

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133612/AOH/2022

Date registered valid: 26 April 2022

Proposal: Installation of a temporary Static externally illuminated Shroud Advertisement

Address: Land Containing Car Park Between Addington Street And Marshall Street, Manchester, M4 5EU

Ward(s): Piccadilly Ward

Applicant: Mr Sam Harrison King Media Ltd Maximus Maximise, 90 Westbourne Grove

Agent (if any): Mr David Armstrong Armstrong Planning The Old School House, Dartford Road, March, PE15 8AE

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 17.06.2022

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 9 May 2022 Expired: 30 May 2022

Neighbour notifications

Printed: 9 May 2022 Expired: 30 May 2022

Site notice

Posted: 26.05.2022 Expired: 16.06.2022

Press advert

Published: 17 May 2022 Expired: 7 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of Site/Area

This 0.13 hectares site comprises a 12-storey residential building currently under construction approved via planning permission obtained 125696/FO/2019. The elevations of the site is illustrated in Figure 1 below with an existing temporary non illuminated shroud covering the bottom half of the development.



Figure 1: Existing appearance of the application site

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

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

This application seeks consent for the installation of a temporary static externally illuminated shroud advertisement.

Consultations & Notification Responses

Local residents were notified, and one objection was received. Additionally, a site notice was produced and displayed on the application site.

Objection Letter:

'The existing hoarding obscures a traffic light adjacent to the development site for traffic flowing south east towards the junction with Oldham Rd meaning there are only two visible traffic lights in use as opposed to three. I believe this is posing a risk to highway safety at this location. There is no alternative pedestrian route provided and the granting of permission for an advert would imply that the existing arrangement is going to remain in place for some time. Pedestrians are walking in the road regularly as pictured on the 'Existing View' document submitted alongside this application.

I believe the application poses an increased risk to highway safety if approved.'

Comments on Objection Letter: The crux of the objection letter centres around public and highway safety along Oldham Road and the application site's relationship with this busy arterial route out of the city centre. However, Highways and Transport for Greater Manchester comments below state that the scaffolding shroud appears to be below the signal head and should not obscure the view of signals. In regards to the pedestrian route, the agent states that the existing arrangement will remain in situ which has been deemed sufficient in previous planning permission by Highways and Transport for Greater Manchester (STATE PP).

Highways Comments:

The proposed sign is not located on the adopted highway network.

The proposed sign extends to a maximum projection of 0.1m over the adopted highway.

As such, a Projection over License will not be required.

The proposed luminance of the sign is noted as 400 cd/m² which is considered to be in line with the 600cd/m² maximum stated by the Institute of Lighting Engineers.

A sufficient headroom clearance of 2.4m, compliant with the 2.30m minimum, is noted and accepted by Highways.

Transport for Greater Manchester Comments:

In addition to Highways response TfGM have provided the following comments for app 133612.

Consultation with colleagues within the UTC team confirms that the proposed scaffolding shroud appears to be below the signal head and as such should not obscure the view of signals. The luminance levels of the external lighting should accord with standards contained within the ILE Technical Report Number 5.

Environmental Health Comments:

Prior to operation hereby approved external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties.

The information provided (static advert and Illuminance levels of 400 cd/m max) is sufficient to discharge the condition.

Planning History

125686/FO/2019: Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings. *APPROVED 14.10.2020*

CDN/20/0862: Discharge of conditions 7 (Construction Management Plan-demolition) and 9 (Archaeology) attached to planning permission 125686/FO/2019. *APPROVED 23.03.2021*

CDN/21/0181: Discharge of conditions 3 (Vegetation Clearance), 4 a (Local Labour), 5 (Drainage) and 6 (Ground Conditions) associated with planning permission 125686/FO/2019. *APPROVED 28.05.2021*

CDN/21/0237: Discharge of conditions 8 (Construction Management Plan) and 10 (Materials) associated with planning permission 125686/FO/2019. *SPLIT- Application Approved and Refused*

130490/NMC/2021: Non material Amendment to planning permission 125686/FO/2019 to change wording of condition 10 (Materials) to agree a materials programme. *APPROVED 25.05.2021*

Policy

National Planning Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 12 Achieving well-designed places

Paragraph 124 states that in 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.' It further states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

Paragraph 132 states that the quality and character of places can suffer when advertisements are poorly sited and designed. It acknowledges that 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. Significantly, chapter 12 states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

In this case, it is considered that the proposal would be not be harmful to the visual amenities of the area and the character of the built environment. Furthermore, the temporary installation of the advertisement signage would not unduly impact upon the immediate streetscene.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account'

(a) The provisions of the development plan, so far as they are material; and

(b) Any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)'

(a) Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) Factors relevant to public safety include'

(i) The safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) Whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) Whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

The regulations state the factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

Local Development Framework Core Strategy Development Plan Document (Adopted 11 July 2012)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.

o Policy DM 1 (Development Management)

o Policy SP1 (Spatial Principles)

o Policy EN1 (Design Principles and Strategic Character Areas)

It is considered that the temporary installation of the shroud advertisement signage would relate appropriately to the context of the site and the surrounding area. Furthermore, the proposed sign would be 'read' within the context and function of the site without unduly affecting residential amenity. The proposal would thereby be appropriately related to Core Strategy policies SP1, EN1 and DM1.

The design of the proposed sign attains a satisfactory quality and therefore accords with Core Strategy policy EN1.

Saved Unitary Development Plan Policies - The UDP has been superseded by the Core Strategy Development Plan, of relevance are the following saved policy.

o Saved Policy DC15 - Advertisement Regulations

As the proposed signage relates appropriately to its context in relation to the street and adjacent commercial and residential properties thereby meeting the requirements of saved UDP policy DC15.

Issues

Principle

The main issues for consideration in relation to this application are the acceptability of the proposals in terms of the impact on visual amenity and highway safety. The main policies that relate to this proposal are Chapter 12 Achieving well-designed places of the National Planning Policy Framework, policies EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), SP1 (Spatial Principles) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester, and saved policies DC15.1 and DC15.2 (Advertisements, Hoardings and Posters), of the Unitary Development Plan for the City of Manchester.

Visual Amenity

Hoardings of the nature proposed are only generally acceptable if they are associated with legitimate works to a site or building. The rationale for this is that the temporary advertisement hoarding would screen the development, but would only be acceptable for a limited period. The agent has stated the expiration date on the application form as 11/01/2023. The advert would be used for the benefit of screening ongoing works, but would otherwise be unacceptable for visual amenity reasons including scale and the screening of architectural features.

The applicant has demonstrated that the advertisement would only be installed in association with works taking place on site and would be taken down at the expiration date. Display of advertisements on scaffolding can lead to unnecessary continued use of scaffolding and this has a negative impact on visual amenity as well as affecting pedestrian access including for disabled people.

In this context it is therefore considered that the proposed hoarding would relate to legitimate works to the development and would relate properly to the site on which it would stand and that as such, on a temporary basis, the location of the proposed advertisement and its impact upon visual amenity will be acceptable.

Public Safety

The proposed hoarding would be located in a position where it would not cause an obstruction to passing pedestrians, and it would not give rise to any problems of public safety.

Conclusion

On balance it is considered that the proposal is suitable related to the streetscene and context, in terms of the advertisement's height and siting and is therefore considered to be commensurate with Core Strategy policies DM1, EN1 and SP1 and Saved UDP Policies DC14.1, 14.5 and NPPF Chapter 12.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance the local planning authority had no issues to raise with the applicant/agent, but have attached appropriate conditions to the approval.

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 hereby approved shall be carried out in accordance with the following drawings and documents:

-Application for consent to display an advertisement(s) form, stamped as received by the City Council, as Local Planning Authority on 26 April 2022

-Drawing- South West Elevation ref: 005
- South East Elevation ref: 006

- Location Plan

All stamped as received by the City Council as Local Planning Authority on 26 April 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.

- 3) The advertisement shall not be displayed after 11th January 2023. The advertisements and any supporting structures shall be removed on that date.

Reason - The advertisement is of a temporary nature only and is not considered acceptable as a permanent feature on this building in order to comply with saved policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- 4) Prior to first use of any associated lighting, an external lighting scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority in order to control glare and overspill onto nearby residential properties. The approved details shall be implemented and thereafter retained until the expiration of the temporary period as outlined in condition 3.

Reason - To safeguard the amenities of the occupiers of nearby properties. Pursuant to saved policies DC15.1 and DC15.2 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester

Security House, 25 Addington Street, Manchester, M4 5EU

8 Cable Street, Manchester, M4 5EG

First Floor, 6 Oldham Road, Manchester, M4 5DE

Flat 112, 43 Oldham Road, Manchester, M4 5ER

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 514, 6 Oldham Road, Manchester, M4 5DB

Flat 513, 6 Oldham Road, Manchester, M4 5DB

Flat 509, 6 Oldham Road, Manchester, M4 5DB

Flat 412, 6 Oldham Road, Manchester, M4 5DB

Flat 411, 6 Oldham Road, Manchester, M4 5DB

Flat 313, 6 Oldham Road, Manchester, M4 5DB

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 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 4, 43 Oldham Road, Manchester, M4 5ER

Flat 510, 6 Oldham Road, Manchester, M4 5DB

Flat 505, 6 Oldham Road, Manchester, M4 5DB

Flat 502, 6 Oldham Road, Manchester, M4 5DB

Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
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
Unit B, 6 Oldham Road, Manchester, M4 5DE
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 802, 43 Oldham Road, Manchester, M4 5ES
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 7, 43 Oldham Road, Manchester, M4 5ER
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Flat 102, 43 Oldham Road, Manchester, M4 5ER
Flat 101, 43 Oldham Road, Manchester, M4 5ER
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 714, 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 616, 43 Oldham Road, Manchester, M4 5ES
Flat 513, 43 Oldham Road, Manchester, M4 5ES
Flat 402, 43 Oldham Road, Manchester, M4 5ER

Flat 311, 43 Oldham Road, Manchester, M4 5ER
Flat 301, 43 Oldham Road, Manchester, M4 5ER
Flat 205, 43 Oldham Road, Manchester, M4 5ER
Flat 202, 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 3, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 43 Oldham Road, Manchester, M4 5ER
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
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 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 10, 43 Oldham Road, Manchester, M4 5ER
Flat 106, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 43 Oldham Road, Manchester, M4 5ER
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
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 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
Flat 416, 43 Oldham Road, Manchester, M4 5ER

Flat 414, 43 Oldham Road, Manchester, M4 5ER
Flat 411, 43 Oldham Road, Manchester, M4 5ER
Flat 409, 43 Oldham Road, Manchester, M4 5ER
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 215, 43 Oldham Road, Manchester, M4 5ER
Flat 203, 43 Oldham Road, Manchester, M4 5ER
Flat 113, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 43 Oldham Road, Manchester, M4 5ER
Flat 107, 43 Oldham Road, Manchester, M4 5ER
Flat 8, 43 Oldham Road, Manchester, M4 5ER
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
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
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 504, 43 Oldham Road, Manchester, M4 5ES
Flat 501, 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 308, 43 Oldham Road, Manchester, M4 5ER
Flat 305, 43 Oldham Road, Manchester, M4 5ER
Flat 213, 43 Oldham Road, Manchester, M4 5ER
Flat 204, 43 Oldham Road, Manchester, M4 5ER
Flat 216, 43 Oldham Road, Manchester, M4 5ER
Flat 303, 43 Oldham Road, Manchester, M4 5ER
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Unit C, 6 Oldham Road, Manchester, M4 5DB
Unit A, 6 Oldham Road, Manchester, M4 5DE
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH1