

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143061/FO/2025

Date registered valid: 3 July 2025

Proposal: Installation of 2-storey rooftop extension to create 24 additional hotel rooms.

Address: Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA

Ward(s): Deansgate Ward

Applicant: Mr Toby Metcalfe Heeton UK

Agent (if any): Mr Keith Hamilton Stephenson Hamilton Risley Studio

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 March 2026

Application details

Type of application: Full Application Consent

Development type: Major Other

Date of site visit: 16 July 2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 17 July 2025 Expired: 7 August 2025

Site notice

Posted: 16 July 2025 Expired: 16 July 2025

Press advert

Published: 22 July 2025 Expired: 12 August 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site refers to an existing hotel occupied by Holiday Inn Express located on prominent corner of the junction between Hulme Street and Oxford Road. The site is triangular and is bound by the River Medlock, Oxford Road and Hulme Street. The immediate locality is characterised by a mixed of commercial, retail and residential uses.

The existing building consists of eleven storeys, a dark grey brick façade, glazing, vertical louvres and white tile inserts. The building staggers with an additional three storeys to the south and west of the site.

The ground floor is partially occupied by a supermarket (Spar). The elevations fronting Oxford Road and the junction of Hulme Street and Oxford Road primarily features glazing.

There are listed buildings located within the setting of the hotel. These include the Grade II listed Dancehouse Theatre immediately adjacent to the south of the site. Additionally, there are the Grade II* listed Refuge Building and the Grade II listed Palace Theatre located to the north of the site.



Figure 1 – Existing Oxford Road elevation



Figure 2 – Corner of Hulme Street and Oxford Road

Description of development

Permission is sought for the installation of a two-storey rooftop extension to create 24 additional hotel rooms (Use Class C1).

The existing roof mounted plant would remain in situ, and the extension would accommodate the creation of an internal plant room located on the 11th floor. This would service the lower levels of the hotel and would minimise any disruption to the existing use whilst the upper floors are constructed.

The rooftop extension would create an additional two floors alongside the new internal plant room. The building would be increased to 13 storeys and would provide an additional 1,134 square metres of internal floor area.



Figure 3 – partial Hulme Street elevation



Figure 4 – partial Oxford Road elevation



Figure 5 – partial south-west elevation



Figure 6 – partial River Medlock elevation

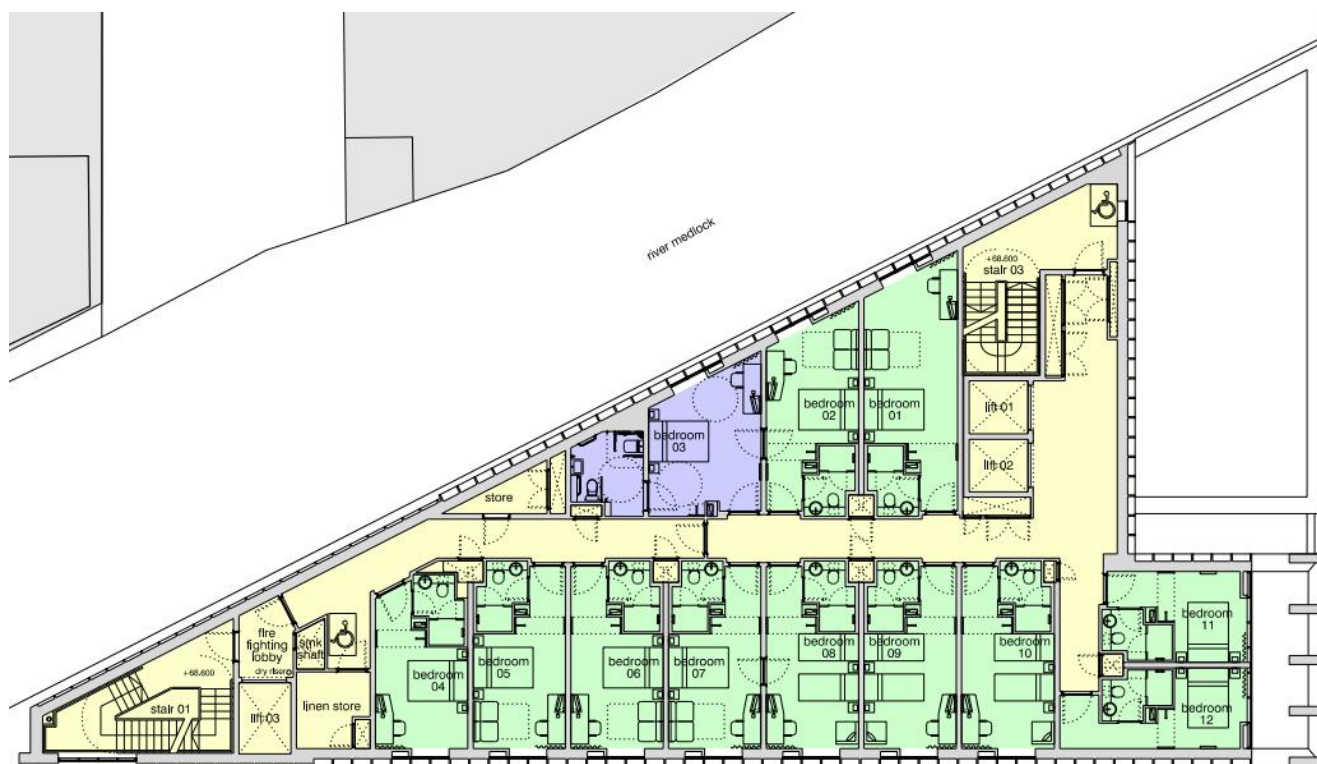


Figure 7 – typical floor plan for levels 12 and 13

Consultations & Notification Responses

Publicity the application has been advertised in the local press as affecting the setting of listed buildings and a site notice has been displayed at the site. Notification letters have been sent to surrounding properties. No comments have been received as part of this process.

Highway Services advise the site is located within a sustainable location with rail, bus and Metrolink services all located within walking distance of the site. No onsite parking provision is acceptable, and the addition of 24 hotel rooms would not cause an unacceptable demand to nearby highways.

The site is located less than 200m from the Manchester Oxford Road Cycle Hub. The additional waste requirements would be accommodated within the existing waste management strategy.

A detailed construction management plan is required to be submitted prior to works commencing.

Environmental Health advise a detailed construction management plan should be submitted that refers their noise and air quality guidance.

The external plant has not been selected. An addendum report will be required with the specifications of plant. The assessment will need to account for the noise from the relocated plant to the rooftop and any noise breakout from the new enclosed plant deck beneath the rooftop extension.

The waste management strategy is acceptable. The air quality assessment is accepted, and no specific mitigation measures are required. The good practice principles should be included within the Construction Management Plan.

MCC Flood Risk Management advise the Flood Risk Assessment is acceptable as it confirms the roof extension will not result in any increase in impermeable area and proposes to utilise the existing surface water drainage via a new downpipe connection. A condition should be secured to ensure development is constructed in accordance with this document.

Greater Manchester Police advise they have no comments to make.

Transport For Greater Manchester advise a robust CTMP should be employed to minimise disruption to the highway network.

United Utilities Water PLC advise as this is a vertical extension to an existing property, they have no comments to make for the application.

Relevant Planning History

082205/FO/2007/C3 - Demolition of existing 3 storey building and erection of 11 storey building incorporating 147-bedroom hotel (Use Class C1), ground floor retail (Use Class A1) and ancillary servicing areas. Decision: Approved February 2008.

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-Strat1: Core Growth Area
- Policy JP-Strat2: City Centre
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy

- Policy JP-S5: Clean Air
- 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:

- Spatial Objective SO2 – Economy
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC5 – Transport
- Policy CC8 – Change and Renewal
- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy T1 – Sustainable Transport
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 – Adaptation to Climate Change
- Policy EN16 – Air Quality
- Policy EN19 - Waste
- Policy DM1 – Development Management
- Policy EN15 - Biodiversity

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

- Saved Policy DC26 – Development and noise
- Saved Policy DC19 – Listed Buildings
- Saved Policy DC18 – Conservation Areas

Other material planning considerations

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places

Other Legislative Requirements

Planning (Listed Buildings and Conservation Areas) Act 1990
S149 (Public Sector Equality Duty) of the Equality Act 2010

Draft National Planning Policy Framework (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.

Issues

Principle of Development

Policy CC4 states that the City Centre will be the focus for culture and leisure in the City Region and that a proposal to support cultural and visitor attractions will be supported.

The site refers to an existing hotel use, and the principle of this use is acceptable and appropriate within the city centre context. Given there is a known deficiency in hotel accommodation within the city centre, the increase of 24 additional hotel rooms would improve the supply of hotel accommodation at this site and would strengthen Manchester as a major tourism and leisure destination.

The use would support the growing number of visitor attractions and major venues in the city such as Co-op Live, Aviva Studios and others which has placed increasing pressures on hotel accommodation in recent years. For the city to remain competitive the supply of hotel accommodation needs to increase. This proposal further increases the hotel offering at the site, helping towards the supply and demand for hotel accommodation within the city.

This is supported by policy CC10 which seeks to ensure the City Centre develops as a location which appeals to a wide range of residents and visitors. This will be achieved through diversifying activity within the City Centre and providing high standards of accessibility to attractions across the city.

The extension of the building is supported as it would help contribute positively to the supply of hotel accommodation in the city and supporting the tourism and business sectors. The proposal accords in principle with Places for Everyone Plan Policy JPStrat1, JP-Strat2 and Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC4, CC10 and DM1 subject to the matters discussed below.

Design

The extension is of a relatively simple mass and design as it would only be two storeys and features primarily flat and vertical metal cladding. The fins and recessed sections would provide depth and articulation within the elevations.

The dark aluminium cladding would be anodised and would therefore represent a high-quality material and finish. It would be constructed using secret fixings to prevent any visible fixings diminishing the overall appearance and design of the extension. The overall massing and extent of the recessed fins is shown in Figures 8 and 9.

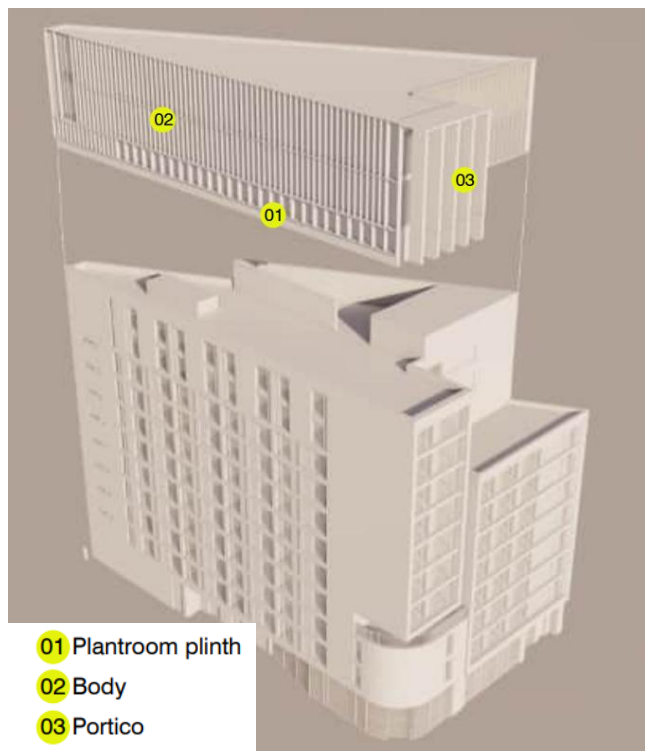


Figure 8 – CGI of massing

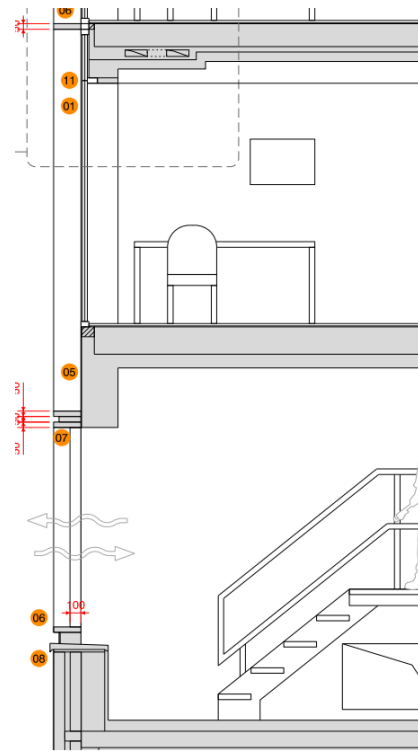


Figure 9 – Section levels 11 & 12

To the Oxford Road elevation there would be a contemporary portico featuring a series of monolithic metal fins to complement the vertical emphasis and design of the rooftop extension.

To accommodate ventilation requirements to the internal plant room, the proportions of the fins would be increased as shown below in Figure 10.

In the interests of visual amenity, the original louvres within the heads of the windows have been replaced with vertical louvres. These louvres would be 5mm laser cut aluminium with a bespoke design that incorporates a sequence of worker bees as shown in Figure 11. These vertical louvres would provide visual interest and appear coherent with the scale of existing louvres to the building.

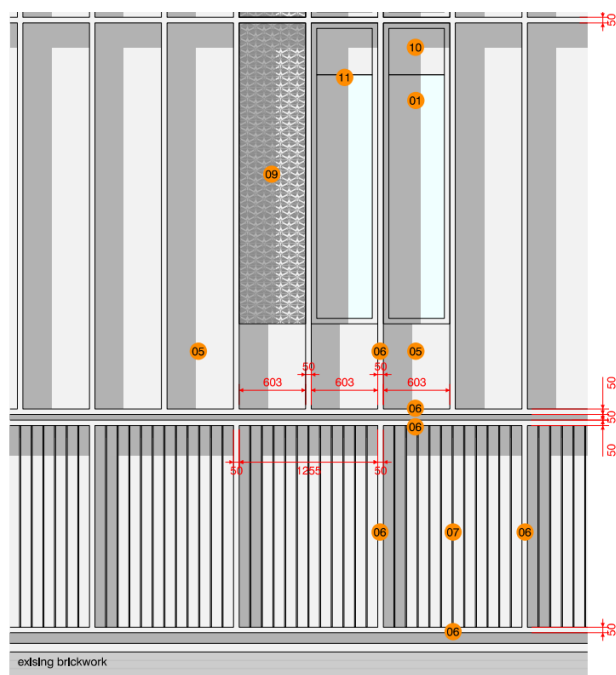


Figure 10 – Ventilation of levels 11 and 12

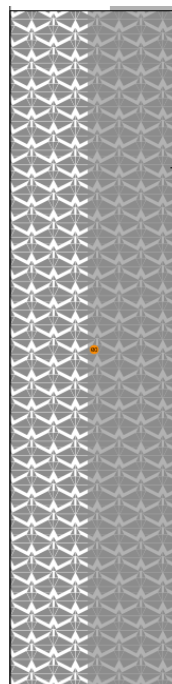


Figure 11 – Bespoke decorative louvre screen

There would be a horizontal recessed shadow gap to create a visual break between the existing building and new contemporary rooftop extension.

The design of the extension is considered to be a contemporary high-quality addition and is consistent with policies SP1, EN1 and DM1 of the Core Strategy.

Heritage

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The building occupies a prominent position along Oxford Road and Hulme Street. The eleven-storey hotel was constructed in 2009/10 and is within the setting of the Grade II listed Dancehouse Theatre which is adjacent to the south of the site.

The site is adjacent to the Whitworth Street conservation area, and is within the setting of nearby listed buildings. These include the Grade II listed Dancehouse Theatre immediately adjacent to the south of the site, the Grade II* listed Refuge Building located to the north of the site.

Artisan Heights (planning consent 119380/FO/2018) is a 32-storey building located adjacent to the Holiday Inn Hotel. This building and modern buildings within Circle Square have introduced buildings of height and changed the appearance of the skyline along this section of Oxford Road. The proposal seeks to contribute positively to the ongoing development within the area with a high-quality design.

The Grade II* listed Former Refuge Assurance Company Offices (known as Kimpton Clock Tower) is a distinctive landmark on Oxford Road with a tower that is prominent within views across the city. This building is four storeys plus basement and attics and has an elongated tower element. The elevations to Oxford Street have square four light 17th Century inspired mullioned window openings and Baroque entrance.

The rooftop extension would be viewed within the same context as the Grade II* listed building of views facing north along Oxford Road. The relatively modest extension would be a high-quality addition to the hotel that would appear subservient to the adjacent Artisan Height and would have negligible impact on the setting of this listed building.

The Dancehouse Theatre (Grade II) is a former cinema built between 1929-30. It is of steel frame construction in four storeys over nine bays, with a white faience principal façade with brick rear elevations and retains its internal layout of double auditoria over a first-floor restaurant and waiting halls, foyer and shops. The building is located south of the site between Hulme Street and Chester Street.

The proposal would be visible within views north along Oxford Road of the Dancehouse and would result in a low level of less than substantial harm to the setting and appreciation of the listed building.

In line with paragraph 215 of the NPPF, where less than substantial harm is identified, this must be outweighed public benefits.

As established earlier within this report, the extension of an existing hotel use would contribute towards the improvement of the supply of hotel accommodation at this site and would strengthen Manchester as a major tourism and leisure destination.

The upward extension of the hotel would introduce two additional storeys with a high-quality design that would create a distinctive building that would contribute positively to the setting of the affected listed buildings discussed above.

In light of the above, the low level of less substantial harm is considered to be outweighed. The proposal would contribute positively to local character and distinctiveness and be consistent with paragraph 210 of the NPPF, policies CC9, EN1 and EN3 of the Manchester Core Strategy and saved UDP policy DC19.

Noise

The installation of plant, servicing and equipment, would be subject to a noise impact assessment prior to installation, followed by verification before occupation.

As such an addendum report will be required once the specifications are known. This will also need to account for the noise from the relocated plant to the rooftop and any noise breakout from the new enclosed plant deck beneath the rooftop extension.

Any noise from construction works is predictable and would be appropriately mitigated/controlled through the approval of a construction management plan including details of machinery to be used etc.

Provided that construction activities are carefully controlled, and the plant equipment IS appropriately insulated the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Daylight and Sunlight

An assessment of the impact on the daylight and sunlight received by surrounding properties has been undertaken

A Daylight and Sunlight Report makes reference to the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice', Third Edition (2022) (BRE Guidelines). The BRE Guide is generally accepted as the industry standard and is used by local planning authorities to consider these impacts. The guide is not policy and aims to help rather than constrain designers. The guidance is advisory, and locational circumstances need to be considered, such as a site being in a city centre where higher density development is expected and obstruction of natural light is often inevitable.

To assess the impact on surrounding properties, the BRE guidelines have been used to assess daylight – Vertical Sky Component (VSC) and No Sky Line (NSL) and to assess sunlight Annual Probable Sunlight Hours (APSH).

The following properties have been assessed:

- The Quadrangle
- Oxford Place
- John Dalton Building
- 7-9 Wakefield Street
- Artisan Heights

- 8 Great Marlborough Street
- Lockes Yard
- 2 Lower Ormond Street
- Wakefield Heights
- Circle Square

In determining the impact of the development on daylight and sunlight, consideration should be given to paragraph 130 (c) of section 11 of the NPPF which states that when considering applications for housing, a flexible approach should be taken in terms of applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards.

Daylight

The BRE guidelines provide the requirements governing daylight to existing residential buildings around development sites. The light available to a window depends on the amount of unobstructed sky that can be seen from the centre of the window. The amount of visible sky and amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. They also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

In order to achieve the daylight recommendations in the BRE guidance, a window should retain a vertical sky component (VSC) of at least 27%, or where it is lower, a ratio of after/before of 0.8 or more. If the direct skylight to a room is reduced to less than 0.8 times its former value, this would be noticeable to occupants. The BRE Guide recognises that different targets may be appropriate, depending on factors such as location. The achievement of at least 27% can be wholly unrealistic in the context of the city centre as this measure is based upon a suburban type environment (equivalent to the light available over two storey houses across a suburban street).

The BRE guidelines also sets out a more detailed tests that assesses the daylight conditions in rooms. These include the calculation of the No Sky (NSL) which determines the level of illumination.

Major impacts would occur when there is a reduction in excess of 40%, moderate between 30 and 40% and minor between 20 and 30% above the existing baseline.

Summary of daylight impacts:

The BRE target refers to an allowance of up to 20% reduction in daylight.

The Quadrangle

For VSC daylight 66 out of 83 (80%) windows would be meet the BRE target. 8 windows would experience a minor reduction of 20-30%, 6 experience a moderate reduction of 30-39% and 3 windows experience reductions of greater than 40%.

For NSL 26 out of 27 (96%) windows would meet the BRE target. 1 window would receive more than a 40% reduction in daylight. This refers to a bedroom and the existing NSL contour indicates that this room already receives limited daylight. In line with guidance a bedroom is considered to have a lesser requirement for natural light.

Oxford Place

For VSC daylight, 94 out of 94 (100%) windows would meet the BRE target.

For NSL, 35 out of 36 (97%) would meet the BRE target. The 1 bedroom affected would receive a minor reduction of 21.3%.

Artisan Heights

For VSC, a 169 out of 315 (54%) windows would meet the BRE target. 47 windows experience reductions between 20.1%-29.9% which is considered minor, 47 experience reductions of between 30-39.9% which is considered moderate. The remaining 52 windows experience reductions of more than 40%.

Due to the existing relationship of Artisan Heights and the applicant site, there are 95 windows at Artisan Heights already experience low VSC values under the existing baseline (less than 15% VSC). Therefore, any reduction in daylight from the proposal will proportionally greater when expressed as a percentage within the assessment. As a result, the VSC reductions may be relatively small but because of the low baseline values, this shows minor decreases in VSC values as what appears as large percentage changes/reductions.

Of the 65 windows located on the first to fifth floor of Artisan Heights, the retained VSC values because of the proposal would have levels similar to existing lower-level rooms. The level of daylight was considered acceptable

For NSL, 55 out of 66 (83%) rooms would meet the BRE target. 3 rooms would experience minor reductions of 20-30% and 8 rooms would experience reductions of more than 40%. Of the affected rooms, 7 are either bedrooms or student amenity spaces such as dining areas which are generally considered to have a lesser requirement for natural light. 4 rooms are studio apartments which have a higher requirement for daylight and sunlight.

Whilst the impacts on Artisan Heights are in some instances considered to be significant where reductions are in excess of 40%, Artisan Height refers to student accommodation which generally involves a highly transient population where the level of harm identified would not be directly on permanent residences. Students are typically more transient than traditional residential as their university terms generally run from September to June, so they will not be in occupation for the entire year.

The scale of the proposal is not unacceptable within its city centre location. Whilst the impact on daylight and sunlight is important, it is considered that some impact is inevitable if the site is be extended upwards. As outlined in above the section, the resulting impacts would not warrant refusal of this application.

Summary of sunlight impacts on the above properties:

100% of the windows facing within 90 degrees due south for, the Quadrangle, Oxford Place and Artisan Heights would meet the APSH criteria.

All other properties assessed for daylight and sunlight:

- John Dalton Building
- 7-9 New Wakefield Street
- 8 Great Marlborough Street, Lockes Yard
- 2 Lower Ormond Street
- Wakefield Heights
- Circle Square

Any change in the daylight and, where relevant, sunlight amenity would fully comply with BRE target criteria and would suffer no due loss of amenity.

Overlooking

The proposal would introduce two additional storeys of hotel rooms. The extension would be flush with the external facades of the existing building to the Hulme Street and River Medlock elevations.

In relation to Artisan Heights, the windows to the River Medlock elevation would have a separation distance of approximately 8.5m to directly facing windows. This relationship between windows exists on the lower levels of the existing hotel and is considered acceptable within a city centre context.

In respect to the Quadrangle, the applicant site is set approximately 10.5m away from any windows at this premises. The new windows would be sited at a higher level than the adjacent premises and would predominately be obliquely facing.

In summary, any new windows within the extension would have similar relationship to existing windows and would not result in any unacceptable impact on amenity, in accordance with Core Strategy Policy DM1.

Air Quality

An air quality assessment has been submitted with the application. The impact on the local air quality considerations, both during construction and when the development becomes operational, is acceptable to Environmental Health.

Wind

A wind assessment has assessed the potential effects on wind, and the report concludes the extension would have a neutral and negligible impact on local wind microclimate and would not impact on pedestrian, cyclist and vehicle safety. Therefore, no wind mitigation measures are required.

Ventilation

Each apartment would have mechanical ventilation with heat recovery. Air intake and extract would be through the vertical louvres into hotel bedrooms.

Biodiversity and ecology

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy EN9 seeks to ensure contributions towards green infrastructure.

There is currently no on-site green infrastructure affected by the development. However, the scheme should support biodiversity improvements in the form of bird and bat boxes, and this should be secured as part of the conditions of the approval.

Sustainability

An energy statement has been submitted in support of the application. This outlines the extension would operate with better energy efficiency measures than the existing building. This includes improvements to building fabric for walls, floor, roof, glazing and air permeability.

The MVHR system to hotel rooms has a recuperation process to reduce heat losses and improve energy efficiency. The design of the extension includes fins and recessed sections that would allow for solar shading.

The extension would be constructed in high quality materials to improve insulation and would comply with Part L2 of the 2021 Building Regulations.

Construction Management

The rooftop extension would take place close to existing residential occupiers adjacent to the site and construction works are likely to be noticeable. However, these impacts are predictable and can be mitigated.

A condition would require the approval of a construction management plan which would include amongst other things, details of dust suppression measures, highways management plan and details of machinery use.

The site is located on Oxford Road, a busy route for cyclists, vehicles and buses into the city centre. Transport for Greater Manchester have advised a robust construction traffic management plan should be submitted for approval to minimise any disruption to the highway network. This would be covered by the submission of a detailed construction management plan prior to the commencement of development.

Subject to the approval of a construction management plan, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Impact on Highway Network

The existing hotel is a car free development in a highly sustainable location in the heart of the city centre. The increase in 24 hotel rooms would have a negligible impact on parking demand. Highway Services are satisfied that there would be no unacceptable impacts on the local highway network as a result of the development.

The proposal does not include any on-site cycle parking. This is acceptable as the site is located within a short walking distance to the Manchester Oxford Road Cycle Hub.

Waste Management and Servicing

The site accommodates an internal bin store to the ground floor of the hotel. The increase in hotel rooms would result in an increase in waste.

Servicing and waste collection would take place from a kerbside collection along Hulme Street in accordance with the existing waste and servicing management plan.

Highway Services and Environmental Health are satisfied with the submitted waste and servicing strategy.

Accessibility

There would be level access throughout the building, at ground floor via the Oxford Road entrance and there would be lifts to each floor.

The rooftop extension includes the provision of 2 accessible bedrooms and ensuite bathrooms. This equates to 8.3% accessible rooms out of the 24 additional hotel rooms.

Each floor will feature two disabled refuge points with emergency call points that are monitored.

The proposal is consistent with Core Strategy policies SP1, CC10 and DM1.

Flood Risk and Drainage

The site is located within Flood Zone 3 and is adjacent to the River Medlock. The development refers to a rooftop extension to an existing building.

Flood Risk Management have considered the application and have advised the roof extension will not result in any increase in impermeable area and proposes to utilise the existing surface water drainage via a new downpipe connection. Subject to a compliance condition this is acceptable.

Flood Risk management advised as an informative/guidance that it is recommended that a full survey of the existing drainage infrastructure should be undertaken if the applicant seeks to utilise the existing surface water drainage system.

The Environment Agency are satisfied with the Flood Risk Assessment (FRA) and have recommended that the Flood Warning and Evacuation Plan should be updated, and the LPA should be secure this for approval through condition. This is to ensure there are appropriate evacuation measures in place in the event of flooding and should be approved prior to occupation of the rooftop extension.

Conclusion

The rooftop extension would be constructed in anodised aluminium cladding and would be a high-quality addition. Consideration has been given to its impact on the local area including adjacent residents. There would be no unduly harmful impacts on noise, air quality, contamination, water management, overlooking or loss of daylight and sunlight.

The hotel would be fully accessible. The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can also be appropriately mitigated to minimise the effect on residents and businesses.

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 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:

- Daylight and Sunlight Impact on Neighbouring Properties Report: 20826
- Daylight and Sunlight Appendices: 20826

All received by the Local Planning Authority on 2 February 2026

- Flood Risk Assessment: 15946-BKP-ZZ-XX-RP-C-0001 P01

Received by the Local Planning Authority on 13 November 2025

- Bay Study 1: 7612-AL(04)3001 REV P04
- Bay Study 2: 7612-AL(04)3002 REV P04
- Bay Study 4: 7612-AL(04)3004 REV P04
- Bay Study 6: 7612-AL(04)3006 REV P03
- Louvre Screen Details: 7612-AL(04)3007-P02

All received by the Local Planning Authority on the 6 October 2025.

- Bedroom Study/Section: 7612-AL(04)3100 REV P03

Received by the Local Planning Authority on 30 September 2025

- Level 12 Floor Plan: 7612-AL(04)0012 Rev P02
- Level 13 Floor Plan: 7612-AL(04)0013 Rev P02
- Site Elevation 01 Oxford Street: 7612-AL(04)1001 REV P02
- Site Elevation 02 Hulme Street: 7612-AL(04)1002 REV P02
- Site Elevation 03 South Street: 7612-AL(04)1003 REV P02
- Site Elevation 04 River Medlock: 7612-AL(04)1004 REV P02
- Elevation 01 Oxford Road: 7612-AL(04)1051 REV P02
- Elevation 02 Hulme Street: 7612-AL(04)1052 REV P02
- Elevation 03 South West: 7612-AL(04)1053 REV P02
- Elevation 04 River Medlock: 7612-AL(04)1054 REV P02
- Section 01: 7612-AL(04)2001 REV P02

All received by the Local Planning Authority on 24 September 2025

- Ground Floor Plan: 7612-AL(04)0004 REV P02
- Servicing Strategy: 7612-AL(04)9600 REV P02
- Waste Management Strategy Revision 01

All received by the Local Planning Authority on 3 July 2025

- Proposed Basement Plan: 7612-AL(04)0003
- Level 1&2 Floor Plan: 7612-AL(04)0005
- Level 3 Floor Plan: 7612-AL(04)0006
- Level 4-7 Floor Plan: 7612-AL(04)0007
- Level 8 Floor Plan: 7612-AL(04)0008
- Level 9 Floor Plan: 7612-AL(04)0009
- Level 10 Floor Plan: 7612-AL(04)0010
- Level 11 Floor Plan: 7612-AL(04)0011
- Roof Plan: 7612-AL(04)0014
- Section 02: 7612-AL(04)2002
- Bay Study 03: 7612-AL(04)3003
- Bay Study 05: 7612-AL(04)3005
- Area Schedule: 7612-AL(04)8000
- Massing Study: 7612-AL(04)9100
- Design and Access Statement: Revision 01
- Air Quality Assessment: PR-A482
- Energy Statement: MAN-HIX-ACG-RP-XXES-0001
- Sustainable Design and Construction Statement: HEA-ACG-XX-XX-RP-Z-SDS-0001
- Ventilation, Extraction & Odour Strategy Report: HEA-ACG-XX-XX-RP-Z-VR-0001
- Wind Desktop Study for Holiday Inn Express Building: AE-2024-01-1EN
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture
- Transport Technical Note, prepared by PJA

All received by the Local Planning Authority on 28 May 2025

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 the National Planning Policy Framework.

3) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- Display of an emergency contact number;
- Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (Site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure; Pedestrian management proposals;
- Loading and unloading of plant and materials;
- The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of the rooftop extension, all materials to be used on all external elevations of the extension shall be submitted to and approved in writing by the City Council, as Local Planning Authority (this shall include windows).

The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to the installation of the bespoke decorative louvre screen as shown on drawing No.7612-AL(04)3007-P02, as received by the Local Planning Authority on 6 October 2025, a full-size sample shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full-size sample should not be in situ. The approved details shall then be implemented in full as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- 6) Notwithstanding the Flood Risk Assessment: 15946-BKP-ZZ-XX-RP-C-0001 Rev P01 as received by the Local Planning Authority on 13 November 2025, prior to the commencement of development, the proposed surface water drainage strategy should be submitted to and approved in writing by the Local Planning Authority. If the development proposes to re-use existing surface water drainage, a survey of the existing network and its condition is required.

The approved surface water drainage strategy shall then be implemented and retained in use for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14 and Places for Everyone Policy JP-S4.

- 7) a) Notwithstanding the Noise Impact Assessment, prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the rooftop extension hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 8) Notwithstanding the 'Hotel Incident & Crisis Manual', prepared by Heeton, prior to the first occupation of the rooftop extension hereby approved, an updated Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The use shall then operate in accordance with the approved document for the lifetime of the development.

Reason: In the interest of ensuring an acceptable evacuation strategy is in place in the event of a flood, pursuant to the NPPF, Core Strategy policy EN14 and Places for Everyone Policy JP-S4.

- 9) The details of the approved Waste Management and Servicing Strategy Revision 1 and drawing no.7612-al(04)9600 as received by the Local Planning Authority on 3rd July 2025 shall be implemented as part of the development and be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

- 10) The development hereby approved shall include for full level access to be provided. The accessible rooms hereby approved, as shown on drawings 7612-AL(04)0012 REV P02 and 7612-AL(04)0013 REV P02 shall be made available for use prior to the first use of the development and be retained thereafter for its lifetime.

Reason - In the interest of securing fully accessible accommodation in accordance with Core Strategy Policy DM1, the National Planning Policy Framework and the Equality Act 2010.

- 11) Prior to the first occupation of the rooftop extension hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented within a timescale to be agreed in writing with the Local Planning Authority and shall be retained in situ for the lifetime of the development.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

- 12) The development shall be carried out in accordance with the Energy Statement: MAN-HIX-ACG-RP-XXES-0001 and the Sustainable Design and Construction Statement: HEA-ACG-XX-XX-RP-Z-SDS-0001, as received by the Local Planning Authority on 28 May 2025.

Within three months of the first use of the development hereby approved, a post construction statement shall be submitted to and approved in writing by the Local Planning Authority. This shall verify that the development conforms to the recommendations of the Energy/Sustainable Design and Construction Statements.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 13) The extension/premises shall be used as Class C1 (Hotels) and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

Informative

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to:
highwaylicences@manchester.gov.uk
2. The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to
highwaynetworkmanagement@manchester.gov.uk
3. *Existing Surface Water Drainage System*
If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Transport For Greater Manchester
United Utilities Water PLC

Flat 2201, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2202, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 502, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2801, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2005, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2304, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2105, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1901, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 402, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 506, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2104, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2004, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 201, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
6A Oxford Road, Manchester, M1 5QA
Flat 1601, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1602, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1806, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Spar, 2 - 4 Oxford Road, Manchester, M1 5QA
Flat 302, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
105 Oxford Street, Manchester, M1 6EX
Flat 1202, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2204, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 503, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
9 - 11 Oxford Road, Manchester, M1 6EY
Flat 18, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 12, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 2, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
First Floor, 7 - 9 New Wakefield Street, Manchester, M1 5NP
Flat 704, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2504, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2303, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 202, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 501, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2101, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2002, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2506, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2503, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1803, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1402, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1804, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
1 Valette Walk, Manchester, M1 7GA
Flat 2502, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
90 - 94 Oxford Street, Manchester, M1 5WH
Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 801, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
7 - 9 New Wakefield Street, Manchester, M1 5NP
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
13 Oxford Road, Manchester, M1 6EY
Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Unit 10, The Quadrangle, Hulme Street, Manchester, M1 5GL
Second Floor, 11 - 13 New Wakefield Street, Manchester, M1 5NP
Flat 203, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
5 New Wakefield Street, Manchester, M1 5AF
Flat 5, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 6, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 3, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 605, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 602, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 806, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2505, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2601, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2701, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1905, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2003, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 3003, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1001, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 603, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 903, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1201, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1301, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1106, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1102, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1401, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
2 - 4 Oxford Road, Manchester, M1 5QA
3 Valette Walk, Manchester, M1 7GA
Flat 2802, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
88A Oxford Street, Manchester, M1 5WH

Flat 805, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 3, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 16, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 2103, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2305, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2102, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2106, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1902, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 505, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 905, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1203, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 606, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1004, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2306, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 3002, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2603, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1105, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1703, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1603, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
49A Charles Street, Manchester, M1 7DF
Flat 1101, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 3102, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 17, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 29, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
1 Oxford Road, Manchester, M1 6EY
Unit 7, The Quadrangle, Hulme Street, Manchester, M1 5GL
Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 13, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 8, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 1, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 3202, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 904, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 601, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2703, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1903, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2006, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 702, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2602, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2702, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 706, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 3101, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2302, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1303, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA

Flat 1502, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1501, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1503, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1802, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
8 Oxford Road, Manchester, M1 5QA
Flat 2206, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1904, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Third Floor, 11 - 13 New Wakefield Street, Manchester, M1 5NP
Flat 9, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 3001, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2301, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 804, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1006, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 403, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 604, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1701, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2406, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 3201, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 401, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 504, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 3103, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2902, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 301, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1702, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1801, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1403, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 902, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
11 - 13 New Wakefield Street, Manchester, M1 5NP
Flat 1003, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 4, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 8, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Brickhouse Social, 11 - 13 New Wakefield Street, Manchester, M1 5NP
Flat 7, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 2903, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2404, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2501, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 803, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 901, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 703, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2205, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2403, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 705, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1302, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1103, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1805, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
51 Charles Street, Manchester, M1 7DF
6 Oxford Road, Manchester, M1 5GA

Flat 303, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2401, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2001, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 906, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 14, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Brazilian Waxing Company, 5 Oxford Road, Manchester, M1 6EY
Flat 2, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 39, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 11, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 10, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 12, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
The Font, 7 - 9 New Wakefield Street, Manchester, M1 5NP
Flat 2901, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2402, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2203, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Oxford Place, 7 Oxford Road, Manchester, M1 6EY
15 Oxford Road, Manchester, M1 6FZ
Unit 6, The Quadrangle, Hulme Street, Manchester, M1 5GL
Unit 8, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 4, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 15, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 14, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 1906, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 2405, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 701, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 802, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1002, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 1005, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA
Flat 2803, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AF
Flat 1104, Artisan Heights, 3 New Wakefield Street, Manchester, M1 5AA

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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Benefitting From Flood Defences -
Area Team Boundary - Name: CENTRAL