

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143760/AO/2025

Date registered valid: 18 August 2025

Proposal: Installation of non illuminated school logo and name signage to the north west elevation of the building

Address: Site To The South / South-East Of Sawley Road, East Of Nelson Street, North / North-East Of James Street, Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Paul Waite, Manchester City Council

Agent (if any): Mrs Anastasia Kapagerof, jmarchitects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 October 2025

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Standard consultations:

Printed: 29 August 2025 Expired: 19 September 2025

Neighbour notifications

Printed: 29 August 2025 Expired: 19 September 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 site was last used as a primary school (built in 1894). The school was demolished in 2011 after Park View community school was constructed on the corner of Varley St / Holland St, where the pupils moved to. A part single, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment was approved in July 2023, and is currently being implemented at the site .

The site lies between Sawley Road to the north and James Street to the south. James Street, however, terminates in a service yard serving the industrial and warehouse uses to the south site in proximity to this site.

Planning History

136645/VO/2023 - CITY COUNCIL DEVELOPMENT- Erection of a part single , part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment
Brownfield Site To The South / South-East Of Sawley Road, East Of Nelson Street, North / North-East Of James Street, Manchester

Approved subject to conditions on 6th July 2023

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

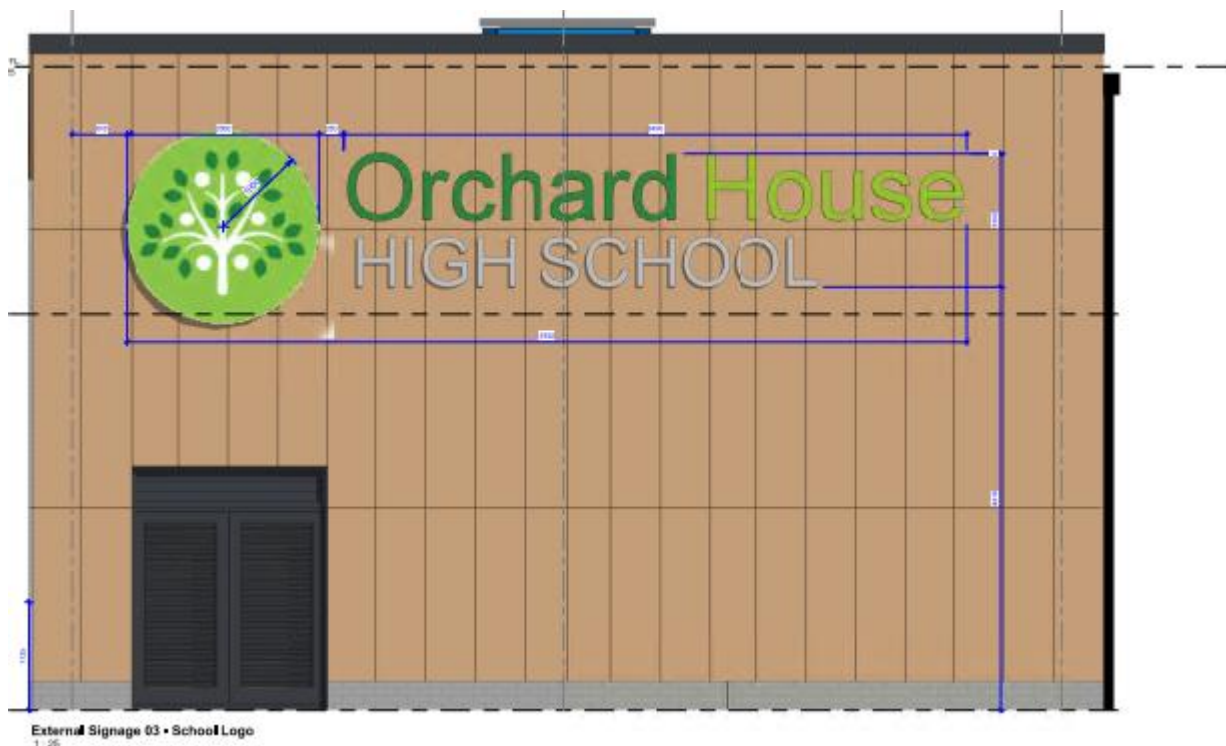
Description of area

To the north of site are terraces of residential properties, with a heavily treed area to the east of the site in proximity to Hulme Hall Lane and the loop connection of Vickers Street to Hulme Hall Lane. Directly to the west is a cleared site formerly occupied by Nicholas Varley primary school, with the Carriocca business park beyond. To the south of the site and warehouse and industrial uses. The immediate surrounding area is characterised by buildings of varying heights, from single storey to two storey commercial buildings. The site is not located within a Conservation Area, but the Corpus Christi Basilica (Grade II listed building) lies 100m to the north west of the site on Varley Street and Victoria Mill (Grade II* listed building) 262m to the south west of the site.

Description of development

Consent is sought for the installation of a non-illuminated logo and way finding signage to the school building, to the north west elevation of the building.

Visuals of the proposed signage are shown below.



Individual letter signage is proposed above the entrance points to the school on the Sawley Road elevation.



The dimensions and colouration of the proposed signage is outlined below.

Pupil Entrance Text

Font Size - 250mm

Material - Powder Coated Aluminium Colour – Cool Grey 8C

Sign Depth - Flat Cut Lettering

Sign Height - 850mm Overall

Sign Width - 1890mm Overall

Main Entrance Text

Font Size - 250mm

Material - Powder Coated Aluminium Colour – Cool Grey 8C

Sign Depth - Flat Cut Lettering

Sign Height - 580mm Overall

Sign Width - 1360mm Overall

School Logo

Logo Shape - Circle

Material - Powder Coated Aluminium Colour/ Pantone 368C /Pantone P 140-8 C / Pantone Cool Grey 8C

Sign Depth - Flat Cut Lettering

Sign Height – 2000mm

School Logo Text

Font Size - 827/555mm

Material - Powder Coated Aluminium Colour - / Pantone 368C /Pantone P 140-8 C / Pantone Cool Grey 8C

Sign Depth - Flat Cut Lettering

Sign Height - 1387mm Overall

Sign Width - 6489mm Overall

External Way finding - Visitors to Report to Reception Via Main Entrance Additional - Directional Arrow below Text

Font Size - 60mm

Material - Powder Coated Aluminium Colour - Cool Grey 8C; Arrow colour - RAL 9003 Signal White

Sign Depth – 3 mm

Sign Height – 206 mm Overall

Sign Width – 743 mm Overall

Consultations & Notification Responses

Local residents/ Local Businesses – No comments received.

Highway Services –

The proposed fascia sign is located to the north west elevation of the building, within the site red line boundary. A Projection over License will not be required. A sufficient headroom clearance is noted and accepted by Highways.

Policy Context

Town and Country Planning (Control of Advertisements) Regulations 2007 - States that:

(1) 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. It is considered that the illuminated signage relates satisfactorily to the regulations.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG: Advertisements - This section specifically refers to, amongst other things, i. Considerations affecting public safety ii. Considerations affecting amenity. In this case it is considered that the display of signage would not be detrimental to highway safety and / or the amenity of local area and thereby be appropriately related to the relevant aspects of PPG.

National Planning Policy Framework (December 2024) - This sets out the Government's Planning Policies for England and how these are expected to be applied. It states that the purpose of the planning system is to contribute to the achievement of sustainable development.

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. However, paragraph 11 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.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking with the following specific policies being particularly relevant to the proposed development:

Chapter 12 Achieving well-designed places

Chapter 12 'Achieving Well Designed Places' states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this (paragraph 131).

Paragraph 141 states that 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.

It is considered that the proposed signage represents a design that is found within the context of the wider local area. On balance, it is considered that the proposed signage would be appropriate in terms of the proposed scale, and context of the building and wider site, and would not be visually intrusive in the streetscene, thereby according with the aspirations set out in Chapter 12.

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance. The relevant Places for Everyone policies for this application are as follows:

JP- Strat5: Inner Areas

JP-P5 – Education, Skills and Knowledge

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the 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.'

The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- a. Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- b. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;
- c. 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. It is not considered that the appearance and specification of the signage would unduly impact upon the character of the Grade II listed former Basilica building (now banqueting hall) which lies some distance to the north west of the site or the local area. The number of signs is proportionate, to the scale of the building and wider site, and signage is appropriately positioned in terms of way finding and satisfactorily related to the surrounding context. Policy SP1 would thereby be accorded with.

Policy EN 1 Design Principles and Strategic Character Areas - States that design is appropriately related to the character of the surrounding area. It is not considered that the signage departs from the character of the building or would be visually obtrusive, and its illumination would be managed by conditions. The signage is thereby appropriately related to policy EN1.

Policy EN 3 Heritage – The former Corpus Christie Basilica (Grade II listed building) on Varley Street and is screened from the school by residential properties . Given the extent, scale and nature of the proposed signage it is considered that the proposed development would not give adverse impacts in regard to heritage matters.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance with regard to the character of the surrounding area;
- c. Effects on amenity;
- d. Design for health.

For the reasons previously set out above, it is considered that the proposed signage would be satisfactorily related to policy DM1 as it would not harmfully affect the character of the local area or commercial uses in the locality.

Unitary Development Plan - saved policies

The following saved policies of the UDP are considered to be relevant:

Policy DC14 - Shopfronts and related signs

Policy DC14.1 - States that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shop fronts, where appropriate, and of the area within which the premises are

located. Policy DC14.1 has been related to the relationship of the signage to the building and the context of the site and considered to be appropriate.

Policy DC14.5 - States that the advertisement regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

A. In the interests of amenity, a. Signs should not normally be positioned other than at fascia level;

b. Signs should respect the architectural form of buildings and shop frontages;

B. In the interests of public safety,

h. Any sign which is detrimental to the safety of pedestrians or motorists will be refused. It is considered that the non-illuminated signage has a limited visual impact and thereby accords with policy DC14.1 with regard to amenity. There are no apparent public safety issues associated with the display of the signage as its positioning would accord with policy DC14.5.

Issues

Principle

This site is in a mixed-use area with residential properties lying opposite site on Sawley Road, and warehouse and industrial uses being located to the south. The principle of the site being developed for educational purposes has been established as part of planning approval ref: 136645/VO/2023 for a detached school building (Class F1) with associated sports facilities, on the site which was approved subject to conditions on 6th July 2023

The proposed signage has been appropriately related to the school premises and wider site. The signage is related to the use of the premises and is acceptable in principle.

Height and positioning

As stated, the proposed signage would be appropriately related to the use of the property. Sufficient clearance above ground is proposed thereby ensuring that there would be no impact on pedestrian movement. The height and position of the proposed signage is considered to be appropriate.

Visual Impact

The proposed signage is not considered to give rise to unacceptable cumulative impacts on visual amenity within the locality given the location, size and positioning of the proposed signs. The signage is considered to accord with saved policies DC14.1 of the adopted Unitary Development Plan, and policy DM1 of the Core Strategy.

Heritage

As stated earlier the school lies circa 156m to the north east of the former Corpus Christie Basilica (Grade II listed building) on Varley Street. The former Corpus Christie Basilica (now banqueting hall) and is screened from the school by residential properties. Given the extent, scale and nature of the proposed signage it is considered that the proposed development would not give adverse impacts in regard to heritage matters.

Public Safety

The proposed signage is not considered to give rise to any public safety concerns. The location of the proposed signs, is not considered to cause a distraction to road users, or pedestrians, pursuant with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, The National Planning Policy Framework; Core Strategy policies DM 1.

Highways Issues

The positioning of the proposed signage would not affect pedestrian or vehicular visibility. It is not considered that the proposed development would affect the function of the external operation of the site. It is therefore considered that the proposed signage would be consistent with Core Strategy policies DM1 and SP1 and saved UDP policy DC14.

Conclusion -On balance it is considered that the impact of the works on the character and appearance of the recently constructed school building are acceptable.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

N/A

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

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

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. 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.

3. The development hereby approved shall be carried out in accordance with the drawings and supporting documents :

- Site Location plan ref: VAR-JMA-01-00-DR-A-90001 rev.P04
- Signage specification Version 04 dated 25.06.2025 ref: VAR-XSI-00-00-SP-X-00001
- Proposed Building Elevations plan ref: VAR-JMA-ZZ-ZZ-DR-A-00201 rev.C6 (notwithstanding any references to black coloured lettering)

Received 18th August 2025

- External Signage plan ref: VAR-JMA-ZZ-ZZ-DR-A-71201.

Received 1st October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Unit 89, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 82, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 60 And 61, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
16 Ashbury Place, Manchester, M40 8DX
7 Bednal Avenue, Manchester, M40 8DW
16 Kirkhaven Square, Manchester, M40 8DA
5 Filby Walk, Manchester, M40 8DZ
Manchester North Ambulance Station, 1 Canada Street, Manchester, M40 8AF
Unit 4, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 101, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 111, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 94, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 69, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Decco Ltd, Hulme Hall Lane, Manchester, M40 8YD
Unit 28, Dale House, Vickers Street, Manchester, M40 8FF
Unit 4A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 18, Dale House, Vickers Street, Manchester, M40 8EF
Management Suite Unit 7A, Dale House, Vickers Street, Manchester, M40 8EF
Unit 22, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 1, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 10, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 5, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 4, Dale House, Vickers Street, Manchester, M40 8FF
Unit 27, Dale House, Vickers Street, Manchester, M40 8EF
Unit 11, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 44, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 38, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 47, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 104, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 110, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
2 Kilsby Walk, Manchester, M40 8DP
6 Bednal Avenue, Manchester, M40 8DW
4 Bednal Avenue, Manchester, M40 8DW
20 Ashbury Place, Manchester, M40 8DX
2 Ashbury Place, Manchester, M40 8DX
6 Ashbury Place, Manchester, M40 8DX
22 Kirkhaven Square, Manchester, M40 8DA
6 Sealey Walk, Manchester, M40 8DG
16 Norbury Close, Manchester, M40 8DL
12 New Street, Manchester, M40 8AA
Unit 10, Dale House, Vickers Street, Manchester, M40 8EF
Unit 22, Dale House, Vickers Street, Manchester, M40 8EF
Unit 24, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 19, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 20, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 56, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 30, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 14, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 57, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 48, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 20, Dale House, Vickers Street, Manchester, M40 8EF
Unit 103, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 85, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 97, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 77, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 113, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 84, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 76, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
24 Ashbury Place, Manchester, M40 8DX
22 Ashbury Place, Manchester, M40 8DX
14 Ashbury Place, Manchester, M40 8DX
12 Ashbury Place, Manchester, M40 8DX
1 Bednal Avenue, Manchester, M40 8DW
10 Kilsby Walk, Manchester, M40 8DP
14 Kirkhaven Square, Manchester, M40 8DA
5 Ashbury Place, Manchester, M40 8DY
28 Ashbury Place, Manchester, M40 8DX
22 Norbury Close, Manchester, M40 8DL
1 Ashbury Place, Manchester, M40 8DY
Unit 83, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 91, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 54, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 7 - 8, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 65, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 13, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 8, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 55, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 51, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 67, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 14, Dale House, Vickers Street, Manchester, M40 8EF
Unit 106, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 99, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 79, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
8 Ashbury Place, Manchester, M40 8DX
5 Bednal Avenue, Manchester, M40 8DW
18 Kirkhaven Square, Manchester, M40 8DA
Unit 74, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 96, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 118, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 116, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 3A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 1, Dale House, Vickers Street, Manchester, M40 8EF
Dale House, Vickers Street, Manchester, M40 8EF
Unit 23, Dale House, Vickers Street, Manchester, M40 8EF
Unit 3, Dale House, Vickers Street, Manchester, M40 8EF
Unit 45, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 37, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 58, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 21, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 17, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 16, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 3, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 63, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 10, Cariocca Business Park, 2 Sawley Road, Manchester, M12 4AH

Unit 70, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 7, Dale House, Vickers Street, Manchester, M40 8EF
Unit 33, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 90, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 81, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 34, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 11, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
18 Ashbury Place, Manchester, M40 8DX
15 Bednal Avenue, Manchester, M40 8DW
24 Kirkhaven Square, Manchester, M40 8DA
20 Norbury Close, Manchester, M40 8DL
Unit 80, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 5A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 17, Dale House, Vickers Street, Manchester, M40 8EF
Unit 18, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 26, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 62, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 41, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 7, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 29, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 27, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 102, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 95, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 115, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
4 Kilsby Walk, Manchester, M40 8DP
26 Ashbury Place, Manchester, M40 8DX
4 Ashbury Place, Manchester, M40 8DX
13 Bednal Avenue, Manchester, M40 8DW
11 Bednal Avenue, Manchester, M40 8DW
10 Ashbury Place, Manchester, M40 8DX
26 Kirkhaven Square, Manchester, M40 8DA
12 Sealey Walk, Manchester, M40 8DG
2 Sealey Walk, Manchester, M40 8DG
3 Ashbury Place, Manchester, M40 8DY
18 Norbury Close, Manchester, M40 8DL
Unit 86, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 88, Cariocca Business Park, Sawley Road, Manchester, M40 8BB
Unit 93, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 15, Dale House, Vickers Street, Manchester, M40 8EF
Unit 5, Dale House, Vickers Street, Manchester, M40 8EF
Unit 9, Dale House, Vickers Street, Manchester, M40 8FF
Unit 25, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 23, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 32, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 64, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 6, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 46, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 25, Dale House, Vickers Street, Manchester, M40 8EF
Unit 2, Dale House, Vickers Street, Manchester, M40 8EF
Unit 12, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 39, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 109, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

6 Kilsby Walk, Manchester, M40 8DP
2 Bednal Avenue, Manchester, M40 8DW
8 Kilsby Walk, Manchester, M40 8DP
10 Sealey Walk, Manchester, M40 8DG
8 Sealey Walk, Manchester, M40 8DG
4 Sealey Walk, Manchester, M40 8DG
1 Filby Walk, Manchester, M40 8DZ
30 Ashbury Place, Manchester, M40 8DX
Unit 100, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 114, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 72, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 16, Dale House, Vickers Street, Manchester, M40 8EF
Unit 21, Dale House, Vickers Street, Manchester, M40 8EF
Unit 19, Dale House, Vickers Street, Manchester, M40 8EF
Unit 40, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 53, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 66, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 9, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 12, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 2, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 49, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 26, Dale House, Vickers Street, Manchester, M40 8EF
Unit 13, Dale House, Vickers Street, Manchester, M40 8EF
Unit 15, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 98, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 78, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 92, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 107 And 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
9 Bednal Avenue, Manchester, M40 8DW
3 Bednal Avenue, Manchester, M40 8DW
28 Kirkhaven Square, Manchester, M40 8DA
20 Kirkhaven Square, Manchester, M40 8DA
3 Filby Walk, Manchester, M40 8DZ
Unit 75, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 105, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 117, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 107, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Duo Plastics Ltd, Vickers Street, Manchester, M40 8PU
Unit 11, Dale House, Vickers Street, Manchester, M40 8EF
Unit 8, Dale House, Vickers Street, Manchester, M40 3EF
Unit 6, Dale House, Vickers Street, Manchester, M40 8EF
Unit 24, Dale House, Vickers Street, Manchester, M40 8EF
Unit 43, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 35, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 28, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 52, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 9, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 50, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 31, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 36, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 42, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 59, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Appendix 2 – Planning constraints

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

Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA