

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134789/FO/2022

Date registered valid: 25 August 2022

Proposal: Refurbishment of shopfront including removal of existing ATM and installation of new glazed facade

Address: 12 Oxford Road, Manchester, M1 5QA

Ward(s): Deansgate Ward

Applicant: Mr Jonathan Joseph PD Properties No 1 Tabley Mews , Off Stamford Street , Altrincham , WA14 1DA

Agent (if any): Mr Andrew Burns Atelier MB Suite 2A, Amazon House, Brazil Street, Manchester, M1 3PJ

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

Recommendation: Approve

Date of recommendation: 18 October 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 October 2022

Standard consultations:

Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications

Printed: 14 September 2022 Expired: 5 October 2022

Site notice

Posted: 16 September 2022 Expired: 7 October 2022

Press advert

Published: 20 September 2022 Expired: 11 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The building is a Grade II listed building located on Oxford Road and named The Dancehouse, which is home to a theatre, ballet school, retail premises, cafes and shops. The building was formerly known as the Regal Twin Cinema and was home to a two-screen cinema. It was constructed between 1929 and 1930 and has a faience clad façade, with brick rear and part side elevations and a flat roof. It is not located in a conservation area.

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 site is adjacent to the John Dalton Building of the Manchester Metropolitan University campus and surrounding uses include education, residential properties, takeaways, restaurants, bars, shops and a bank.

The proposals relate to the ground floor unit fronting Oxford Road, which is occupied by Subway sandwiches.

Description of development

Listed building consent is sought for

- The installation of a new glazed screen to Oxford Road facade to match all other units within the listed building in accordance with the Signage and Shopfront strategy for the building.
- The removal of one non-original partition.
- The extension of existing building water and drainage supply to the unit from the existing basement incoming location.

Planning Permission referenced 134789/FO/2022 has been submitted for the external alterations.

Consultations & Notification Responses

Highway Services - Commented as follows:

The proposals to install a new glazing façade (including removal of ATM), to the shop front, are acceptable from a highways perspective.

For the avoidance of doubt, all external entrance doors (with the exception of fire doors) should be inwardly opening in order to prevent obstruction on the adjacent footway.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk

Greater Manchester Police - Recommended the following measures:

- Any new external fittings (i.e. shutters, windows or doors) should be certified to Secured by Design standards.
- Any new glazing in external doors, ground floor or easily accessible windows should include at least one pane of laminated glass rated as P4A under EN 356.

Publicity - The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Issues

Visual Amenity and the Impact on the Listed Building -

The proposed shopfront would improve the appearance of the building by the removal of the ATM and the associated poor quality and tired looking surround and replacement with a clear frameless glazed shop front. The shopfront proposed fully accords with the Signage and Shopfront strategy for the building

It is considered that the works would be beneficial to the character and appearance of the Listed Building 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.

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.

Crime and Disorder -

The measures recommended by Greater Manchester Police will be required to be implemented by condition.

In view of the above the proposals would be consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access -

Level access would be provided into and throughout the unit and the clear width door opening would be 800mm.

In view of the above the proposals would be consistent with policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester.

Highway Safety -

The door would be inward opening.

In view of the above the proposals would be consistent with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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 plans referenced 1977 E(001) received by the City Council as local planning authority on 25 August 2022

The drawings referenced:

1977 P(100)
1977 P(200) Rev A
1977 P(300)
1977 P(900)

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

The drawing referenced Oxford Road -01 Rev A received by the City Council as local planning authority on 7 October 2022

The Design, Access and Heritage Statement prepared by Atelier MB Urban Architects received by the City Council as local planning authority on 3 August 2022

The email from Atelier MB Urban Architects dated 28 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.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email [-highwaylicences@manchester.gov.uk](mailto:highwaylicences@manchester.gov.uk)

Any new external fittings (i.e. shutters, windows or doors) shall be certified to Secured by Design standards.

Any new ground floor glazing shall include at least one pane of laminated glass rated as P4A under EN 356.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Urban Design & Conservation
Greater Manchester Police

Flat 211, 7 Symphony Park, Manchester, M1 7GB
Flat 205, 7 Symphony Park, Manchester, M1 7GB
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 106, 7 Symphony Park, Manchester, M1 7GB
Flat 102, 7 Symphony Park, Manchester, M1 7GB
Flat 213, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 82, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 41, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 34, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 6, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 4, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 196, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 183, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 117, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 222, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 189, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 96, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 92, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 88, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 50, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 25, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 19, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 7, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 206, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 195, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 190, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 188, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 186, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 172, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 153, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 150, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 136, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 128, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 1202, 7 Symphony Park, Manchester, M1 7GE
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 708, 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
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 109, 7 Symphony Park, Manchester, M1 7GB
Flat 108, 7 Symphony Park, Manchester, M1 7GB
Flat 104, 7 Symphony Park, Manchester, M1 7GB
Flat 170, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 93, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 70, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 11, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 187, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 169, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 147, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 137, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 115, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 227, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 212, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 90, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 76, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 62, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 33, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 54, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 51, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 37, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 173, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 157, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 152, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 151, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 143, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 130, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 120, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 116, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 113, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 1013, 7 Symphony Park, Manchester, M1 7GE

Flat 1010, 7 Symphony Park, Manchester, M1 7GE
Flat 721, 7 Symphony Park, Manchester, M1 7GD
Flat 703, 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
Sixth Floor, 3 Symphony Park, Manchester, M1 7FS
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 111, 7 Symphony Park, Manchester, M1 7GB
5 Symphony Park, Manchester, M1 7FS
Flat 220, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 80, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 74, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 67, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 38, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 199, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 176, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 165, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 214, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 181, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 171, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 52, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 98, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 61, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 48, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 42, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 40, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 15, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 218, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 163, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
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 706, 7 Symphony Park, Manchester, M1 7GD
Flat 620, 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 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
4 Symphony Park, Manchester, M1 7FS
Flat 203, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 13, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 194, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 200, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 99, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 84, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 83, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 60, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 44, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 35, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 32, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 209, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 197, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 184, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Nando's, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
Panchos Burritos, Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS
Eighth To Twelfth Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 509, 7 Symphony Park, Manchester, M1 7GD
Flat 318, 7 Symphony Park, Manchester, M1 7GB
Flat 313, 7 Symphony Park, Manchester, M1 7GB
Flat 103, 7 Symphony Park, Manchester, M1 7GB
Flat 102, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 63, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 87, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 77, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 72, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 31, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 205, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 191, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 179, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 167, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 149, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 131, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 202, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 164, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 94, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 81, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Serviced Apartment 73, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 71, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 59, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 55, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 47, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 39, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 21, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 17, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 8, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 3, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 221, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 217, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 193, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 162, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 159, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 158, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 142, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 134, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 125, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 132, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 1004, 7 Symphony Park, Manchester, M1 7GE
Flat 805, 7 Symphony Park, Manchester, M1 7GD
Flat 811, 7 Symphony Park, Manchester, M1 7GD
Flat 802, 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 320, 7 Symphony Park, Manchester, M1 7GB
Flat 319, 7 Symphony Park, Manchester, M1 7GB
Flat 401, 7 Symphony Park, Manchester, M1 7GB
Flat 302, 7 Symphony Park, Manchester, M1 7GB
Flat 220, 7 Symphony Park, Manchester, M1 7GB
Flat 305, 7 Symphony Park, Manchester, M1 7GB
Flat 303, 7 Symphony Park, Manchester, M1 7GB
Flat 209, 7 Symphony Park, Manchester, M1 7GB
Unit 10, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 206, 7 Symphony Park, Manchester, M1 7GB
Flat 3501, 7 Symphony Park, Manchester, M1 7GG
Flat 3003, 7 Symphony Park, Manchester, M1 7GG
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
Fifth To Seventh Floor, 1 Symphony Park, Manchester, M1 7FS
14 Oxford Road, Manchester, M1 5QA
Flat 160, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
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 612, 7 Symphony Park, Manchester, M1 7GD
Flat 121, 7 Symphony Park, Manchester, M1 7GB
19 Oxford Road, Manchester, M1 7BS
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 114, 7 Symphony Park, Manchester, M1 7GB
Flat 226, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 224, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 192, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 177, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 46, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 26, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 111, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 1206, 7 Symphony Park, Manchester, M1 7GE
Flat 1014, 7 Symphony Park, Manchester, M1 7GE
Flat 910, 7 Symphony Park, Manchester, M1 7GE
Flat 813, 7 Symphony Park, Manchester, M1 7GD
Flat 603, 7 Symphony Park, Manchester, M1 7GD
Flat 602, 7 Symphony Park, Manchester, M1 7GD
Flat 311, 7 Symphony Park, Manchester, M1 7GB
Flat 214, 7 Symphony Park, Manchester, M1 7GB
Flat 2906, 7 Symphony Park, Manchester, M1 7GG
21 Oxford Road, Manchester, M1 7BS
25 Oxford Road, Manchester, M1 7BS
17 Oxford Road, Manchester, M1 7BS
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 116, 7 Symphony Park, Manchester, M1 7GB
Flat 2705, 7 Symphony Park, Manchester, M1 7GG
Flat 91, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 101, 7 Symphony Park, Manchester, M1 7GB
7 Symphony Park, Manchester, M1 7GB
Flat 210, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 107, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 100, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 49, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 43, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 36, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 211, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 161, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 144, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 225, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 78, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 86, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 69, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 58, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 53, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 28, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 22, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 180, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 168, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 156, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 155, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 140, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 138, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 123, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 121, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 1201, 7 Symphony Park, Manchester, M1 7GE
Flat 1102, 7 Symphony Park, Manchester, M1 7GE
Flat 911, 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 705, 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 3403, 7 Symphony Park, Manchester, M1 7GG
Flat 3303, 7 Symphony Park, Manchester, M1 7GG
Flat 2201, 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 2102, 7 Symphony Park, Manchester, M1 7GF
Flat 2006, 7 Symphony Park, Manchester, M1 7GF
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 115, 7 Symphony Park, Manchester, M1 7GB
Flat 113, 7 Symphony Park, Manchester, M1 7GB
Flat 112, 7 Symphony Park, Manchester, M1 7GB
Flat 107, 7 Symphony Park, Manchester, M1 7GB
Flat 105, 7 Symphony Park, Manchester, M1 7GB
Flat 146, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 95, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 18, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 9, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 185, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 174, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 133, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 129, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 126, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 124, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 112, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 208, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 135, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 103, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 79, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 57, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 30, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 14, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 5, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 204, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 198, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 175, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 166, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 154, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 148, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 1009, 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 608, 7 Symphony Park, Manchester, M1 7GD
Flat 515, 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 207, 7 Symphony Park, Manchester, M1 7GB
Flat 204, 7 Symphony Park, Manchester, M1 7GB
Flat 2601, 7 Symphony Park, Manchester, M1 7GG
Flat 201, 7 Symphony Park, Manchester, M1 7GB
Flat 3404, 7 Symphony Park, Manchester, M1 7GG
Flat 2603, 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 1410, 7 Symphony Park, Manchester, M1 7GF
Flat 1406, 7 Symphony Park, Manchester, M1 7GF
Flat 1209, 7 Symphony Park, Manchester, M1 7GE
Flat 1208, 7 Symphony Park, Manchester, M1 7GE
Flat 110, 7 Symphony Park, Manchester, M1 7GB
Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Unit 6, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 1, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 228, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 201, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 110, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 104, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 97, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 85, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 65, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 45, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 89, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 139, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 122, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 119, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 223, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 207, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 141, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 75, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 68, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 56, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 105, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 215, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 182, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 178, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 145, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 127, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 118, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
Flat 230, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
6 Oxford Road, Manchester, M1 5GA
Unit 8, The Quadrangle, Hulme Street, Manchester, M1 5GL
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 229, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
6A Oxford Road, Manchester, M1 5QA
Fifth Floor, 3 Symphony Park, Manchester, M1 7FS
10B Oxford Road, Manchester, M1 5QA
10 Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
Flat 108, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
14A Oxford Road, Manchester, M1 5QA
Flat 2, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 23, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 20, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 16, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 219, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 216, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 902, 7 Symphony Park, Manchester, M1 7GE
Flat 903, 7 Symphony Park, Manchester, M1 7GE
Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
Flat 64, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 66, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 12, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 10, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
12A Oxford Road, Manchester, M1 5QA
Flat 1001, 7 Symphony Park, Manchester, M1 7GE
Second Floor, 3 Symphony Park, Manchester, M1 7FS
3 Symphony Park, Manchester, M1 7FS
Flat 29, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 24, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 27, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 109, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 101, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 106, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Unit 7, The Quadrangle, Hulme Street, Manchester, M1 5GL
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 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

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