

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145173/LO/2026

Date registered valid: 2 March 2026

Proposal: Listed Building Consent for the installation, replacement and relocation of CCTV.

Address: Oxford Road Railway Station, Oxford Road Station Approach, Manchester, M1 6FU

Ward(s): Deansgate Ward

Applicant: Network Rail

Agent (if any): Mr David Rojo, Seed Architects Ltd

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

Recommendation: Approved

Date of recommendation: 22 April 2026

Application Details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 9 March 2026

Standard consultations:

Printed: 6 March 2026 Expired: 27 March 2026

Neighbour notifications

Printed: 6 March 2026 Expired: 27 March 2026

Site notice

Posted: 9 March 2026 Expired: 30 March 2026

Press advert

Published: 10 March 2026 Expired: 31 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Oxford Road Station was constructed in 1958-60 by architect WR Headley which replaced an earlier station on the site. The innovative timber structure for the station was chosen in order to be of lightweight design as the viaduct was unable to support a conventional modern station. The building is Grade II and is described in the list entry as 'one of the best postwar railway stations in the country with a striking and highly elegant design.' The core building, station offices and platforms remain relatively intact with some modest later additions

The application relates to the Grade II Listed Oxford Road Train Station, which was built in 1959 60 to the designs of WR Headley for the London Midland Region. It was listed in 1994.

Oxford Road station's most striking feature is the main entrance building, which consists of three prefabricated timber shell rooves supported by laminated timber beams. It is one of the best post-war railway stations in the country, with a striking and highly elegant design constructed of laminated timber. The roof structure has a dramatic aesthetic form, which gives the building a light and spacious interior. It was designed by William Robert Headley, Max Clendinning of British Railways' Midland Region and Hugh Tottenham of the Timber Development Association. It is the only large station in Britain to have been re-built in prefabricated materials. There are coordinating original timber canopies on the platforms.

The station's booking office, buffet, toilets and staff facilities are constructed of timber and concrete and form a lozenge-shaped island along the southern side of the main building. The station sits on top of the Manchester South Junction & Altrincham Railway viaduct and is

bounded by Oxford Road, Whitworth Street West, New Wakefield Street and Gloucester Street.

Oxford Road/Oxford Street is a highly trafficked route from South Manchester into the City Centre, is a particularly busy bus route and experiences extremely high footfall.

The surrounding area contains a large number of listed buildings include the Grade II* Listed Churchgate House, the Grade II Listed Palace Theatre, St James Buildings and Portland Buildings.

The site is also diagonally adjacent to the Whitworth Street Conservation Area.

The site is within the Oxford Road Corridor, which is home to numerous higher education institutions and knowledge-based industries.

Description of Development

The proposal seeks Listed Building Consent for the installation, replacement and relocation of CCTV.

The application proposes the installation of new and replacement of CCTV cameras. From the current 32 CCTV devices, 18 will be replaced with new in the same locations, 14 will be removed and 22 new devices proposed resulting in a total 40 cameras.

Relevant Site History

138251/LO/2023 - LISTED BUILDING CONSENT for the installation of CCTV cameras to the existing fabric of the building.

Refused February 2024.

Consultations & Notification Responses

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

Policy

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

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

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

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

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

- Policy DC18 - Conservation Areas
- Policy DC19 - Listed Buildings

National Planning Policy Framework (NPPF) (2024)

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

Draft National Planning Policy Framework (NPPF) (2025)

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

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

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

Assessment of significance

Much of the station is still original from the rebuild made in 1960.

It derives its significance through being one of the most interesting and innovative buildings of the post war period, being an extraordinary ambitious example in this country being the only station in Britain to have been re-built from prefabricated materials.

The value of the station building and timber structure is significant for its singularity and architectural character.

Impact on Heritage

The intention is to improve the security of the station by renewing the CCTV. This will entail an overall increase in CCTV devices across the station.

From the current 32No devices around the station, 18No of them will be replaced and keep in the same location to avoid intrusive works as much as possible. 22No devices are proposed aiming to cover as much area as possible with them, placed strategically to maximise the efficiency of the network. As a result, 14No of the existing ones can be removed, leaving a total of 40No cameras.

There will be an improved appearance in consistency and sizing of cameras generally and removal of others although the increase in devices will result in some increased clutter, but this will in part be offset by removal of unsightly and outdated cameras.

The intention was to use existing trunking where possible and fixings but may not be possible in all locations to minimize the harm.

The innovative timber structure is highly significant and minimising fixings and visual impact from cabling has been achieved in the proposals where possible.

Many cameras that were initially proposed to be fixed into the timber structure have been relocated to be attached to other less significant location and material, such as existing metal brackets or attached to modern electronic displays.

A full brochure describing every proposed camera has been submitted as part of the application with specifications of the device itself and fixing description.

There will be a low level of less than substantial harm caused by new penetrations into historic fabric and the introduction of modern CCTV equipment into new locations where there previously was no such equipment.

Public benefits

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

The proposals will provide improved security to the station and the many passengers that frequent the station.

The current system is outdated and needs replacing in order to upgrade the security network to comply with modern legislative standards. The existing devices will be benefited from being replaced by new more modern ones that offer better features as well as reassessing the position to have a more efficient way to cover the whole space.

The proposals will also ensure that the entire footprint of the station is covered by CCTV.

The need for increased public safety in a highly foot trafficked area is recognised as a public benefit of the works. The works will allow the building to operate as a fully functioning highly trafficked station for many years to come.

The removal of outdated cameras, the rationalising cabling and removing of redundant cables to demonstrate a visual improvement is considered to be a public benefit as it will enable greater public appreciation of this heritage asset.

Overall, the public benefits identified are considered to outweigh the less than substantial harm caused by the works.

Conclusion

It is considered that this application is considered acceptable, as the works are considered to cause a low level of less than substantial harm to the special interest and the historic character of the Grade II listed building which would be outweighed by the public benefits outlined above and therefore are in accordance with Places for Everyone Plan policies JP-Strat2, JP-P1, and JP-P2, Manchester Core Strategy policies CC9, EN1, EN3, DM1 and SP1, Saved Unitary

Development Plan for Manchester polices DC18 and DC19, section 16 of the NPPF, and Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices 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: Approved

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 02 March 2026:

- Location Plan

Received by Manchester City Council as the Local Planning Authority on 16 April 2026:

- Proposed CCTV Layout GA Footbridge P1055-PWM-MCO-XX-DR-Z-050023
- Proposed Footbridge and Subway P1055-PWM-MCO-XX-DR-Z-050023 P02

- Proposed Sections A-B P1055-PWM-MCO-XX-DR-Z-050030 P02
- Proposed Sections C-E P1055-PWM-MCO-XX-DR-Z-050031 P02
- Proposed Sections F-K P1055-PWM-MCO-XX-DR-Z-050032 P02
- Proposed Sections L-N P1055-PWM-MCO-XX-DR-Z-050033 P02
- Proposed Routing Concourse and Platforms P1055-PWM-MCO-XX-DR-Z-050051 P01
- Proposed Routing Footbridge and Subway P1055-PWM-MCO-XX-DR-Z-050052 P01
- Design and Access Statement with Heritage Statement Rev 02

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and DC19 of the Unitary Development Plan for Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to the installation of any CCTV cameras and associated structures that are to be directly fixed into the original timber structure of the station, the full and final in-depth details of these fixings shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority.

The installation of the CCTV and any associated structures that shall be fixed directly into the original timber structure of the station then be implemented in accordance with the approved details of this condition.

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 206, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 108, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 421, 51 Whitworth Street West, Manchester, M1 5EB
Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Flat 911, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 707, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Thirsty Scholar, New Wakefield Street, Manchester, M1 5NP
Flat 130, 51 Whitworth Street West, Manchester, M1 5EA
Flat 605, 51 Whitworth Street West, Manchester, M1 5ED
Flat 132, 51 Whitworth Street West, Manchester, M1 5EA
Flat 502, 51 Whitworth Street West, Manchester, M1 5EB
Flat 210, 51 Whitworth Street West, Manchester, M1 5EA
Flat 308, 51 Whitworth Street West, Manchester, M1 5EB
Flat 817, 51 Whitworth Street West, Manchester, M1 5ED
Flat 816, 51 Whitworth Street West, Manchester, M1 5ED
Flat 726, 51 Whitworth Street West, Manchester, M1 5ED
Flat 303, 51 Whitworth Street West, Manchester, M1 5EB
Flat 411, 51 Whitworth Street West, Manchester, M1 5EB
Flat 818, 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 507, 51 Whitworth Street West, Manchester, M1 5EB
Flat 107, 51 Whitworth Street West, Manchester, M1 5EA
Flat 712, 51 Whitworth Street West, Manchester, M1 5ED
Flat 413, 51 Whitworth Street West, Manchester, M1 5EB
Flat 616, 51 Whitworth Street West, Manchester, M1 5ED
Flat 108, 51 Whitworth Street West, Manchester, M1 5EA
Flat 215, 51 Whitworth Street West, Manchester, M1 5EA
Flat 101, 51 Whitworth Street West, Manchester, M1 5EA
Flat 520, 51 Whitworth Street West, Manchester, M1 5EB
Flat 309, 51 Whitworth Street West, Manchester, M1 5EB
Flat 612, 51 Whitworth Street West, Manchester, M1 5ED
Flat 722, 51 Whitworth Street West, Manchester, M1 5ED
Flat 407, 51 Whitworth Street West, Manchester, M1 5EB
Flat 514, 51 Whitworth Street West, Manchester, M1 5EB
Unit 1B, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Unit 2, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Gorilla, 54 - 56 Whitworth Street West, Manchester, M1 5WW
Arch 62, Whitworth Street West, Manchester, M1 5WW
Flat 511, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 811, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
ISmart Communications, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 216, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 507, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 807, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 118, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 201, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 415, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 316, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
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 903, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 103, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 906, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 212, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 709, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 619, 51 Whitworth Street West, Manchester, M1 5ED
Flat 318, 51 Whitworth Street West, Manchester, M1 5EB
Flat 414, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 213, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 118, 51 Whitworth Street West, Manchester, M1 5EA
Flat 320, 51 Whitworth Street West, Manchester, M1 5EB
Flat 522, 51 Whitworth Street West, Manchester, M1 5EB
Flat 618, 51 Whitworth Street West, Manchester, M1 5ED
Flat 412, 51 Whitworth Street West, Manchester, M1 5EB
Flat 305, 51 Whitworth Street West, Manchester, M1 5EB
Flat 617, 51 Whitworth Street West, Manchester, M1 5ED
Flat 511, 51 Whitworth Street West, Manchester, M1 5EB
Flat 814, 51 Whitworth Street West, Manchester, M1 5ED
Flat 620, 51 Whitworth Street West, Manchester, M1 5ED
Flat 825, 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 601, 51 Whitworth Street West, Manchester, M1 5ED
Flat 223, 51 Whitworth Street West, Manchester, M1 5EA
Flat 225, 51 Whitworth Street West, Manchester, M1 5EA
Flat 521, 51 Whitworth Street West, Manchester, M1 5EB
Flat 227, 51 Whitworth Street West, Manchester, M1 5EA
Flat 112, 51 Whitworth Street West, Manchester, M1 5EA
Flat 232, 51 Whitworth Street West, Manchester, M1 5EA
Flat 414, 51 Whitworth Street West, Manchester, M1 5EB
Flat 606, 51 Whitworth Street West, Manchester, M1 5ED
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 610, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 513, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 57, Whitworth Street West, Manchester, M1 5WW
Flat 317, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
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 214, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 708, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 615, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 405, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 307, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 411, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 613, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 309, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 117, 51 Whitworth Street West, Manchester, M1 5EA
Flat 114, 51 Whitworth Street West, Manchester, M1 5EA
Flat 205, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 301, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1001, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 706, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE

Flat At, Salisbury Hotel, 7 James Leigh Street, Manchester, M1 5NH
Arch 51, New Wakefield Street, Manchester, M1 5NJ
Flat 205, 51 Whitworth Street West, Manchester, M1 5EA
Flat 621, 51 Whitworth Street West, Manchester, M1 5ED
Flat 410, 51 Whitworth Street West, Manchester, M1 5EB
Flat 106, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, 51 Whitworth Street West, Manchester, M1 5ED
Flat 715, 51 Whitworth Street West, Manchester, M1 5ED
Flat 624, 51 Whitworth Street West, Manchester, M1 5ED
Flat 120, 51 Whitworth Street West, Manchester, M1 5EA
Flat 602, 51 Whitworth Street West, Manchester, M1 5ED
Flat 302, 51 Whitworth Street West, Manchester, M1 5EB
Flat 705, 51 Whitworth Street West, Manchester, M1 5ED
Flat 824, 51 Whitworth Street West, Manchester, M1 5ED
Flat 833, 51 Whitworth Street West, Manchester, M1 5ED
Flat 517, 51 Whitworth Street West, Manchester, M1 5EB
Flat 720, 51 Whitworth Street West, Manchester, M1 5ED
Flat 808, 51 Whitworth Street West, Manchester, M1 5ED
Flat 126, 51 Whitworth Street West, Manchester, M1 5EA
Flat 821, 51 Whitworth Street West, Manchester, M1 5ED
Flat 406, 51 Whitworth Street West, Manchester, M1 5EB
Flat 306, 51 Whitworth Street West, Manchester, M1 5EB
Flat 315, 51 Whitworth Street West, Manchester, M1 5EB
Flat 216, 51 Whitworth Street West, Manchester, M1 5EA
Flat 203, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 112, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 705, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 814, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 413, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 306, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 512, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 303, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 509, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1004, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 810, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 802, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 105, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 604, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 407, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 116, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
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 815, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 910, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 514, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 607, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 506, 51 Whitworth Street West, Manchester, M1 5EB
Flat 125, 51 Whitworth Street West, Manchester, M1 5EA
Flat 614, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 812, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
8 - 10 Oxford Road Station Approach, Manchester, M1 6FU
Flat 131, 51 Whitworth Street West, Manchester, M1 5EA
Flat 423, 51 Whitworth Street West, Manchester, M1 5EB
Flat 208, 51 Whitworth Street West, Manchester, M1 5EA

Flat 313, 51 Whitworth Street West, Manchester, M1 5EB
Flat 121, 51 Whitworth Street West, Manchester, M1 5EA
Flat 403, 51 Whitworth Street West, Manchester, M1 5EB
Flat 230, 51 Whitworth Street West, Manchester, M1 5EA
Flat 103, 51 Whitworth Street West, Manchester, M1 5EA
Flat 219, 51 Whitworth Street West, Manchester, M1 5EA
Flat 801, 51 Whitworth Street West, Manchester, M1 5ED
Flat 211, 51 Whitworth Street West, Manchester, M1 5EA
Flat 804, 51 Whitworth Street West, Manchester, M1 5ED
Flat 415, 51 Whitworth Street West, Manchester, M1 5EB
Flat 610, 51 Whitworth Street West, Manchester, M1 5ED
Flat 811, 51 Whitworth Street West, Manchester, M1 5ED
Flat 519, 51 Whitworth Street West, Manchester, M1 5EB
Flat 501, 51 Whitworth Street West, Manchester, M1 5EB
Flat 510, 51 Whitworth Street West, Manchester, M1 5EB
Flat 404, 51 Whitworth Street West, Manchester, M1 5EB
Flat 105, 51 Whitworth Street West, Manchester, M1 5EA
Flat 127, 51 Whitworth Street West, Manchester, M1 5EA
Flat 426, 51 Whitworth Street West, Manchester, M1 5EB
Flat 104, 51 Whitworth Street West, Manchester, M1 5EA
Flat 417, 51 Whitworth Street West, Manchester, M1 5EB
Flat 718, 51 Whitworth Street West, Manchester, M1 5ED
Flat 513, 51 Whitworth Street West, Manchester, M1 5EB
Flat 815, 51 Whitworth Street West, Manchester, M1 5ED
Flat 819, 51 Whitworth Street West, Manchester, M1 5ED
Flat 325, 51 Whitworth Street West, Manchester, M1 5EB
Flat 203, 51 Whitworth Street West, Manchester, M1 5EA
Unit 1A, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 308, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 208, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 401, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 104, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 901, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 914, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 908, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 207, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 605, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 608, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 305, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 115, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 601, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 516, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 109, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 912, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 310, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 712, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 314, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 802, 51 Whitworth Street West, Manchester, M1 5ED
Flat 222, 51 Whitworth Street West, Manchester, M1 5EA
Flat 608, 51 Whitworth Street West, Manchester, M1 5ED
Flat 523, 51 Whitworth Street West, Manchester, M1 5EB
Flat 717, 51 Whitworth Street West, Manchester, M1 5ED
Flat 812, 51 Whitworth Street West, Manchester, M1 5ED
Flat 615, 51 Whitworth Street West, Manchester, M1 5ED

Flat 419, 51 Whitworth Street West, Manchester, M1 5EB
Flat 109, 51 Whitworth Street West, Manchester, M1 5EA
Flat 115, 51 Whitworth Street West, Manchester, M1 5EA
Flat 710, 51 Whitworth Street West, Manchester, M1 5ED
Flat 311, 51 Whitworth Street West, Manchester, M1 5EB
Flat 607, 51 Whitworth Street West, Manchester, M1 5ED
Flat 224, 51 Whitworth Street West, Manchester, M1 5EA
Flat 611, 51 Whitworth Street West, Manchester, M1 5ED
Flat 806, 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 202, 51 Whitworth Street West, Manchester, M1 5EA
Flat 401, 51 Whitworth Street West, Manchester, M1 5EB
Flat 609, 51 Whitworth Street West, Manchester, M1 5ED
Unit 1E, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 59, Whitworth Street West, Manchester, M1 5WW
Arch 61, Whitworth Street West, Manchester, M1 5WQ
Slice Pizza Ltd, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Flat 808, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 611, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 717, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 315, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1003, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 417, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 409, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 302, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 805, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 313, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 403, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 215, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 710, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 504, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 210, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 113, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1002, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 501, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 202, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 211, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 904, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 402, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 503, 51 Whitworth Street West, Manchester, M1 5EB
Flat 110, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
5 James Leigh Street, Manchester, M1 5NF
Gourmet Coffee Bar, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Unit 1-3, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Flat 721, 51 Whitworth Street West, Manchester, M1 5ED
Flat 408, 51 Whitworth Street West, Manchester, M1 5EB
Flat 831, 51 Whitworth Street West, Manchester, M1 5ED
Flat 301, 51 Whitworth Street West, Manchester, M1 5EB
Flat 625, 51 Whitworth Street West, Manchester, M1 5ED
Flat 623, 51 Whitworth Street West, Manchester, M1 5ED
Flat 321, 51 Whitworth Street West, Manchester, M1 5EB
Flat 622, 51 Whitworth Street West, Manchester, M1 5ED

Flat 809, 51 Whitworth Street West, Manchester, M1 5ED
Flat 509, 51 Whitworth Street West, Manchester, M1 5EB
Flat 416, 51 Whitworth Street West, Manchester, M1 5EB
Flat 124, 51 Whitworth Street West, Manchester, M1 5EA
Flat 409, 51 Whitworth Street West, Manchester, M1 5EB
Flat 709, 51 Whitworth Street West, Manchester, M1 5ED
Flat 603, 51 Whitworth Street West, Manchester, M1 5ED
Flat 723, 51 Whitworth Street West, Manchester, M1 5ED
Flat 422, 51 Whitworth Street West, Manchester, M1 5EB
Flat 119, 51 Whitworth Street West, Manchester, M1 5EA
Flat 508, 51 Whitworth Street West, Manchester, M1 5EB
Flat 702, 51 Whitworth Street West, Manchester, M1 5ED
Flat 129, 51 Whitworth Street West, Manchester, M1 5EA
Flat 123, 51 Whitworth Street West, Manchester, M1 5EA
Flat 526, 51 Whitworth Street West, Manchester, M1 5EB
Flat 226, 51 Whitworth Street West, Manchester, M1 5EA
Flat 221, 51 Whitworth Street West, Manchester, M1 5EA
Flat 803, 51 Whitworth Street West, Manchester, M1 5ED
Flat 110, 51 Whitworth Street West, Manchester, M1 5EA
Flat 317, 51 Whitworth Street West, Manchester, M1 5EB
Flat 823, 51 Whitworth Street West, Manchester, M1 5ED
Flat 704, 51 Whitworth Street West, Manchester, M1 5ED
Flat 805, 51 Whitworth Street West, Manchester, M1 5ED
Flat 312, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 703, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 418, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 806, 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 304, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 502, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 609, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 515, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 915, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 716, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 612, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1006, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 505, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 517, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 907, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 416, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 702, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 311, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 218, 51 Whitworth Street West, Manchester, M1 5EA
Flat 716, 51 Whitworth Street West, Manchester, M1 5ED
Flat 102, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 204, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 508, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Cornerhouse, 70 Oxford Street, Manchester, M1 5NH
Flat 505, 51 Whitworth Street West, Manchester, M1 5EB
Flat 322, 51 Whitworth Street West, Manchester, M1 5EB
Flat 304, 51 Whitworth Street West, Manchester, M1 5EB
Flat 719, 51 Whitworth Street West, Manchester, M1 5ED
Flat 828, 51 Whitworth Street West, Manchester, M1 5ED

Flat 206, 51 Whitworth Street West, Manchester, M1 5EA
Flat 312, 51 Whitworth Street West, Manchester, M1 5EB
Flat 207, 51 Whitworth Street West, Manchester, M1 5EA
Flat 310, 51 Whitworth Street West, Manchester, M1 5EB
Flat 424, 51 Whitworth Street West, Manchester, M1 5EB
Flat 525, 51 Whitworth Street West, Manchester, M1 5EB
Flat 204, 51 Whitworth Street West, Manchester, M1 5EA
Flat 405, 51 Whitworth Street West, Manchester, M1 5EB
Flat 319, 51 Whitworth Street West, Manchester, M1 5EB
Flat 703, 51 Whitworth Street West, Manchester, M1 5ED
Flat 807, 51 Whitworth Street West, Manchester, M1 5ED
Flat 524, 51 Whitworth Street West, Manchester, M1 5EB
Flat 113, 51 Whitworth Street West, Manchester, M1 5EA
Flat 604, 51 Whitworth Street West, Manchester, M1 5ED
Flat 515, 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 518, 51 Whitworth Street West, Manchester, M1 5EB
Flat 418, 51 Whitworth Street West, Manchester, M1 5EB
Flat 708, 51 Whitworth Street West, Manchester, M1 5ED
Flat 111, 51 Whitworth Street West, Manchester, M1 5EA
Flat 128, 51 Whitworth Street West, Manchester, M1 5EA
Flat 314, 51 Whitworth Street West, Manchester, M1 5EB
Arch 60, Whitworth Street West, Manchester, M1 5WW
Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Costa, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
Travellers Fare, Station Approach, Oxford Road Station Approach, Manchester, M1 6FU
Flat 909, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 111, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
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 804, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 714, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 1007, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 803, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 913, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 107, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 408, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 518, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 902, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 510, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 603, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 832, 51 Whitworth Street West, Manchester, M1 5ED
Flat 826, 51 Whitworth Street West, Manchester, M1 5ED
Flat 718, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Salisbury Hotel, 7 James Leigh Street, Manchester, M1 5NE
Flat 810, 51 Whitworth Street West, Manchester, M1 5ED
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 220, 51 Whitworth Street West, Manchester, M1 5EA
Flat 516, 51 Whitworth Street West, Manchester, M1 5EB
Flat 102, 51 Whitworth Street West, Manchester, M1 5EA
Flat 504, 51 Whitworth Street West, Manchester, M1 5EB
Flat 229, 51 Whitworth Street West, Manchester, M1 5EA
Flat 420, 51 Whitworth Street West, Manchester, M1 5EB

Flat 725, 51 Whitworth Street West, Manchester, M1 5ED
Flat 316, 51 Whitworth Street West, Manchester, M1 5EB
Flat 201, 51 Whitworth Street West, Manchester, M1 5EA
Flat 713, 51 Whitworth Street West, Manchester, M1 5ED
Flat 323, 51 Whitworth Street West, Manchester, M1 5EB
Flat 724, 51 Whitworth Street West, Manchester, M1 5ED
Flat 512, 51 Whitworth Street West, Manchester, M1 5EB
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
Flat 209, 51 Whitworth Street West, Manchester, M1 5EA
Flat 402, 51 Whitworth Street West, Manchester, M1 5EB
Flat 213, 51 Whitworth Street West, Manchester, M1 5EA
Flat 307, 51 Whitworth Street West, Manchester, M1 5EB
Flat 701, 51 Whitworth Street West, Manchester, M1 5ED
Flat 116, 51 Whitworth Street West, Manchester, M1 5EA
Flat 228, 51 Whitworth Street West, Manchester, M1 5EA
Flat 326, 51 Whitworth Street West, Manchester, M1 5EB
Flat 706, 51 Whitworth Street West, Manchester, M1 5ED
Flat 425, 51 Whitworth Street West, Manchester, M1 5EB
Flat 714, 51 Whitworth Street West, Manchester, M1 5ED
Flat 231, 51 Whitworth Street West, Manchester, M1 5EA
Flat 214, 51 Whitworth Street West, Manchester, M1 5EA
Flat 122, 51 Whitworth Street West, Manchester, M1 5EA
Unit 1F, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Arch 58, Whitworth Street West, Manchester, M1 5WW
Flat 406, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 101, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Smiler, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 209, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1008, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 617, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 701, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 412, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 503, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 704, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 217, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 1005, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 606, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 404, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 106, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD
Flat 809, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 711, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 616, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BE
Flat 410, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

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

Area Team Boundary - Name: CENTRAL