

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145126/LO/2026

Date registered valid: 5 February 2026

Proposal: Installation of anti-graffiti barrier treatment, cleaning and repair of facade, and associated works.

Address: 6-14A Oxford Road, Manchester, M1 5QA

Ward(s): Deansgate Ward

Applicant: Mr Michael Joseph, Pugh Davies Properties

Agent (if any): Mr David Kirk, Hollis Global Limited

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **27 March 2026**

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 March 2026

Standard consultations:

Printed: 13 February 2026 Expired: 6 March 2026

Neighbour notifications

Printed: 13 February 2026 Expired: 6 March 2026

Site notice

Posted: 3 March 2026 Expired: 24 March 2026

Press advert

Published: 17 February 2026 Expired: 10 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

6-14a Oxford Road stands on the west side of the Oxford Road corridor, a main arterial route leading to the southern part of Manchester City Centre.

The application building is Grade II listed and is prominently located on Oxford Road. The building was erected in 1929-30 and has three (street) elevations clad in white faience. The building is of steel framed construction and following listing in 2000 was subject to ongoing management of the condition of the façade. The building is constructed in classical style with the ends curving onto the return frontages of Chester Street and Hulme Street respectively.

It has historically been known as 'The Regal Twins' and more recently as 'The Dance House'.

The building was originally constructed on a speculative basis, conceived as shopping parade at street level with rentable hall/meeting rooms above. Construction commenced in 1929. Prior to completion the plans were changed to provide a two-screen cinema on the upper levels, arranged around a centrally positioned entrance, restaurant and rest facilities.

Opened as the Regal Twin Cinema in 1930, the upper floors continued in use as a cinema through to 1986.

The use of the upper floors was part changed circa 1990 with the auditorium on the north side of the building being converted to form rehearsal studios and ancillary accommodation through the introduction of mezzanine levels. The southern auditorium was retained as a theatre. The

building then became known as the 'Dancehouse Theatre' in 1992 offering study courses in the performing arts in addition to the retained theatre being a freestanding venue for performances and broadcasting (the former BBC Complex originally stood on the opposite side of Oxford Road).

The building today continues to support retail and restaurant uses, (primarily at ground floor level,) and is also home to the Northern Ballet School and BIMM Music Institute, which offer higher education courses across the creative industries.

The locality has seen significant investment and development over recent years, perhaps most significantly a new build high density development known as 'Circle Square' positioned directly opposite on the east side of Oxford Road, the Maldron Hotel Manchester City Centre development positioned diagonally on Charles Street (a further high density scheme) and the North Dalton complex forming part of Manchester Metropolitan University, located off Chester Street.

Notwithstanding the introduction of numerous newer buildings of contemporary design within the locality, 6-14a Oxford Road with its classical terracotta façade continues to present a distinctive and significant frontage onto Oxford Road.

Description of Development

The proposal seeks Listed Building Consent for the installation of anti-graffiti barrier treatment, cleaning and repair of facade, and associated works.

The proposals form part of a long-term strategy of the planned maintenance and repair of the building, initiated by the current owners of the building some 15 years ago.

Past programmed cycles of repairs and maintenance, undertaken in 2012 and 2018, involved interventions which are part replicated within the current application, and which received relevant Listed Building Consent on those occasions.

Relevant Site History

099969/LO/2012/C1 - Retrospective listed building consent for the waterproofing of the parapet wall.

Approved February 2013.

099924/LO/2012/C1 - Retrospective listed building consent for cleaning, and anti-graffiti treatment to the facade.

Approved February 2013.

119471/LO/2018 - LISTED BUILDING CONSENT for cleaning and repairs of existing elevations.

Approved November 2018.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage

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

- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy SP1 - Spatial Principles
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF) (2024)

- Chapter 12 - Achieving well-designed places
- Chapter 16 - Conserving and enhancing the historic environment

Draft National Planning Policy Framework (NPPF) (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

Assessment

In determining whether the proposed works are acceptable, the main issue to consider is the impact these proposed works will have on the historic character and fabric of the listed building itself and to establish whether the public benefits, including heritage benefits, of the proposal will outweigh any harm to the significance of the heritage asset.

Assessment of significance

The building derives its significance from its classical style with the ends curving onto the return frontages of Chester Street and Hulme Street respectively and its three (street) elevations clad in white faience, as well as various ornate features that form a part of these elevations.

Impact on Heritage

The main focus of the current application relates to the proposed interventions at principal cornice level of the building. Here past interventions undertaken circa 2000 (seemingly scheduled prior to the building attaining Grade II Listed status) involved alterations to the original terracotta features to address then safety concerns related to the then corrosion of steelwork supporting the cantilevered cornice. The current proposals seek to address corrosion risk to sections of the cornice lying beyond the scope of the interventions undertaken circa 2000.

The ongoing repairs and maintenance of the façade is supported in principle as it will sustain the heritage asset and will continue the successful repairs and maintenance previously carried out to the building.

Anti- Graffiti treatment

The applicant has provided evidence of graffiti to various ground floor columns, and the proposals include applying anti-graffiti coatings all columns on the ground floor.

Various instances of graffiti applied to the building through numerous site visits. Even where the graffiti has been cleaned, due to it being applied to terracotta, there remains a trace shadow of the graffiti left in many instances, which harms to appearance of the building. The application of the anti-graffiti coating will make the removal of graffiti much easier.

In order to maintain a consistent appearance, as the anti-graffiti coating will slightly change the appearance of the terracotta when applied, the coating will be applied to the ground floor columns and will extend up to the band course above the shopfronts, to avoid a visible line where the treatment stops. This approach is considered to be the most appropriate.

The methodology set out in Appendix D of the D&A statement is considered to be acceptable. The specification of the proposed coating and how the impact will be monitored to ensure that there are no significant long-term impacts to the façade of the building where this coating has been applied.

A condition has been added to confirm this. This condition must be discharged prior to the application of any anti-graffiti coating.

Overall, whilst it is recognised that anti-graffiti coatings can have long-term impacts that might change the appearance of the building, which could potentially lead to some very low level of less than substantial harm to the building, it is recognised that the harm being caused by the staining from the graffiti is causing a more moderate amount of less than substantial harm as present. It is considered that with the conditions attached to ensure the correct specification and to ensure to appropriate long-term monitoring of the impact of the anti-graffiti coating, that the anti-graffiti proposals are acceptable in this case.

Terracotta Cleaning

The criteria for cleaning the elevations are set out in Section 4.2 of the D&A statement and states that will be a gentle and periodic removal when required to avoid damaging the glaze.

Whilst there were initial concerns that the cleaning would be comprehensive to the entire building, it has been clarified that it shall be more targeted.

The cleaning will be low impact and will vary depending on level of staining on different architectural features. There will be no high-pressure or steam cleaning is proposed.

A condition has been attached to require a final test panel to be made available for inspection and approved by the LPA before any terracotta cleaning works take place.

Treatment of skyward joints in cornice

The sketch design and proposed use of profiled lead tongues at individual joint locations between GRC mouldings, as outlined in Section 5.6 of D&A statement, is considered to be an acceptable solution.

There will be a very low level of less than substantial harm caused by penetrations, but this will be in to GRC mouldings, which were a later addition, and is therefore significantly less harmful than penetrations into original terracotta.

Repair and replacement of terracotta window heads

The 2018 consent involved the removal of the entirety of the window heads above the commercial unit currently (and also back then) occupied by Greggs. Clarification was sought by the LPA as to whether these works did actually take place at the time, as they would be significant concerns if these window heads were replaced since 2018 and now have to be replaced again.

It has been confirmed that the element of the 2018 consent was never implemented.

The site visits made by the LPA have clearly shown cracks to the window heads above the Greggs units, which is a clear sign of early-stage corrosion to the steelwork behind.

What is not clear at this stage is whether this corrosion has spread along the entirety of the window heads above the Greggs unit or not. The LPA queried why a more targeted approach to replacing these window heads above the Greggs unit could not be considered. Until the terracotta units are actually removed, it will not be clear as to what the extent of the corrosion is, and therefore how many of these window heads would need to be replaced.

The replacement of damaged terracotta to window heads has occurred in past cycles of maintenance. Samples of previous replacement terracotta were reviewed on site by the LPA and seem to be a good match. An updated sample has been added as a condition.

The targeted approach that identifies specific window heads that need to be replaced is considered to be preferable. A condition has been added to ensure that following the removal of the terracotta window heads above Greggs, the findings of the extent of the corruptions and a confirmation as to how many window heads are to be replaced, are submitted to the LPA for approval.

A condition has been attached to approve the methodology and samples of mortar.

These works will result in a low level of less than substantial harm to the building.

Repair to corroded steelwork behind cornice

The proposals would see the replacement of rear course of terracotta units with GRC on the underside of the high-level cornice soffit across the whole elevation given the complexities of repairing the metal structure behind the cornice.

Given the existing construction, it has been determined that reinstatement in terracotta is not feasible.

Existing GRC blocks replaced under previous consent to underside of soffit on Chester Street are a good match with the terracotta and not visually incongruous.

Additional replacement units have been ordered to allow grouping of any new sections to less prominent elevations, to maintain visual consistency on Oxford Road and Chester Street.

It is accepted by the LPA that this is the only feasible approach to repair the supporting steel structure behind and is necessary to ensure the building is sustained in good repair.

The works would impact on a less visually prominent non decorative element of the building, and as the precedent had been established in the 2018 approval it has been demonstrated to achieve a visually successful repair.

A condition has been added to ensure that GRC samples are provided for inspection to be approved by the LPA, to ensure that the new GRC is a good match to the existing surrounding terracotta and GRC.

These works will result in a medium level of less than substantial harm to the building.

Alternate options considered

Other options were considered for the proposal, including cathodic protection.

This typically involves passing a low voltage current through the steelwork to be 'passivated'. The target outcome is that corrosion rates are suppressed. Not all structures or buildings, however, are suited to the use of cathodic protection.

During the interval 2020-2024 the owners of 6-14a, Oxford Road commissioned specialist advice concerning whether the design and form of construction of the building lend themselves to the use of cathodic protection as an effective means of suppressing corrosion of the frame and secondary steelwork.

The study was ultimately entrusted to Arup, a leading firm of building surveyors with strong experience in buildings of this nature, who assembled an experienced multi-disciplinary team directed by Andrew Lawrence, a Conservation Accredited Engineer and RA Eng Visiting Professor, Cambridge University.

The scope of the study undertaken may be summarised as follows:

- a review of record information relating to the original design and construction of the building and of records relating to investigations and interventions undertaken over the preceding 20 years
- survey inspection of the building
- collation, for the various elements of the façade, of known construction details and information available concerning the condition of various steel elements
- consideration of the impact of various options including nil intervention and hybrid approaches
- research of possible cathodic protection measures including the potential for phased installation, maintenance requirements and likely effectiveness

- preparation of a report summarising the findings of the foregoing, putting a shape to possible remediation strategies, issues which a potential pilot study should address, the criteria which the effectiveness or otherwise of a potential pilot study would be measured, commentary on the implications of potential implementation on the heritage attributes of the building

The findings and conclusions of the study commissioned in respect of the options for ongoing repair and protection of the building may be summarised as follows:

1. The form of construction and potential triggers for the development of defects in the building fabric are as might be expected for a building dating from the 1930's
2. Cathodic protection was not considered to be an appropriate form of intervention. This is because cathodic protection was deemed to be potentially more intrusive than a traditional repairs strategy, a potential source of unintended consequences as a result of stray current induced corrosion, and the effectiveness of cathodic protection in suppressing corrosion for a building of the characteristics of 6-14a, Oxford Road uncertain
3. The recommendation was that construction of the 'traditional' strategy adopted for the past 20 years represented the optimum approach to safeguarding the building. The essential strands of a 'traditional' strategy are identified as:
 - ensuring sources of water ingress into the façade are mitigated
 - where faience defects are minimal and not of structural significance to adopt a 'leave as found' policy or only undertake minimal interventions where possible
 - where faience defects are significant to remove the affected terracotta units, clean and re-coat steelwork on a localised basis, and replace the faience with matching new terracotta units

This 'traditional' strategy is identified as a reliable and proportionate approach well suited to the Dancehouse façade. It is also consistent with repairs over the past 20 years, and reflects best-practice laid out by Historic England and The Institution of Structural Engineers.

4. Interventions over the preceding 20 years were identified as seemingly effective in arresting the rate of deterioration and as providing a good baseline upon which to develop the future strategy.

Public benefits

As less than substantial harm has been identified, paragraph 215 of the NPPF requires evaluation of the development against its public benefits.

The various works detailed above will ensure the long-term preservation of this listed building to be appreciated by the public, which is a public benefit.

It will ensure that the current business occupying the building, many of which are very successful in this location, bringing economic and employment benefit to the Oxford Road Corridor. The economic and employment contribution is considered to be a public benefit. All the ground floor commercial units and upper internal building space are currently occupied, and it is important that the building remains in a good condition for this to continue.

Conclusion

It is considered that this application is considered acceptable, as although the individual pieces of work are considered to cause level of less than substantial harm between low to medium to the special interest and the historic character of the Grade II listed building, this harm would be outweighed by the public benefits outlined above and therefore are in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, EN1, EN3, DM1 and SP1, Saved Unitary Development Plan for Manchester policy DC19, section 16 of the NPPF, and Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 05 February 2026:

- Location Plan 128507-101-HLS-00-Z0-M2-G-10104-A1 REV C00
- Existing and Proposed Elevations
- Proposed Cornice Details & Requirements
- Application for Listed Building Consent - Supporting Statement

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 and DC19 of the Unitary Development Plan for Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to the application of any anti-graffiti coatings to the building, a specification of the proposed anti-graffiti coating and a strategy outlining how the impact of the anti-graffiti coating on the building shall be monitored, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The application of the anti-graffiti coating shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to any cleaning of any terracotta on the external elevation, a final test panel of the cleaning to the terracotta shall be made available for inspection by the City Council as the Local Planning Authority. This shall then be approved in writing by the City Council as the Local Planning Authority.

The terracotta cleaning shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details as set out in condition 2 above, prior to the removal of any of the terracotta cornice blocks, a full methodology for the removal of the terracotta cornice blocks shall be submitted in writing to the City Council as the Local Planning Authority and a sample panel of the removal shall be made available for inspection to the City Council as the Local Planning Authority. The methodology and sample panel shall then be approved in writing by the City Council as the Local Planning Authority.

The removal of the terracotta cornice blocks shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details as set out in condition 2 above, should any terracotta be damaged at any stage during any approved works that are carried out under the consent, a sample of any proposed replacement terracotta shall be made available for inspection by the City Council as the Local Planning Authority and shall then be approved in writing by the City Council as the Local Planning Authority.

The replacement of any damaged terracotta shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works on site, the specification and composition of the mortar mix shall be submitted in writing to the City Council as the Local Planning Authority and a sample panel of the mortar mix shall be made available for inspection to the City Council as the Local Planning Authority. The specification and sample panel shall then be approved in writing by the City Council as the Local Planning Authority.

The development shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 above, following the removal of the terracotta window heads above the unit currently occupied by Greggs, as identified on page 7 of 'Existing and Proposed Elevations' drawing pack received by Manchester City Council as the Local Planning Authority on 05 February 2026, and prior to the installation of any replacement window heads in this location, confirmation shall be provided in writing to the City Council as the Local Planning Authority as to the full extent of the corrosion of the steelwork behind and an updated elevation drawing shall be provided clearly denoting how many of the window heads above the Greggs unit are required to be replaced due to the corrosion.

The replacement of the window heads above the Greggs unit shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details as set out in condition 2 above, prior to the replacement of the rear course of terracotta units with GRC on the underside of the high-level cornice soffit, a sample of the GRC units shall be made available for inspection to the City Council as the Local Planning Authority and then be approved in writing by the City Council as the Local Planning Authority.

The replacement of terracotta units with GRC shall then be implemented in accordance with the approved details of this condition.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 165, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 229, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 47, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 49, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Nando's, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 142, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 5, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 173, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
Unit 10, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 55, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 153, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 99, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 81, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 84, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 77, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 102, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 141, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 43, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 127, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 51, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 71, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 214, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 172, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 122, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 196, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 31, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
3 Valette Walk, Manchester, M1 7GA
3 Symphony Park, Manchester, M1 7FS
5 Symphony Park, Manchester, M1 7FS
Flat 205, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 88, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 15, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 194, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 146, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 4, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 66, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 228, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 186, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 189, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 93, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 113, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 25, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 53, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 118, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 193, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 9, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 138, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 68, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 57, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 20, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 96, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 18, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 174, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 26, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 105, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 21, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 103, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 110, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 225, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
21 Oxford Road, Manchester, M1 7BS
10B Oxford Road, Manchester, M1 5QA
49A Charles Street, Manchester, M1 7DF
Sixth Floor, 3 Symphony Park, Manchester, M1 7FS
Ground Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 86, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 121, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 129, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 78, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 184, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 170, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 211, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 177, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 36, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 90, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 203, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 1, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 178, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 176, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Unit 7, The Quadrangle, Hulme Street, Manchester, M1 5GL
Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 32, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 101, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 42, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 132, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 124, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 29, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 3, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 64, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 180, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 140, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 94, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 14, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 136, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 100, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 175, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 202, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 87, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 33, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 152, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
12B Oxford Road, Manchester, M1 5QA
8A Oxford Road, Manchester, M1 5QA
8 Oxford Road, Manchester, M1 5QA
Flat 159, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 44, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 222, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 125, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 79, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 183, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 213, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 133, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 198, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 201, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 116, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 41, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 70, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 39, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 8, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 154, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 24, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 10, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 187, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 212, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 117, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 63, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 13, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

19 Oxford Road, Manchester, M1 7BS

Second Floor, 3 Symphony Park, Manchester, M1 7FS

Flat 166, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 28, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Serviced Apartment 73, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 75, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 195, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 111, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 162, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 206, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 137, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 210, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 217, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 83, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 209, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 128, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 7, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 37, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 215, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 80, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 67, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 60, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 50, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 157, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 48, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 171, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 69, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 98, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 181, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 45, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 135, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 6, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

4 Valette Walk, Manchester, M1 7GA

51 Charles Street, Manchester, M1 7DF

12A Oxford Road, Manchester, M1 5QA

12 Oxford Road, Manchester, M1 5QA

10 Oxford Road, Manchester, M1 5QA

6 Oxford Road, Manchester, M1 5GA

Third Floor, 3 Symphony Park, Manchester, M1 7FS

Fifth Floor, 3 Symphony Park, Manchester, M1 7FS

Flat 207, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 2, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 62, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 200, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 91, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 97, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 224, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 74, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 107, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 223, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 161, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 106, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 143, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Flat 11, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 155, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 112, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 150, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 35, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 221, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 65, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 199, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 169, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 226, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 190, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 144, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 126, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 23, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
6A Oxford Road, Manchester, M1 5QA
Seventh Floor, 3 Symphony Park, Manchester, M1 7FS
Flat 56, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 227, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 52, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 109, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 89, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 34, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 46, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 185, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 182, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 197, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 27, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 120, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 130, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 82, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 38, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Unit 6, The Quadrangle, Hulme Street, Manchester, M1 5GL
Unit 8, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 22, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 147, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 92, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 163, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 192, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 179, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 12, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 219, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 139, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 191, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 158, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 59, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
14A Oxford Road, Manchester, M1 5QA
10A Oxford Road, Manchester, M1 5QA
23 Oxford Road, Manchester, M1 7BS
Flat 151, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 149, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 148, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 95, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 61, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 108, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 17, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Panchos Burritos, Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 40, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 208, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 30, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 134, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 54, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 164, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 168, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 160, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 167, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 145, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 123, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 119, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 72, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 16, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 216, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 19, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 131, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 220, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 85, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 204, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 58, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
17 Oxford Road, Manchester, M1 7BS
1 Valette Walk, Manchester, M1 7GA
Northern Ballet School Ltd, Oxford Road, Manchester, M1 5QA
Flat 76, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 218, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 156, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 115, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 104, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 230, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 188, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL