oldham Road, Manchester, M4 5ER
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 506, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 303, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 104, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 902, 43 Oldham Road, Manchester, M4 5ES
Flat 901, 43 Oldham Road, Manchester, M4 5ES
Flat 803, 43 Oldham Road, Manchester, M4 5ES
Flat 717, 43 Oldham Road, Manchester, M4 5ES
Flat 713, 43 Oldham Road, Manchester, M4 5ES
Flat 707, 43 Oldham Road, Manchester, M4 5ES
Flat 615, 43 Oldham Road, Manchester, M4 5ES
Flat 604, 43 Oldham Road, Manchester, M4 5ES
Flat 516, 43 Oldham Road, Manchester, M4 5ES
Flat 509, 43 Oldham Road, Manchester, M4 5ES
Flat 408, 43 Oldham Road, Manchester, M4 5ER
Flat 407, 43 Oldham Road, Manchester, M4 5ER
Flat 404, 43 Oldham Road, Manchester, M4 5ER
Flat 403, 43 Oldham Road, Manchester, M4 5ER
Flat 401, 43 Oldham Road, Manchester, M4 5ER
Flat 204, 43 Oldham Road, Manchester, M4 5ER
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 406, Deluna House, 2 Cornell Street, Manchester, M4 5EF

Flat 305, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 904, 43 Oldham Road, Manchester, M4 5ES
Flat 806, 43 Oldham Road, Manchester, M4 5ES
Flat 805, 43 Oldham Road, Manchester, M4 5ES
Flat 716, 43 Oldham Road, Manchester, M4 5ES

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) 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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL