

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144218/FO/2025

Date registered valid: 5 January 2026

Proposal: Installation of 2no condenser units and 2no associated acoustic attenuation units.

Address: Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ

Ward(s): Deansgate Ward

Applicant: Academy Music Group

Agent (if any): Miss Hazel Bentley Stantec

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

Recommendation: Approve

Date of recommendation: 27 February 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 January 2026

Standard consultations:

Printed: 7 January 2026 Expired: 28 January 2026

Neighbour notifications

Printed: 7 January 2026 Expired: 28 January 2026

Site notice

Posted: 13 January 2026 Expired: 4 February 2026

Press advert

Published: 13 January 2026 Expired: 3 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Ritz Dance Hall was originally constructed in 1927. Following a free twentieth century classical design, it is made of brick with a white glazed terracotta facade on its primary elevation. The building is Grade II Listed. It is adjacent to the Grade II listed Oxford Road Station and the Grade II listed Manchester South and Altrincham Railway Viaduct.

The building is two storeys tall and rectangular shaped at right-angles to the street, with 1:7:1 bays, symmetrical; with plinth, channelled rustication to ground floor, horizontal canopy over ground floor suspended on tie-rods (and now with C20 fascia), pilastered upper floor, cornice and stepped parapet.

Description of area

The premises operates as a music venue and is known as O2 Ritz Manchester. The primary elevation (south elevation) faces out on to Whitworth Street West.

To the west, a non-listed building abuts the premises.

To the east, a narrow footpath runs between the building and a modern residential complex. To the rear of the building (north elevation) is the Rochdale Canal.

Description of development

Permission is sought for the installation of 2no condenser units and 2no associated acoustic attenuation units.

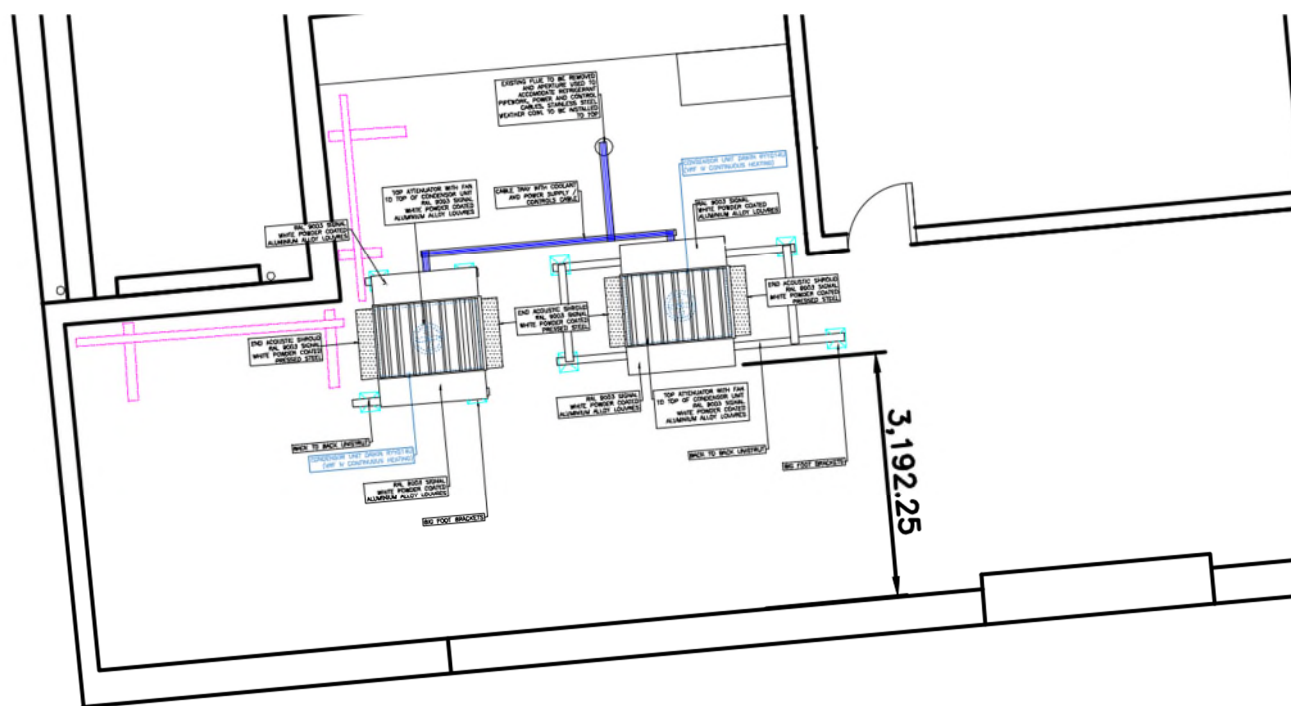


Figure 1 – Partial proposed roof plan showing layout of the units



Figure 2 – Proposed front elevation

Consultations & Notification Responses

Publicity - The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Environmental Health – No objection subject to conditions relating to noise mitigation and verification of noise attenuation.

Network Rail – No comments received

Planning History

141734/LO/2024 - Listed building consent for the installation of 10no. wi-fi small cells, 1 no. external GPS node, 1 no. equipment cabinet and ancillary development. Decision: Approve 29 January 2025.

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 SP 1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy DM1 – Development Management
- Policy EN 1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- 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

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

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
- Chapter 16 – Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

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

The development includes the installation of 2no. condenser units and 2no. attenuation units to improve the existing ventilation system with the Ritz Dance Hall.

The proposed works would assist with general improvements to the ventilation system to continue the operation of the commercial premises and is acceptable in principle, in accordance with Places for Everyone Plan Policies JP-Strat1 and JP-Strat2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC4 and DM1, subject to the matters discussed below.

Visual amenity and Heritage

The proposed units would be sited to the roof the listed building and would be set back from the parapet wall by 3m. The maximum height of the units would be approximately 1.9m above the highest part of the parapet.

The units would be fixed on a big foot system, to avoid additional structural intervention and minimises any impact on historic fabric. The pipework and cables will utilise the existing opening created by truncating the redundant boiler flue pipe.

The removal of the boiler flue pipe would have a positive impact and would cause no harm to significance.

The existing plant room to the roof is not visible from Whitworth Street West. The height of the proposed units and the significant set back from the parapet, means that it is not considered the proposed units would be visible from viewpoints within Whitworth Street West. At the rear of the site, the units will be shielded by the rear wall to the flat roof, as well as the pitched roof to the auditorium.

The proposal therefore would have negligible impact on the character and setting of the Grade II listed Ritz Dance Hall, Grade II listed Oxford Road Station and the Grade II listed Manchester South and Altrincham Railway Viaduct.

In light of this, it is considered the proposal is acceptable and would have a neutral impact on the significance of the Grade II listed Ritz Dance Hall, and that of the adjacent listed Oxford Road Station and listed viaduct in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Noise

The proposal includes the installation of roof mounted plant to improve the ventilation of the building. A noise impact assessment was submitted in support of the application.

Environmental Health do not object to the proposal subject to a compliance condition for the noise mitigation and a verification element prior to operational use.

Subject to such a condition, it is considered that the development is acceptable in this regard and therefore accords with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Conclusion

In light of the above and subject to the recommended planning conditions, the proposal is acceptable and would be consistent with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC4, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

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:

- Noise Impact Assessment: 333101741 Revision 1, prepared by Stantec

Received by the Local Planning Authority on 13 February 2026.

- Proposed Roof Plan: 201920-01-P
- Proposed Front Elevation: 201920-02-P REV F

All stamped as received by the Local Planning Authority on 15 January 2026

- North East Elevation: 201920-03 P
- Rear Elevation: 201920-04-P

All stamped as received by the Local Planning Authority on 11 December 2025

- Proposed Side Elevation: 201920-03-P
- Proposed Roof Top Works: FE-XX-M-GA-01

All stamped as received by the Planning Authority on 7 October 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. a) The development hereby approved shall be installed in accordance with the Noise Impact Assessment: 333101741 Revision 1, prepared by Stantec as received by the Local Planning Authority on 13 February 2026.

For the avoidance of doubt, the scheme demonstrates the plant hereby approved shall achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first operation of the plant 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 can achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 operation of the plant 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.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Network Rail

Seventh Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Unit 2, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
ISmart Communications, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Gorilla, 54 - 56 Whitworth Street West, Manchester, M1 5WW
Flat 807, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 906, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 903, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 709, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 618, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 602, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 811, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 118, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 415, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 511, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 216, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 201, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1B, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 626, 51 Whitworth Street West, Manchester, M1 5ED
Flat 707, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 825, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 507, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 414, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 316, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 213, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 212, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 103, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB

Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 6, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 3, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 1001, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 905, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 715, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 615, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 613, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 610, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 708, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 706, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 813, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 506, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 411, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 513, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 317, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 301, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 214, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 10, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 6, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 405, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 309, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 307, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 205, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 57, Whitworth Street West, Manchester, M1 5WW
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 11, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 7, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 802, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1004, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 910, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat 801, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 713, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 614, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 607, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 705, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 604, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 815, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 814, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 812, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 810, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 112, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 116, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Third Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5RR
Flat 413, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 303, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 8, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 514, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 512, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 509, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 407, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 306, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 203, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 105, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA

Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 19, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 4, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 914, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 912, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 908, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 901, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 712, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 608, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 605, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 601, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 115, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Oxford Road Railway Station, Oxford Road Station Approach, Manchester, M1 6FU
Ground Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Unit 1A, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 314, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 310, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 308, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 305, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 104, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED
Flat 10, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 15, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 12, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 516, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 401, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 208, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 207, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 109, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 829, 51 Whitworth Street West, Manchester, M1 5ED
Flat 212, 51 Whitworth Street West, Manchester, M1 5EA
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 7, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 3, 88 Great Bridgewater Street, Manchester, M1 5JW
Arch 59, Whitworth Street West, Manchester, M1 5WW
Flat 113, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

Flat 808, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 805, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1003, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1002, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 904, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 717, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 710, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 611, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 210, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 504, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 417, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 402, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 17, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 501, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 409, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 403, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 315, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 313, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 302, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 215, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 211, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 202, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 110, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1E, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 61, Whitworth Street West, Manchester, M1 5WQ
Slice Pizza Ltd, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA

Flat 622, 51 Whitworth Street West, Manchester, M1 5ED
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 5, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 2, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 806, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1006, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 915, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 907, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 716, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 702, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 612, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 609, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 703, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Unit 1D, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1C, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 508, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 502, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 515, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 312, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 102, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 515, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Flat 217, 51 Whitworth Street West, Manchester, M1 5EA
Flat 324, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 1, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 517, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 505, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 418, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 416, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 311, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 304, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 204, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 518, 51 Whitworth Street West, Manchester, M1 5EB

Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 4, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 14, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 13, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 8, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 5, 88 Great Bridgewater Street, Manchester, M1 5JW
Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Costa, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Flat 804, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 803, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1007, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 913, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 909, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 902, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 718, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 714, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 603, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 117, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 114, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 111, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 408, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB
Flat 1, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 518, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 510, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 107, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 810, 51 Whitworth Street West, Manchester, M1 5ED
Arch 60, Whitworth Street West, Manchester, M1 5WW
First Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Travellers Fare, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
88A Great Bridgewater Street, Manchester, M1 5JW
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED

Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 9, 88A Great Bridgewater Street, Manchester, M1 5JW
Flat 18, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 16, 88 Great Bridgewater Street, Manchester, M1 5JW
Smiler, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 58, Whitworth Street West, Manchester, M1 5WW
Flat 809, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1008, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1005, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 911, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 711, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 701, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 617, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 616, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 606, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 707, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 704, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Sixth Floor, Lee House, 90 Great Bridgewater Street, Manchester, M1 5JW
Flat 406, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 404, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 108, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 106, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 822, 51 Whitworth Street West, Manchester, M1 5ED
Flat 827, 51 Whitworth Street West, Manchester, M1 5ED
Flat 9, 88 Great Bridgewater Street, Manchester, M1 5JW
Flat 503, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 412, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 410, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 217, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 209, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 206, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 101, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 1F, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED

Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 818, 51 Whitworth Street West, Manchester, M1 5ED
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 2, 88 Great Bridgewater Street, Manchester, M1 5JW

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zone Plus Climate Change -

Flood Zone Plus Climate Change -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL