

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143069/AO/2025
Date registered valid: 30 June 2025
Proposal: Installation of 1no. high level illuminated lettering sign
Address: The Peninsular, 2 Cheetham Hill Road, Manchester, M4 4EW
Ward(s): Cheetham Ward

Applicant: Mr Jonathan Mills Peninsular
Agent (if any): Mr Kevin Folkard Prestige Signs
Case officer: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**
Date of recommendation: **21 August 2025**

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 22 July 2025

Standard consultations:

Printed: 16 July 2025 Expired: 6 August 2025

Neighbour notifications

Printed: 16 July 2025 Expired: 6 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

The Peninsular is a 16-storey commercial/office building constructed 2007-2009. The building consists of a unique curved design with extensive tinted glazing. Two large projecting elements in black granite blocks are also sited on the building.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Description of area

Cheetham Hill is a major gateway route into the city centre proper from the north of Greater Manchester. The character of the area is urban and comprises a number of different uses including retail, dining, hotel, entertainment and light industrial.

Description of development

Planning permission is sought for the installation of no.1 high level internally illuminated sign consisting of individual letters. The proposed signage would be composed of aluminium individual letters to be sited on an existing aluminium plant screen.



Planning History

093208/AO/2010/N1 | Installation of 1 no. high level, internally illuminated, fascia sign and 1 no. internally illuminated totem sign onto Cheetham Hill Road.

Consultations & Notification Responses

Highway Services – No objections

Environmental Health – No objections. Requested condition to limit illumination to 300cd/m2. Requested a sensor to ensure illumination occurs from 8:00 to 20:00 minimum.

Transport For Greater Manchester – No comments

Network Rail – No objection

Metrolink- No comments

Policy

The policies relevant for consideration of this application are:

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.

The following policies are relevant to consideration of this application within the development plan:

Manchester Core Strategy 2012-2027

SP1 Spatial Principles

DM1 Development Management

Saved Unitary Development Policy

DC14 Shopfronts and Related Signs

National Planning Policy Framework

Paragraph 141 states:

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Other Material Considerations:

Shopfront and Signage Design Guide (2024)

Issues

Visual Amenity

Policy DC14 requires that signage is normally positioned at fascia level. However given the use of this building as an office it is accepted that there is a need for it to be identified by visitors from a longer distance. It is considered that the signage proposed would be in keeping with the architectural features of the building it will be sited.

Due to the proposed location and the height of the building the signage will only be visible from the West elevation. Despite its high level it is considered that in its context, it would not be obtrusive within the wider street scene

The contemporary signage relates well to the character of the building it identifies. Further, its appearance would not adversely impact on the character of the street scene. As such the design meets the requirements of policy DC14, SP1 and the Shopfront and Signage Design Guide.

Public Safety & Access

The proposed advertisement would be close by to a busy junction on Manchester's ring road. The height of the proposal is sufficient that it would not be a distraction or safety risk to drivers.

Residential Amenity

An illuminated high level sign of this nature has potential to have a level of nighttime visibility that would impact on residential amenity in surrounding buildings. Given this the hours of illumination are to be controlled by a condition.

Conclusion

The proposal would be a modern addition that is in keeping with the contemporary architectural styles of the area and host building. The time-limited illumination and quantity of signage constitutes an unobtrusive proposal that would not negatively impact the visual or residential amenity of the area. Given the above the proposal meets the requirements of policies DC14, SP1, DM1 and the Shopfront and Signage Design Guide.

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

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

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:

Drawing: 25005-L7-XX-XX-AC-A-1405 (30 June 2025)

Drawing: 25005-L7-XX-XX-AC-A-1406 (30 June 2025)

Drawing: 25005-L7-XX-XX-AC-A-1407 (30 June 2025)

Drawing (Signage Details): Rev.1 (Received 23 July 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.

3) The maximum luminance of the signage shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The illumination of signage hereby approved will be controlled by an electronic sensor. Illumination may only occur between the hours of 08:00 and 22:00.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester
Metrolink
Network Rail

5 Cheetham Hill Road, Manchester, M4 4FY

Flat 906, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1205, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1413, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1503, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 808, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 203, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 608, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1510, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 311, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 214, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 103, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1505, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1404, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 507, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 710, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 905, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1511, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1202, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 811, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 407, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 306, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 810, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 108, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 413, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 612, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1803, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1407, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1008, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 210, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 313, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 205, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 305, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 706, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1301, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1604, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 913, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 704, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1103, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1310, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 410, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 701, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 105, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 309, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 304, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1210, Cypress Place, 9 New Century Park, Manchester, M4 4EH

Flat 1603, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 216, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1402, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 908, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1106, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 708, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 102, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1501, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1305, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Ninth To Twelfth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
19 Cheetham Hill Road, Manchester, M4 4FY
Flat 711, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1801, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 802, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1508, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 901, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 101, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 411, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1802, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1307, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 209, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 605, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1101, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 211, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1406, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 301, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 409, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 511, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 611, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 503, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 115, Cypress Place, 9 New Century Park, Manchester, M4 4EE
2 Cheetham Hill Road, Manchester, M4 4EW
Basement To Sixth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 502, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1312, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1411, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1110, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 903, Cypress Place, 9 New Century Park, Manchester, M4 4EF
2 Scotland, Manchester, M4 4EL
British Transport Police, Seventh Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 805, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1804, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1011, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1012, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1113, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 403, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 607, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1306, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1201, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1512, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 510, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 405, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 907, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1703, Cypress Place, 9 New Century Park, Manchester, M4 4EH

Flat 215, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 212, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1001, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 213, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 610, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 812, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 801, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 606, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1005, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 111, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 505, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1507, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 713, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1405, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Late Rooms Ltd, Eleventh And Twelfth Floors, 2 Cheetham Hill Road, Manchester, M4 4EW
Advertising Right At The Junction Of Cheetham Hill Road Crest Street, Cheetham Hill Road,
Manchester, M3 1AR
Flat 709, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 112, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 110, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 613, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 703, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1206, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 204, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 506, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 809, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1104, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1702, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1302, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 104, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1109, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1208, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1204, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1313, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1513, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 408, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1701, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1004, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 312, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 912, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 207, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 804, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 902, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1007, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1311, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1105, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1509, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 702, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1212, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 217, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 904, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1107, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 114, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 504, Cypress Place, 9 New Century Park, Manchester, M4 4EF

Flat 512, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1213, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 909, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1308, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 803, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 109, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1013, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 106, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1203, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 307, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1006, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1102, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 707, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1108, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1502, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 406, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1211, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 113, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1602, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1009, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1506, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 911, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1412, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 513, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 705, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 412, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 208, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 308, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 501, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 117, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 202, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1304, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1401, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 603, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 712, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 402, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1209, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 310, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1410, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1003, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 302, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 206, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1111, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 508, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1309, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1010, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1002, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 609, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1601, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1207, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1409, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Kelway Ltd, Eighth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 601, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 813, Cypress Place, 9 New Century Park, Manchester, M4 4EF

Flat 1303, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 806, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 401, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1403, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1408, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 116, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 509, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1112, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 107, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 201, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 807, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 602, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 910, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1504, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 404, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 303, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 604, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1704, Cypress Place, 9 New Century Park, Manchester, M4 4EH

Appendix 2 – Planning constraints

[illegible]