

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134776/FO/2022

Date registered valid: 8 September 2022

Proposal: Installation of 2 no. external louvres

Address: Unit B2-R3a , Circle Square, Oxford Road, Manchester, M1 7FS

Ward(s): Deansgate Ward

Applicant: Mr Rob Gilbert Federal Cafe 3 Ltd 14 Tudor Court, Manchester, M25 0EP

Agent (if any): Mr Dan Whitney Axis PED Ltd Camelia House, 76 Water Lane, Wilmslow, SK9 5BB

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 November 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 November 2022

Standard consultations:

Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications

Printed: 14 September 2022 Expired: 5 October 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to the ground floor of a property located within the Circle Square development on Oxford Road. The building is a modern mixed-use building that includes offices with rooftop restaurant with a mix of approved ground and mezzanine floor commercial 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.

Application referenced 111025/FO/2016/C1 was approved in June 2022 for the construction of two buildings comprising offices (Class B1) with ground and mezzanine floor commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - Creche only) and D2

(Assembly and Leisure - Gym only) and rooftop restaurant (Class A3) with associated external terrace (Block 4), creation of public green space with pavilion building (Block 3) for events space / uses within Classes A1, A3, A4, D1 (Exhibition Hall / Public Hall only) , D2 (Concert Hall / Music Hall only)(Sui Generis) accessed from ground level within basement level below alongside creation of areas of public realm including tree planting and all associated access and servicing.

Description of development

Planning permission is sought for the installation of 1no. louvre behind the perforated fascia of the unit on the Oxford Road elevation of the building. The louvre would be coloured dark grey.

Consultations & Notification Responses

Highway Services - Confirmed that they have no objection.

Environmental Health - Recommended conditions to require the agreement of a scheme for fume extraction, restrict construction hours, require a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location for the equipment behind the louvre.

Publicity - Letters were sent to surrounding occupiers - No comments have been received.

Issues

The main issues for consideration relate to the acceptability of the proposals in terms of the impact on visual amenity, in particular the impact on the character and appearance of the nearby listed buildings and residential amenity. The main policies that relate to this proposal are policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), CC9 (Design and Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester and Sections 12 (Achieving Well Designed Places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (2018)

Visual Amenity and the Impact on the Historic Environment -

The proposed siting of the louvres on the north elevation and the Oxford Road elevation of the unit is screened by the perforated fascia, which is part of the building and present on all ground floor units. The strategy for the building is to locate equipment behind these perforated panels within the shop front glazing at high level. The louvre would not be seen within the setting of nearby listed buildings or have a detrimental impact on the street scene in this prominent location.

The louvres would be coloured RAL 7021 (dark grey) to further minimise their appearance.

It is considered that the works would not cause harm to the setting of the nearby listed buildings and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement and also have an acceptable impact on visual amenity.

Given the above, the works are considered to be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies EN3 (Heritage), CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), SP1 (Spatial Principles) and DM1 (Development Management) of the Core Strategy for the City of Manchester and saved policies

E3.3 (Environmental Improvement and Protection), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Residential Amenity

The condition recommended by the City Council's Environmental Health Service would be applied to the application to ensure that no disturbance is caused due to fumes or noise generated by the equipment behind the louvre.

The information on construction hours will be applied to the application as an informative.

In view of the above subject to compliance with conditions the proposals would be consistent with Section 8 of the NPPF and Core Strategy Policies EN1, SP1 and DM1.

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 ongoing advice about the information required to be submitted to support the application and to address issues.

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 91 of the Town and Country Planning Act 1990.

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

The location plan referenced PH0246-000.0 received by the City Council as local planning authority on 24 August 2022

The drawings referenced:

CS-FCBS-24-0G-DR-A-2100 Amendment C38

received by the City Council as local planning authority on 24 August 2022

PH0246-000.1.1 Rev B

PH0246-000.2.2 Rev B

received by the City Council as local planning authority on 25 October 2022

Federal Circle Square Rev B

received by the City Council as local planning authority on 7 November 2022

The Technical Memorandum prepared by ECHO Acoustics dated 12 August 2022 received by the City Council as local planning authority on 24 August 2022

The emails from Axis dated 16 November 2022, 9 November 2022, 8 November 2022 and 14 September 2022.

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

3) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use to which these works hereby approved relate commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Before the use to which these works hereby approved relate commences, confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been fully implemented.

c) The equipment shall then be operated and maintained only in accordance with the above approved documents for the duration of the use.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

4) a) The internally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the Technical Memorandum prepared by ECHO Acoustics dated 12 August 2022 received by the City Council as local planning authority on 24

August 2022. The scheme as detailed within this approved document shall be implemented in full before the use commences.

b) Within 3 months of the first operation of the scheme, a verification report will be required to be submitted for approval in writing by the City Council, as Local Planning Authority, to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

5) The louvres hereby approved shall be powder coated RAL 7021 Matte prior to the louvres being installed on site and shall be maintained in this colour as long as it is in situ.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 104, 7 Symphony Park, Manchester, M1 7GB
Flat 3405, 7 Symphony Park, Manchester, M1 7GG
Flat 3101, 7 Symphony Park, Manchester, M1 7GG
Flat 2905, 7 Symphony Park, Manchester, M1 7GG
Flat 2903, 7 Symphony Park, Manchester, M1 7GG
Flat 2706, 7 Symphony Park, Manchester, M1 7GG
Flat 2403, 7 Symphony Park, Manchester, M1 7GG
Flat 2402, 7 Symphony Park, Manchester, M1 7GG
Flat 2301, 7 Symphony Park, Manchester, M1 7GG
Flat 2101, 7 Symphony Park, Manchester, M1 7GF
Flat 1414, 7 Symphony Park, Manchester, M1 7GF
Flat 1320, 7 Symphony Park, Manchester, M1 7GF
Flat 1309, 7 Symphony Park, Manchester, M1 7GF
Flat 1219, 7 Symphony Park, Manchester, M1 7GE
Flat 1013, 7 Symphony Park, Manchester, M1 7GE
Flat 1010, 7 Symphony Park, Manchester, M1 7GE
Flat 1001, 7 Symphony Park, Manchester, M1 7GE
Flat 903, 7 Symphony Park, Manchester, M1 7GE
Flat 721, 7 Symphony Park, Manchester, M1 7GD
Flat 615, 7 Symphony Park, Manchester, M1 7GD
Flat 512, 7 Symphony Park, Manchester, M1 7GD
Flat 505, 7 Symphony Park, Manchester, M1 7GD
Flat 306, 7 Symphony Park, Manchester, M1 7GB
Flat 304, 7 Symphony Park, Manchester, M1 7GB
Flat 221, 7 Symphony Park, Manchester, M1 7GB
Flat 213, 7 Symphony Park, Manchester, M1 7GB
Flat 210, 7 Symphony Park, Manchester, M1 7GB
Flat 111, 7 Symphony Park, Manchester, M1 7GB
Oxford House Retail Unit A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
12A Oxford Road, Manchester, M1 5QA
Flat 3105, 7 Symphony Park, Manchester, M1 7GG
Flat 2806, 7 Symphony Park, Manchester, M1 7GG
Flat 2805, 7 Symphony Park, Manchester, M1 7GG
Flat 2502, 7 Symphony Park, Manchester, M1 7GG
Flat 1801, 7 Symphony Park, Manchester, M1 7GF
Flat 1601, 7 Symphony Park, Manchester, M1 7GF
Flat 1505, 7 Symphony Park, Manchester, M1 7GF
Flat 1403, 7 Symphony Park, Manchester, M1 7GF
Flat 1305, 7 Symphony Park, Manchester, M1 7GF
Flat 1216, 7 Symphony Park, Manchester, M1 7GE
Flat 906, 7 Symphony Park, Manchester, M1 7GE
Flat 816, 7 Symphony Park, Manchester, M1 7GD
Flat 815, 7 Symphony Park, Manchester, M1 7GD
Flat 610, 7 Symphony Park, Manchester, M1 7GD
Flat 321, 7 Symphony Park, Manchester, M1 7GB
Flat 216, 7 Symphony Park, Manchester, M1 7GB
Flat 215, 7 Symphony Park, Manchester, M1 7GB
Flat 117, 7 Symphony Park, Manchester, M1 7GB

Flat 3501, 7 Symphony Park, Manchester, M1 7GG
Flat 2406, 7 Symphony Park, Manchester, M1 7GG
Flat 2205, 7 Symphony Park, Manchester, M1 7GG
Flat 2106, 7 Symphony Park, Manchester, M1 7GF
Flat 2003, 7 Symphony Park, Manchester, M1 7GF
Flat 1310, 7 Symphony Park, Manchester, M1 7GF
Flat 1020, 7 Symphony Park, Manchester, M1 7GE
Flat 817, 7 Symphony Park, Manchester, M1 7GD
Flat 812, 7 Symphony Park, Manchester, M1 7GD
Flat 805, 7 Symphony Park, Manchester, M1 7GD
Flat 612, 7 Symphony Park, Manchester, M1 7GD
Flat 509, 7 Symphony Park, Manchester, M1 7GD
Flat 320, 7 Symphony Park, Manchester, M1 7GB
Flat 319, 7 Symphony Park, Manchester, M1 7GB
Flat 313, 7 Symphony Park, Manchester, M1 7GB
Flat 302, 7 Symphony Park, Manchester, M1 7GB
Flat 220, 7 Symphony Park, Manchester, M1 7GB
Flat 209, 7 Symphony Park, Manchester, M1 7GB
Flat 121, 7 Symphony Park, Manchester, M1 7GB
Flat 114, 7 Symphony Park, Manchester, M1 7GB
Flat 3003, 7 Symphony Park, Manchester, M1 7GG
Flat 2906, 7 Symphony Park, Manchester, M1 7GG
Flat 2705, 7 Symphony Park, Manchester, M1 7GG
Flat 2701, 7 Symphony Park, Manchester, M1 7GG
Flat 2602, 7 Symphony Park, Manchester, M1 7GG
Flat 2401, 7 Symphony Park, Manchester, M1 7GG
Flat 2305, 7 Symphony Park, Manchester, M1 7GG
Flat 1906, 7 Symphony Park, Manchester, M1 7GF
Flat 1903, 7 Symphony Park, Manchester, M1 7GF
Flat 1901, 7 Symphony Park, Manchester, M1 7GF
Flat 1706, 7 Symphony Park, Manchester, M1 7GF
Flat 1703, 7 Symphony Park, Manchester, M1 7GF
Flat 1702, 7 Symphony Park, Manchester, M1 7GF
Flat 1701, 7 Symphony Park, Manchester, M1 7GF
Flat 1220, 7 Symphony Park, Manchester, M1 7GE
Flat 1206, 7 Symphony Park, Manchester, M1 7GE
Flat 1014, 7 Symphony Park, Manchester, M1 7GE
Flat 1004, 7 Symphony Park, Manchester, M1 7GE
Flat 910, 7 Symphony Park, Manchester, M1 7GE
Flat 813, 7 Symphony Park, Manchester, M1 7GD
Flat 811, 7 Symphony Park, Manchester, M1 7GD
Flat 802, 7 Symphony Park, Manchester, M1 7GD
Flat 603, 7 Symphony Park, Manchester, M1 7GD
Flat 602, 7 Symphony Park, Manchester, M1 7GD
Flat 401, 7 Symphony Park, Manchester, M1 7GB
Flat 311, 7 Symphony Park, Manchester, M1 7GB
Flat 305, 7 Symphony Park, Manchester, M1 7GB
Flat 303, 7 Symphony Park, Manchester, M1 7GB
Flat 214, 7 Symphony Park, Manchester, M1 7GB
Flat 206, 7 Symphony Park, Manchester, M1 7GB
Flat 116, 7 Symphony Park, Manchester, M1 7GB
Flat 101, 7 Symphony Park, Manchester, M1 7GB
7 Symphony Park, Manchester, M1 7GB

Oxford House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED

Flat 3403, 7 Symphony Park, Manchester, M1 7GG
Flat 3303, 7 Symphony Park, Manchester, M1 7GG
Flat 3205, 7 Symphony Park, Manchester, M1 7GG
Flat 3106, 7 Symphony Park, Manchester, M1 7GG
Flat 2503, 7 Symphony Park, Manchester, M1 7GG
Flat 2201, 7 Symphony Park, Manchester, M1 7GG
Flat 2102, 7 Symphony Park, Manchester, M1 7GF
Flat 2006, 7 Symphony Park, Manchester, M1 7GF
Flat 1201, 7 Symphony Park, Manchester, M1 7GE
Flat 2005, 7 Symphony Park, Manchester, M1 7GF
Flat 1412, 7 Symphony Park, Manchester, M1 7GF
Flat 1301, 7 Symphony Park, Manchester, M1 7GF
Flat 1102, 7 Symphony Park, Manchester, M1 7GE
Flat 820, 7 Symphony Park, Manchester, M1 7GD
Flat 819, 7 Symphony Park, Manchester, M1 7GD
Flat 806, 7 Symphony Park, Manchester, M1 7GD
Flat 716, 7 Symphony Park, Manchester, M1 7GD
Flat 713, 7 Symphony Park, Manchester, M1 7GD
Flat 519, 7 Symphony Park, Manchester, M1 7GD
Flat 506, 7 Symphony Park, Manchester, M1 7GD
Flat 314, 7 Symphony Park, Manchester, M1 7GB
Flat 118, 7 Symphony Park, Manchester, M1 7GB
Flat 115, 7 Symphony Park, Manchester, M1 7GB
Flat 113, 7 Symphony Park, Manchester, M1 7GB
Flat 112, 7 Symphony Park, Manchester, M1 7GB
15 Oxford Road, Manchester, M1 6FZ

Flat 3404, 7 Symphony Park, Manchester, M1 7GG
Flat 2603, 7 Symphony Park, Manchester, M1 7GG
Flat 2601, 7 Symphony Park, Manchester, M1 7GG
Flat 2306, 7 Symphony Park, Manchester, M1 7GG
Flat 2302, 7 Symphony Park, Manchester, M1 7GG
Flat 2103, 7 Symphony Park, Manchester, M1 7GF
Flat 2002, 7 Symphony Park, Manchester, M1 7GF
Flat 1902, 7 Symphony Park, Manchester, M1 7GF
Flat 1406, 7 Symphony Park, Manchester, M1 7GF
Flat 1410, 7 Symphony Park, Manchester, M1 7GF
Flat 1209, 7 Symphony Park, Manchester, M1 7GE
Flat 1208, 7 Symphony Park, Manchester, M1 7GE
Flat 920, 7 Symphony Park, Manchester, M1 7GE
Flat 818, 7 Symphony Park, Manchester, M1 7GD
Flat 715, 7 Symphony Park, Manchester, M1 7GD
Flat 712, 7 Symphony Park, Manchester, M1 7GD
Flat 515, 7 Symphony Park, Manchester, M1 7GD
Flat 110, 7 Symphony Park, Manchester, M1 7GB
Flat 1009, 7 Symphony Park, Manchester, M1 7GE
Flat 608, 7 Symphony Park, Manchester, M1 7GD
Flat 502, 7 Symphony Park, Manchester, M1 7GD
Flat 312, 7 Symphony Park, Manchester, M1 7GB
Flat 218, 7 Symphony Park, Manchester, M1 7GB
Flat 208, 7 Symphony Park, Manchester, M1 7GB
Flat 204, 7 Symphony Park, Manchester, M1 7GB
Flat 201, 7 Symphony Park, Manchester, M1 7GB

Oxford House Suite Gb And Suite 1B, Manchester Technology Centre, Oxford Road,
Manchester, M1 7ED

Flat 207, 7 Symphony Park, Manchester, M1 7GB
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
6A Oxford Road, Manchester, M1 5QA
Oxford House, Manchester Technology Centre, Princess Street, Manchester, M1 7ED
Fifth Floor, 3 Symphony Park, Manchester, M1 7FS
Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Second Floor, 3 Symphony Park, Manchester, M1 7FS
14 Oxford Road, Manchester, M1 5QA
60 Charles Street, Manchester, M1 7DF
Spar, 2 - 4 Oxford Road, Manchester, M1 5QA
Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA
NCC SERVICES LIMITED, Armstrong House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Fourth Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Flat 3301, 7 Symphony Park, Manchester, M1 7GG
Flat 2801, 7 Symphony Park, Manchester, M1 7GG
Flat 2605, 7 Symphony Park, Manchester, M1 7GG
Flat 2405, 7 Symphony Park, Manchester, M1 7GG
Flat 2204, 7 Symphony Park, Manchester, M1 7GG
Flat 2203, 7 Symphony Park, Manchester, M1 7GG
Flat 2004, 7 Symphony Park, Manchester, M1 7GF
Flat 2001, 7 Symphony Park, Manchester, M1 7GF
Flat 1421, 7 Symphony Park, Manchester, M1 7GF
Flat 1416, 7 Symphony Park, Manchester, M1 7GF
Flat 1411, 7 Symphony Park, Manchester, M1 7GF
Flat 1409, 7 Symphony Park, Manchester, M1 7GF
Flat 1319, 7 Symphony Park, Manchester, M1 7GF
Flat 1306, 7 Symphony Park, Manchester, M1 7GF
Flat 1302, 7 Symphony Park, Manchester, M1 7GF
Flat 1210, 7 Symphony Park, Manchester, M1 7GE
Flat 1019, 7 Symphony Park, Manchester, M1 7GE
Flat 1011, 7 Symphony Park, Manchester, M1 7GE
Flat 1003, 7 Symphony Park, Manchester, M1 7GE
Flat 902, 7 Symphony Park, Manchester, M1 7GE
Flat 803, 7 Symphony Park, Manchester, M1 7GD
Flat 520, 7 Symphony Park, Manchester, M1 7GD
Flat 514, 7 Symphony Park, Manchester, M1 7GD
Flat 510, 7 Symphony Park, Manchester, M1 7GD
Flat 309, 7 Symphony Park, Manchester, M1 7GB
Flat 301, 7 Symphony Park, Manchester, M1 7GB
Flat 212, 7 Symphony Park, Manchester, M1 7GB
Flat 211, 7 Symphony Park, Manchester, M1 7GB
Flat 205, 7 Symphony Park, Manchester, M1 7GB
Flat 106, 7 Symphony Park, Manchester, M1 7GB
Flat 102, 7 Symphony Park, Manchester, M1 7GB
Oxford House Suite 1A, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
10B Oxford Road, Manchester, M1 5QA
14A Oxford Road, Manchester, M1 5QA
Oxford House Suite GB, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Second Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED

Armstrong House Suite Gc, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
23 Oxford Road, Manchester, M1 7BS
4 Valette Walk, Manchester, M1 7GA
Flat 3206, 7 Symphony Park, Manchester, M1 7GG
Flat 2901, 7 Symphony Park, Manchester, M1 7GG
Flat 2304, 7 Symphony Park, Manchester, M1 7GG
Flat 1802, 7 Symphony Park, Manchester, M1 7GF
Flat 1502, 7 Symphony Park, Manchester, M1 7GF
Flat 1321, 7 Symphony Park, Manchester, M1 7GF
Flat 1312, 7 Symphony Park, Manchester, M1 7GF
Flat 1311, 7 Symphony Park, Manchester, M1 7GF
Flat 1202, 7 Symphony Park, Manchester, M1 7GE
Flat 708, 7 Symphony Park, Manchester, M1 7GD
Flat 1006, 7 Symphony Park, Manchester, M1 7GE
Flat 810, 7 Symphony Park, Manchester, M1 7GD
Flat 809, 7 Symphony Park, Manchester, M1 7GD
Flat 611, 7 Symphony Park, Manchester, M1 7GD
Flat 606, 7 Symphony Park, Manchester, M1 7GD
Flat 513, 7 Symphony Park, Manchester, M1 7GD
Flat 501, 7 Symphony Park, Manchester, M1 7GD
Flat 310, 7 Symphony Park, Manchester, M1 7GB
Flat 307, 7 Symphony Park, Manchester, M1 7GB
Flat 219, 7 Symphony Park, Manchester, M1 7GB
Flat 202, 7 Symphony Park, Manchester, M1 7GB
Flat 109, 7 Symphony Park, Manchester, M1 7GB
Flat 108, 7 Symphony Park, Manchester, M1 7GB
6 Oxford Road, Manchester, M1 5GA
10 Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
12 Oxford Road, Manchester, M1 5QA
2 - 4 Oxford Road, Manchester, M1 5QA
Sixth Floor, 3 Symphony Park, Manchester, M1 7FS
Oxford House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Eighth To Twelfth Floor, 3 Symphony Park, Manchester, M1 7FS
Fifth To Seventh Floor, 1 Symphony Park, Manchester, M1 7FS
Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1B, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1G, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite Gb, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1C, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1D, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Third Floor, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Bruntwood, Armstrong House Suite Gd, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Armstrong House Suite 1E, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED

Armstrong House Suite Ga, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
19 Oxford Road, Manchester, M1 7BS
25 Oxford Road, Manchester, M1 7BS
17 Oxford Road, Manchester, M1 7BS
21 Oxford Road, Manchester, M1 7BS
Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
3 Symphony Park, Manchester, M1 7FS
Retail Unit B Oxford House, Manchester Technology Centre, Oxford Road, Manchester, M1 7ED
Flat 318, 7 Symphony Park, Manchester, M1 7GB
5 Symphony Park, Manchester, M1 7FS
Flat 911, 7 Symphony Park, Manchester, M1 7GE
Flat 703, 7 Symphony Park, Manchester, M1 7GD
Flat 706, 7 Symphony Park, Manchester, M1 7GD
Flat 620, 7 Symphony Park, Manchester, M1 7GD
Flat 702, 7 Symphony Park, Manchester, M1 7GD
Flat 701, 7 Symphony Park, Manchester, M1 7GD
Flat 619, 7 Symphony Park, Manchester, M1 7GD
Flat 705, 7 Symphony Park, Manchester, M1 7GD
Flat 103, 7 Symphony Park, Manchester, M1 7GB
Flat 107, 7 Symphony Park, Manchester, M1 7GB
Flat 105, 7 Symphony Park, Manchester, M1 7GB

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL