

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131454/JO/2021

Date registered valid: 20 August 2021

Proposal: Variation of planning condition 3 of planning permission 104616/FO/2014/N1 to allow 24 hour trading

Address: 10 Queens Road, Manchester, M8 8UF

Ward(s): Cheetham Ward

Applicant: McDonalds Restaurants Limited C/o Agent

Agent (if any): Mr Brad Wiseman Savills (UK) Limited Belvedere, 12 Booth Street, Manchester, M2 4AW

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: **REFUSE**

Date of recommendation: 15 November 2021

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Retail

Date of site visit:

Standard consultations:

Printed: 31 August 2021 Expired: 21 September 2021

Neighbour notifications

Printed: 31 August 2021 Expired: 21 September 2021

Site notice

Posted: Expired:

Press advert

Published: 7 September 2021 Expired: 28 September 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: NO

This application seeks permission to vary Condition 3 approved under planning permission referenced 104616/FO/2014/N1. Condition 3 seeks to control the hours of operation of the premises to protect the residential amenity of occupiers of the surrounding properties. The purpose of this proposal is to amend the condition to allow the trading hours of the restaurant including the drive through element of the proposal to change from 06:00 - 23:00 to a 24 hour a day, 7 days a week operation.

The application site is located on the fringe of Manchester Fort Shopping Centre, in the Cheetham Hill Ward of Manchester. The site is bound by Cheetham Hill Road and Queens Road, with the predominant frontage of the restaurant facing Queens Road. Manchester Fort Shopping Centre lies on the south side of Queens Road which is commercial in nature and north and east of the site which is predominantly residential in nature.

The condition attached to planning permission 104616/FO/2014/N1 is outlined below:

The A3/A5 premises and the A3 premises shall not be open outside the following unit specific hours:

A3/A5 McDonalds Unit only 6:00 to 23:00 daily

A5 Frankie and Benny's Unit only 9:00 to 23:00 daily

Reason - In interests of the amenities of the occupiers of neighbouring residential properties, in order to reduce noise and general disturbance, in accordance with policy DM1 of Manchester's Core Strategy, and policies DC26 and DC10 of the saved Unitary Development Plan for the City of Manchester.

Consultations & Notification Responses

The occupiers of the surrounding properties were consulted and a 15-signature partition and one letter from residents were received. The concerns raised are summarised below:

- increase of vehicular activity coming into the area resulting in anti-social behaviour.
- unacceptable noise from car including, honking of horns, tyre noise and occupants playing loud music.
- Increase amount of litter discarded within the area.
- Patrons visiting the site on foot would loitering on the front wall, which currently happens during the day.
- Increase in opportunist crime, such as smash and grab.
- Soliciting from the nearby red-light area may take place on site.
- Increase the need to provide law enforcement to deal with issues that may arise as a result of the proposal.
- There is a 24-hour McDonalds restaurant just over a mile away which is located away from residential properties.

Environmental Health - Environmental health assessed the acoustics assessment dated 28th July 2021 accompanying the application for 24 hours opening, and the report was revised on the 30th September 2021 to include the maximum setting for the customer ordering device (COD), and the system shall be set so not to exceed setting 11 during the additional hours (recommended from the hours of 23:00 to the current consented opening hours). Details to confirm how this setting would be automatically applied during the above hours were requested.

Whilst it was considered that the external plant and the customer ordering device could be suitably controlled during the additional hours applied for, after further reviewing the application, concerns were raised that there was still the potential for negative impact on the amenity of the nearby surrounding residents caused by noise from customers and vehicles arriving to and leaving the site during the late night hours.

Greater Manchester Police - were consulted, and no representations were received.

Highways Services - Have no objection to the revision to the hours of operation from a highways perspective.

Issues

Policies

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in February 2019 and subsequently in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making.

The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, there are three overarching objectives, which need to be pursued mutually. Firstly, the economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of and right type of development to support growth. Secondly, the social role is required to support communities by creating a high quality built environment with accessible local services to reflect the needs of the community. Lastly, the environmental role should protect and enhance the natural, built and historic environment.

However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

Section 6 of the NPPF 'Building a strong , competitive economy' seeks to help to create conditions in which businesses can invest, expand and adapt. It recommends that significant weight be placed on the need to support economic growth and productivity , taking account both of local business needs and wider opportunities for development .

Manchester Core Strategy 2012

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Policy SP1 identifies the City Council's Core Development Principles and states that development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- Creating well designed places that enhance or create character
- Making a positive contribution to the health, safety and wellbeing of residents

- Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- Protect and enhance the built and natural environment

Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy DM 1 states that all development should have regard to the following specific issues for which more detailed

guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Policy C10 relates to Leisure and the Evening Economy with the Core Strategy stating that District and local centres play a vital role, not only as places to shop but because they provide the opportunity for a wide range for leisure services to be delivered locally. The City needs to achieve a better balance of evening and night-time activities and a better distribution throughout the City. In some areas concentrations of uses associated with the evening economy have led to problems with anti social behaviour, while other parts of the City suffer from lack of activity during the evening. It is important that the uses within centres are carefully balanced so that evening/night-time uses are complementary to neighbouring uses.

The policy states that when considering the impact of a proposed restaurant/take away regard will be had to this policy and also factors including the character of the centre and its frontage and the nature of the use proposed and the potential impacts of the proposal on the wider community.

This policy aims to encourage evening and night time economy uses that contribute to the vitality of the Manchester's centres and that support the creation of a safe, balanced and socially inclusive evening economy, stating that centres, in particular the City Centre and District Centres, have an important role as the focus for the City's evening economy.

Where permission is granted, the Council will seek to ensure that any potential harm to the area, from the proposal, can be controlled, for example by limiting the hours of operation and the Core Strategy notes that smaller groups of shops are often found within primarily residential areas and are therefore less commercial in character, stating that proposals for commercial uses which are busy in the evening in Local Centres will be carefully considered to ensure that the amenity and character of the surrounding area is protected.

For the reasons outlined within the issues section of this report the proposal is not considered to be in accord with policies contained within the Core Strategy.

There are also Saved Unitary Development Plan Policies which are relevant to the consideration of this application.

Saved UDP policy DC10 - states that in determining applications for food and drink uses the Council will take into account the impact on the amenity of residents, in doing this the Council will consider the use of restricted opening hours to minimise any impact.

Saved UDP Policy DC26.1 - Relates to the proposals contribution to the local noise environment and the impact of existing noise sources on the development has been assessed, particularly in relation to the dwellinghouses in proximity to the restaurant

Saved UDP policy DC26.3 states that developments likely to result in unacceptably high levels of noise will not be permitted in residential areas.

Policy DC26.5 - Relates to the assessment of the development, in terms of measures to control noise, including the provision of noise insulation.

Principle

The application site whilst on the fringe of Manchester Fort Shopping Centre is located in close proximity to residential properties. Policies SP1, DM1 and C10 of the Core Strategy and Saved Unitary Development Plan policies DC10 and DC26 all seek to protect the amenity of residents from the adverse impact of development. In this case it is considered that the operation of the drive through restaurant in the early hours of the morning in close proximity to residential accommodation would significantly adversely impact on the residential amenity of those residents for the reasons set out below. The principle, therefore, of allowing the premises to extend their opening hours to be a 24-hour operation, seven days a week is considered to be unacceptable and inappropriate in relation to the location of this restaurant .

Residential Amenity

The drive through restaurant is located on a prominent position on a major radial route on the edge of a commercial shopping centre. As such, it is considered that the drive through restaurant would have the potential to attract trade from within the neighbourhood and wider community, including those travelling home from the city centre in the early hours of the morning and that the comings and goings of car borne traffic would adversely affect the amenity of nearby residents.

Whilst it is acknowledged that the external plant and the customer ordering device could be suitably controlled during the additional hours applied for by conditions, this does not outweigh concerns regarding the impacts to residential amenity caused by noise from customers and vehicles arriving to and leaving the site during the late night/ early morning hours.

The submitted acoustic report provides an assessment of the expected increase in numbers of customers and traffic arrivals during the late hours, along with a brief assessment of potential noise from car doors closing (predicted to be 49dB at the residential properties 33 metres away (stated as 48dB in the report but based on the reduction used, and the sample measurement it is 49dB)) the assessment has referred to the night time Max levels used in BS8233:2014. Whilst there is guidance on an upper limit for individual noise events, it is suggested that these should not be exceeded by more than 15 times. When considering the potential number of occurrences, up to 20 occurrences Monday to Thursday and significantly more at weekends based on the customer flows, then these events have the potential to become more of a constant source rather than individual events. These are likely to become noticeable particularly in the warmer months with windows open where even with a maximum allowable reduction of open window of 15dB would still exceed the 30dB night-time bedroom criteria. In addition, the assessment does not appear to have taken account the impact of multiple occupants closing vehicle doors, so there could be 2 or 3 occurrences from each vehicle.

Furthermore, the assessment doesn't include an assessment of other customer related noise impact at the residents from noise events caused by the additional customers. For example, noise from car radios, idling engines, noise from customers voices in the car park in between leaving vehicles and entering the restaurant. Impact noise events of this type cannot be controlled unlike the plant and COD system and these repeated events through the night like several doors closing loudly is likely to have an adverse effect on the amenity of the nearby residents especially when considering their close proximity

Additionally, there is potential for noise events from Anti-social behaviour such as revving engines from groups or individuals who may have been attracted by the open restaurant during the later hours which has not been assessed, or details provided of how this will be prevented. With residents located in such close proximity to the premises there are significant concerns, that as these issues cannot be readily controlled, the opening of the restaurant throughout the night and early hours of the morning has the potential to lead to adverse impacts to the residential amenity currently enjoyed during the quieter hours of the night.

Plant Machinery and Equipment – whilst the applicant indicated a willingness to acoustically attenuate the plant associated with the restaurant, which is to be welcomed, this does not alleviate the concerns relating to the impact that the noise of patrons using the restaurant in the early hours will have on the amenity of residents of the wider area.

It is therefore considered that the additional comings and goings from the premises by both vehicular and pedestrian traffic in the early hours would adversely affect the amenity of

residents and as such the proposal conflicts with policies SP1, DM1 and C10 of the Core Strategy and Saved Unitary Development Plan policy DC10 and DC26.

Human Rights

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: Refuse

Article 35 Declaration

Officers have attempted to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- 1) The proposed extension to the opening hours to allow 24 hour trading , seven days a week would have a detrimental impact on the amenity of neighbouring residents, in particular residents on Queens Road and Signet Walk, due to the increase in the comings and goings to and from the premises, and associated noise, disturbance and increase in vehicular and pedestrian traffic late at night and during the early hours of the morning. The proposed extension to the opening hours is therefore considered to be contrary to the provisions of Core Strategy policies SP1, DM1 and C10 and Saved Unitary Development Plan policies DC10 and DC26 .

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

18 Queens Road, Manchester, M8 8UF
B&m, Unit B2 To B3, Elizabeth Street, Manchester, M8 8BB
Cohens Chemist, 244 Cheetham Hill Road, Manchester, M8 8AU
USC, Unit A1, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
Currys PC World, Unit C, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
Bus Garage, Queens Road, Manchester, M8 8UT
1A Signet Walk, Manchester, M8 8UH
1A Queens Road, Manchester, M8 8UQ
Cheetham Hill Medical Centre, 244 Cheetham Hill Road, Manchester, M8 8AU
Elliotts Car And Van Hire, 210 - 216 Cheetham Hill Road, Manchester, M8 8LW
Management Suite, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
LiDL, Unit A2, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
Unit B1, Cheetham Hill Retail Park, Elizabeth Street, Manchester, M8 8BB
1H Queens Road, Manchester, M8 8UQ
1D Queens Road, Manchester, M8 8UQ
1M Queens Road, Manchester, M8 8UQ
1E Queens Road, Manchester, M8 8UQ
1B Queens Road, Manchester, M8 8UQ
1N Queens Road, Manchester, M8 8UQ
1J Queens Road, Manchester, M8 8UQ
Unit 4, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
18A Temple Square, Manchester, M8 8UP
17A Temple Square, Manchester, M8 8UP
Nandos, Unit 38, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
5 Signet Walk, Manchester, M8 8UH
22 Queens Road, Manchester, M8 8UF
11 Temple Square, Manchester, M8 8UP
15 Temple Square, Manchester, M8 8UP
13 Holborn Drive, Manchester, M8 8US
2 Redwood Drive, Manchester, M8 8UR
14 Redwood Drive, Manchester, M8 8UR
8 Redwood Drive, Manchester, M8 8UR
10 Holborn Drive, Manchester, M8 8US
1 Redwood Drive, Manchester, M8 8UR
12 Redwood Drive, Manchester, M8 8UR
1 Signet Walk, Manchester, M8 8UH
Specsavers, Unit 9A, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 22, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
NEW LOOK, Unit 8, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Argos, Unit 7, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
16 Holborn Drive, Manchester, M8 8US
St Chads RC Primary School, Balmfield Street, Manchester, M8 0SP
9 Signet Walk, Manchester, M8 8UH
2 Holborn Drive, Manchester, M8 8US
18 Holborn Drive, Manchester, M8 8US
5 Redwood Drive, Manchester, M8 8UR

10 Redwood Drive, Manchester, M8 8UR
8 Temple Square, Manchester, M8 8UP
4 Temple Square, Manchester, M8 8UP
Unit 35, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 34, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 32, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 26, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 6, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
1K Queens Road, Manchester, M8 8UQ
7 Signet Walk, Manchester, M8 8UH
31 Queens Road, Manchester, M8 8UQ
17 Queens Road, Manchester, M8 8UQ
2 Temple Square, Manchester, M8 8UP
16 Temple Square, Manchester, M8 8UP
14 Temple Square, Manchester, M8 8UP
12 Temple Square, Manchester, M8 8UP
1 Temple Square, Manchester, M8 8UP
24 Queens Road, Manchester, M8 8UF
6 Holborn Drive, Manchester, M8 8US
Unit 17, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 16, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 3, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
1G Queens Road, Manchester, M8 8UQ
5 Queens Road, Manchester, M8 8UQ
11 Signet Walk, Manchester, M8 8UH
77 Boyle Street, Manchester, M8 8UW
76 Boyle Street, Manchester, M8 8UW
29 Queens Road, Manchester, M8 8UQ
23 Queens Road, Manchester, M8 8UQ
5 Temple Square, Manchester, M8 8UP
9 Holborn Drive, Manchester, M8 8US
Unit 31, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 28, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Claire's, Unit 20, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 2, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Argos, Unit 7A, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
1C Queens Road, Manchester, M8 8UQ
3 Temple Square, Manchester, M8 8UP
Sakura Japanese Restaurant, 175 Cheetham Hill Road, Manchester, M8 8LG
75 Boyle Street, Manchester, M8 8UW
12 Holborn Drive, Manchester, M8 8US
20 Queens Road, Manchester, M8 8UF
Unit 37, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 12, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
Unit 11, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
27 Queens Road, Manchester, M8 8UQ
11 Holborn Drive, Manchester, M8 8US
7 Redwood Drive, Manchester, M8 8UR
21 Queens Road, Manchester, M8 8UQ
15 Queens Road, Manchester, M8 8UQ
17 Temple Square, Manchester, M8 8UP
13 Temple Square, Manchester, M8 8UP
4 Redwood Drive, Manchester, M8 8UR
Trespass, Unit 9B, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP

19 - 21 Elizabeth Street, Manchester, M8 8BB
 18 Temple Square, Manchester, M8 8UP
 16 Queens Road, Manchester, M8 8UF
 14 Holborn Drive, Manchester, M8 8US
 14 Queens Road, Manchester, M8 8UF
 8 Holborn Drive, Manchester, M8 8US
 Unit 33, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 78 Boyle Street, Manchester, M8 8UW
 4 Holborn Drive, Manchester, M8 8US
 Unit 23, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 24, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 21, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 36, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 17A, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 18, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 T.K.maxx, Unit 9 To 10, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 15, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 13, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 H.SAMUEL, Unit 19, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 The Carphone Warehouse, Unit 14, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 1P Queens Road, Manchester, M8 8UQ
 15 Holborn Drive, Manchester, M8 8US
 3 Queens Road, Manchester, M8 8UQ
 25 Queens Road, Manchester, M8 8UQ
 11 Queens Road, Manchester, M8 8UQ
 6 Temple Square, Manchester, M8 8UP
 Elizabeth House, Elizabeth Street, Manchester, M8 8JJ
 Unit 30, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 29, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 6 Redwood Drive, Manchester, M8 8UR
 3 Redwood Drive, Manchester, M8 8UR
 9 Queens Road, Manchester, M8 8UQ
 7 Queens Road, Manchester, M8 8UQ
 13 Queens Road, Manchester, M8 8UQ
 1 Queens Road, Manchester, M8 8UQ
 9 Temple Square, Manchester, M8 8UP
 7 Temple Square, Manchester, M8 8UP
 B&Q, Unit 1, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 Unit 25, Manchester Fort Shopping Park, Cheetham Hill Road, Manchester, M8 8EP
 1F Queens Road, Manchester, M8 8UQ
 3 Signet Walk, Manchester, M8 8UH
 17 Holborn Drive, Manchester, M8 8US
 9 Redwood Drive, Manchester, M8 8UR
 19 Queens Road, Manchester, M8 8UQ
 10 Temple Square, Manchester, M8 8UP

Appendix 2 – Planning constraints

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH1