

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142760/AOH/2025

Date registered valid: 5 August 2025

Proposal: Temporary siting of 2no. scaffold mounted advertisements for a period of 12 months

Address: 6 Oldham Road, Manchester,

Ward(s): Ancoats & Beswick Ward

Applicant: Mr Jonathan Schultz Ambient Media Worldwide Ltd

Agent (if any): NJL Consulting

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

Recommendation: Approve

Date of recommendation: 4 December 2025

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit: 30 August 2025

Standard consultations:

Printed: 8 August 2025 Expired: 30 August 2025

Neighbour notifications

Printed: 8 August 2025 Expired: 30 August 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

This application relates to 6 Oldham Road. The building is a modern mixed-use building that includes Class E uses at ground floor and residential apartments to the upper floors.

The building subject of this application is one of the modern buildings within the Ancoats Conservation Area.

Description of area

The site is within the Ancoats Conservation Area. The Grade II* Listed Express Building, the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and the Grade II Listed Victoria Square are close to the site.

The Ancoats Conservation Area is a densely developed conservation area that retains much of its Victorian grid iron street pattern which has shaped the siting of many of the buildings which followed.

The site is within a mixed-use location and is sited on Oldham Road, which is a gateway route into the City Centre from North Manchester. Other uses in the immediate area include offices, hotels, residential apartments, houses, creative industries, warehouses, shops, bars, live music venues, restaurants and car parking.

Description of development

Permission is sought for the installation of 2no temporary external scaffold mounted advertisements for a period of 12 months.

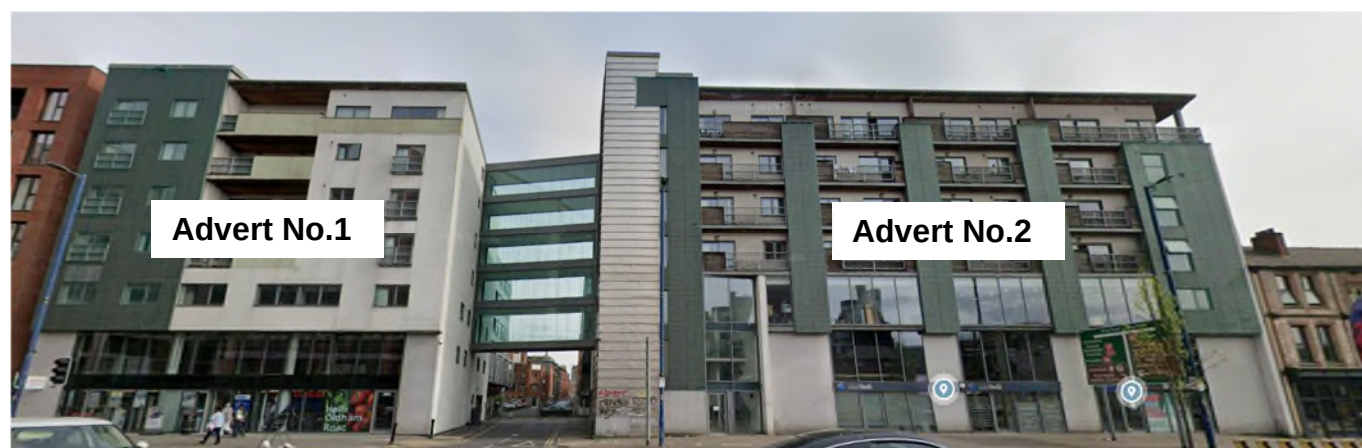


Figure 1 – Street view of the building

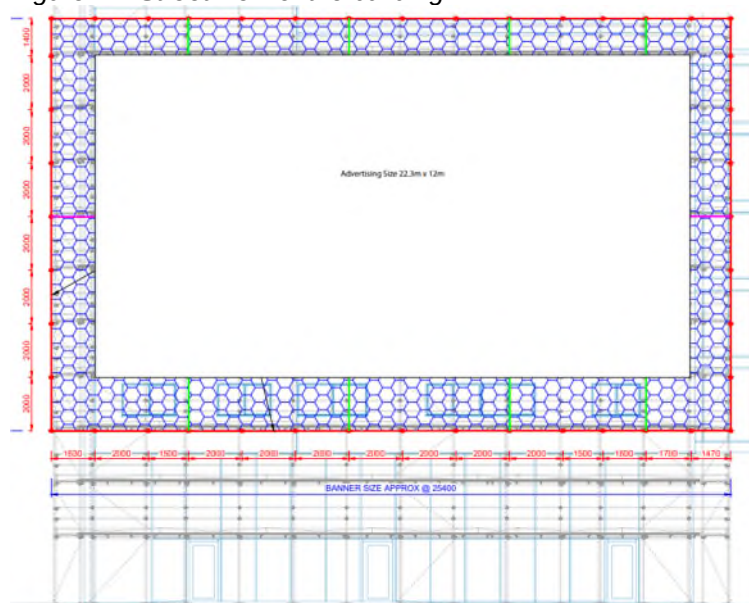


Figure 2 – Elevation of advertisement 'No.1'

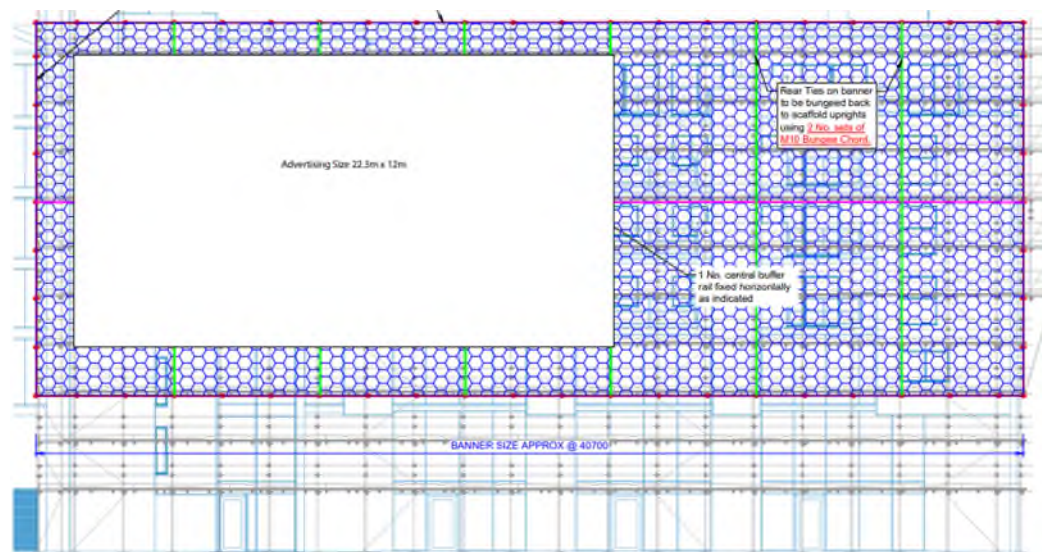


Figure 3 – Elevation of advertisement 'No.2'

Consultations & Notification Responses

Publicity – The proposal has been advertised with letters sent out to local businesses and residents. As a result of this process the following representations were received:

Support – 2

- *Works should commence on the fire remediation*
- *Desperately need building works to commence*

Objection – 24

- *Impact on natural light and outlook for occupiers of residential apartments resulting in impact on mental health etc*
- *Overbearing and dominant impact of illuminated signage*
- *Residents greenery/houseplants will have no access to light*
- *Harm to the character of and appearance of nearby listed buildings and the Ancoats conservation area.*
- *Light nuisance to nearby occupiers from adverts*
- *Increase in pollution and environmental impact*
- *Potential fire risk of adverts*
- *Noise and disruption of scaffolding works and signage*
- *No public benefit for the advert*
- *Impact on highway network*
- *Will rent rates for affected properties remain the same for the 12 month period*
- *Will the high level lights on the rear of the building facing onto Luna Street be left uncovered?*

Ward Councillors – An objection has been received from Cllr Robinson (Irene) stating that the proposed advert will make the building residents lives miserable and is unnecessary.

Highways Services – No objections subject to recommended informative relating any traffic management and for licensing, hoarding and scaffolding.

Environmental Health – No objections and recommendation for condition for maximum luminance levels of 110 cd/m² as stated on the application form.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

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

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

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

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

(b) factors relevant to public safety include—

- (i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

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

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

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

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-P1 - Sustainable Places
- Policy JP-Strat2 – City Centre
- 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 SP1 - Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy CC9 – Design and Heritage
- DM1 (Development Management),

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

- Policy DC14 (Shopfronts and Related Signs)
- Policy DC15 (Advertisements, Hoardings and Posters)
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990

Issues

The proposed advertisements would be fixed to scaffolding whilst remedial works are being carried out to the building to comply with current fire regulations. The advertisements would be fixed to the scaffolding for a temporary period of 12 months.

Hoardings of the nature proposed are only generally acceptable if they are associated with legitimate works to a site or building. The rationale being that the temporary banners will give the building a more attractive appearance within the street scene than the scaffolding alone

would. Additionally, in instances where the funding of essential repair works is lacking, the use of advertisement can help make up for any shortfall.

The applicant has demonstrated that development will be taking place at the site via a signed contract of building works with a programme of works outlining the works will commencement in February 2026 for a period of 12 months. In this instance it is therefore considered that the proposed hoarding would relate to legitimate works, and that the works require a scaffold to be on site in order to allow them to be undertaken.

Amenity

The adverts would be sited on a modern building within the Ancoats conservation area. The proposed advertisements have been reduced in scale to reduce their overall prominent. The applicant site is within the setting and character of the Grade II* Listed Express Building, the Grade II listed Crown and Kettle Public House, the Grade II Listed Former Midland Bank and Ancoats Conservation Area.

The illumination of the proposed large hoardings was removed from the proposal as it was considered it would have significantly detract from the setting of the nearby listed buildings.

The LPA acknowledge the siting of scaffolding during the remedial works would result in the building being mostly covered by a shroud for safety reasons, with or without the installation of the proposed advertisement. This would in any event result in harm to the character and appearance of the nearby heritage assets and the Ancoats conservation area.
its.

In this instance this harm to the setting of the listed buildings and conservation area is on temporary basis. The adverts would contribute towards funding the essential façade remedial works to comply with current fire regulations to make the building safe for existing and future occupiers.

Residents have raised concerns with the impact on their amenity. However, the installation of advertisements is not considered to result in any additional harm than the scaffolding shrouds. Any impact on residents would be for a temporary period.

Environmental Health have requested that the advertisement be illuminated no higher than 110cd/m², though through negotiation with the applicant the proposed banners are to no longer be illuminated.

In line with the above, the proposed advertisement in this instance is considered to be acceptable for the temporary period of time applied for, all in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1 and Saved UDP Policies DC14, DC15, DC18 and DC19.

Public Safety

All advertising imaging will be static, without flashing lights/moving images, and it is anticipated that the proposed advert will not give rise to driver distraction on the adjacent highway network.

Highways Services have reviewed the proposal and considered the proposed advertisements would not have any obstruction to existing signage or traffic controls. The advertisement screens would be sited above head height on scaffolding and would not obstruct any pedestrian movements.

The advertisement would not be illuminated so would not present a distraction to highway users.

Subject to an informative that would relay the need the applicant to discuss any proposals with the MCC's Highways Licensing Team, the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1.

Highways Services have reviewed the proposal and considered the proposed advertisements would not have any obstruction to existing signage or traffic controls.

Response to Neighbour and Ward Councillor Comments

The advertisement consent has received a significant number of objections from residents. The main concerns refer to the impact on the amount of light and outlook to windows. As discussed in the report, the legitimate works are necessary to carry out remedial works to make the building safe and comply with current fire regulations. In the interest of public safety, the scaffolding would be wrapped in shrouds and the installation of non illuminated adverts to the shrouds would not result in any additional impact on the residents.

Any impact on residents from the scaffolding shroud and advert would be on a temporary basis.

Issues relating to noise from works and whether rent prices would remain the same are not material considerations to the determination of an advertisement consent.

Concerns relating to the amount of lighting to Luna Street to the rear of the buildings has been raised. Whilst not a relevant material consideration to this advertisement consent, the applicant has been made aware of this.

Conclusion

In light of the above, the development, subject to appropriate planning condition, is acceptable and accords with Places for Everyone Plan Policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC3, CC1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC15, DC18 and DC19, National Planning Practice Guidance, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas Act) 1990. The application is therefore 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

Conditions to be attached to decision for approval

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Elevation and Section Drawing: D2909-01-01-B
- Elevation and Section Drawing: D2909-01-02-B

Received by the Local Planning Authority on 1 December 2025

- Build Programme, prepared by Reactive FM Limited

Received by the Local Planning Authority on 26 November 2025

- Signed Design and Building Contract

Received by the Local Planning Authority on 25 November 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 advertisement consent hereby granted is limited to a period of twelve months from the date of the commencement of the display of the advertisement hoardings or from no later than the 16/02/2026.

b) On the date of the expiry of the consent period on 15/02/2027 or earlier (if installed earlier) (see part a); the advertisement and all associated development shall be removed, and the building shall be restored to its original condition prior to the installation of the approved advertisement.

Reason - The advertisement hereby approved is of a temporary nature, in order to allow funds to be raised for remediation works in relation to fire safety pursuant to Core Strategy Policies SP1, CC9, EN1, EN3 and DM1.

4) The advertisements hereby approved shall be non-illuminated at all times.

Reason - In the interests of visual amenity and preserving the historic character of the Ancoats Conservation Area pursuant to policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy and saved policies DC15 and DC18 of the Unitary Development Plan for the City of Manchester

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Basement And Ground Floor, 2 Swan Street, Manchester, M4 5JN
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 21, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 61, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 82, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 77, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Flat 202, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 107, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 106, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 302, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 404, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 133, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 92, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 48, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 24, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 59, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 74, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 15, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 135, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 68, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 3, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 25, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 101, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 107, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 6, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 129, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 1, 4 Swan Street, Manchester, M4 5JN
Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
Flat 51, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 124, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 33, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 16, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 114, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 97, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 43, Poplin Building, 2 Addington Street, Manchester, M4 5GA

Flat 84, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 46, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 402, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 502, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 602, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 102, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 132, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 54, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 29, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 104, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 106, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 67, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 87, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 127, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 117, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 11, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 81, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 56, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 39, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 126, Poplin Building, 2 Addington Street, Manchester, M4 5GB
5 Luna Street, Manchester, M4 5LX
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit A And Unit B, 6 Oldham Road, Manchester, M4 5DE
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB

Flat 502, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 505, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 306, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Tesco Express, 20 Oldham Road, Manchester, M4 5FE
Flat 101, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 204, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 109, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 118, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 138, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 78, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 96, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 116, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 18, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 98, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 57, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 86, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 103, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 66, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 23, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
Flat 95, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 8, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 42, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 50, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 100, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 71, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 30, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 203, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 605, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 403, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 506, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 104, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 113, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 137, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 4, Poplin Building, 2 Addington Street, Manchester, M4 5GA

Flat 75, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 63, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 120, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 28, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 60, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 72, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 65, Poplin Building, 2 Addington Street, Manchester, M4 5GA
2 - 4 Swan Street, Manchester, M4 5JN
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 108, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 27, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 76, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 41, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 1, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
9 Great Ancoats Street, Manchester, M4 5AD
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, 6 Oldham Road, Manchester, M4 5DE
Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 603, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 105, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 303, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 405, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 501, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 406, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 201, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 70, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 89, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 134, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 69, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 128, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 85, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 7, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 14, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 38, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 112, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 93, Poplin Building, 2 Addington Street, Manchester, M4 5GB
First Floor And Second Floor, 2 - 4 Swan Street, Manchester, M4 5JN
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
4 Oldham Road, Manchester, M4 5FE
Flat 79, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 13, Poplin Building, 2 Addington Street, Manchester, M4 5GA

Flat 62, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 503, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 207, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 301, Deluna House, 2 Cornell Street, Manchester, M4 5EF
32 Oldham Road, Manchester, M4 5FE
Flat 206, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 17, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 20, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 53, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 123, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 44, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 102, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 131, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 91, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 22, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 105, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 2, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 115, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 45, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 122, Poplin Building, 2 Addington Street, Manchester, M4 5GB
St Vincent House, 15 Oldham Road, Manchester, M4 5EQ
Flat 52, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 125, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 12, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 130, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB

Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 304, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 401, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 205, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 505, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 121, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 58, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 36, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 32, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 34, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 40, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 55, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 90, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 10, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 19, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 88, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 73, Poplin Building, 2 Addington Street, Manchester, M4 5GA
CLOUDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Flat 94, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 9, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 31, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 110, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 111, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 47, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 303, 5 Luna Street, Manchester, M4 5LX
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Unit C, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 103, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 606, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 504, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 601, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 604, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 305, Deluna House, 2 Cornell Street, Manchester, M4 5EF
Flat 80, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 35, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 26, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 136, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 119, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 37, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 83, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 99, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 49, Poplin Building, 2 Addington Street, Manchester, M4 5GA

Flat 5, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 64, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Apartment 206, 5 Luna Street, Manchester, M4 5LX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Conservation Area - Ancoats Conservation Area 1989
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 (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL