

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142513/JO/2025

Date registered valid: 3 July 2025

Proposal: Variation of condition 9 (external areas) to allow opening hours of between midday and 2.30am and condition 10 (hours of use) attached to planning approval reference 140163/FO/2024 to extend the hours of opening to the: commercial units, offices and Class E (cii) professional services to 24 access and, 8am - 7pm for public access; sui generis - drinking establishments and kitchen midday to 2.30am and sui generis - live venue 8am to 2.30am and Class E (a) containers 9am to 10pm

Address: 11 Bent Street, Manchester, M8 8NF

Ward(s): Cheetham Ward

Applicant: Mr Mark Hamburger, The Yard MCR

Agent (if any): Mr Matthew Athinodorou, MCAU

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 03 September 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 7 August 2025

Standard consultations:

Printed: 17 July 2025 Expired: 7 August 2025

Neighbour notifications

Printed: 17 July 2025 Expired: 7 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 application site relates to an existing part single, part two storey, red brick, former school building situated within the heart of the established warehouse district.



To the rear, is an area of hard-standing (yard), enclosed by Paladin fencing, accessed via gates from Torah Street - a shared access with a neighbouring premises to the rear. This area currently houses a number of stacked storage containers for business use.

The premises has been operating as 'The Yard' for the last few years – a unique working environment designed for the creative industries involving, music, fashion, performances, venue space, retail sales, food and drink, meeting spaces, various start-up businesses and ancillary

accommodation with the use regularised through the granting of retrospective planning permission.

In terms of the immediate surroundings, the site is neighboured by a variety of wholesale buildings and warehouses to either side and also to the rear by a single storey, pre-fabricated warehouse which shares the access along Torah Street.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is situated within the Strangeways Employment Area and sited in the Cheetham Hill district of the city. This part of Cheetham Hill is dominated by wholesale buildings and employment generating uses and contains a variety of low rises building with large floorplates.

In terms of the immediate surroundings the site is neighboured on all sides by a variety of single and two-storey warehouse, wholesale, industrial and office units. The wider area includes a mixture of warehouses and other commercial operations, interspersed with residential conversions, some of which have been approved via the prior approval process.

Description of development

Variation of condition 9 (external areas) to allow opening hours of between midday and 2.30am and condition 10 (hours of use) attached to planning approval reference 140163/FO/2024 to extend the hours of opening to the: commercial units, offices and Class E (cii) professional services to 24 access and, 8am - 7pm for public access; sui generis -drinking establishments and kitchen midday to 2.30am and sui generis - live venue 8am to 2.30am and Class E (a) containers 9am to 10pm.

The variation relates to planning permission referenced 140163/FO/2024 which allowed for a retrospective change of use of the host building from a wholesale cash and carry (sui generis) to form mixed use development comprising sales of goods, professional services, drinking with food, live music performance and retention of 13 containers to the rear of the existing building, to include a kitchen, WCs, and retail units together with retractable canopy structures above the container units, and along the access driveway to the north of the site and demountable and moveable canopy above the stage area (sui generis).

Presently operations are restricted by conditions 9 and 10. Condition 9 states:

The external areas shown on drawings referenced 1247-MCAU-P-03-0G-002-P05 received by the City Council as Local Planning Authority on 9 August 2024 shall only be available for use by patrons between the hours of 12.00 and 22.00 daily. The external areas shall not allow for the use of amplified sound or any music at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Condition 10 relates to the internal space and states:

The premises shall not be open outside the hours of operation for each of the uses as set within the use class key shown on approved drawings referenced 1247-MCAU-P-03-0G-010-P01 (Use Class Ground Floor Plans) and 1247-MCAU-P-03-01-011-P01 (Use Class First Floor Plans), received by the City Council as Local Planning Authority on 31 May 2024.

Reason - In interests of amenity and in order to reduce noise and general disturbance, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

The current application seeks alter the hours of opening to both internal and external areas and to also allow the use of amplified sound to external areas.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received objecting to the proposal. Comments are summarised below:

-Parking is a major issue with staff and customers frequently occupying street parking, including directly in front of neighbouring premises, leaving no room for our customers or deliveries

-Noise pollution from amplified music, especially on Sundays, already affects the trading environment to neighbouring businesses. Extending the hours to start from midday throughout the week would directly affect afternoon trade, which is already under pressure.

-The volume and frequency of music is such that it can be heard from inside neighbouring premises.

Environmental Health – The following comments are made:

Condition 9

There are significant concerns with the proposed variation, and it is recommended that the variation for the external hours use as applied for is refused.

Noise from music and external events during the times applied for are likely to impact the amenity of surrounding premises even towards the wider environment when considering the hours and proposed use. The Council do not allow external areas to be open beyond 23:00 anywhere in the city

Amplified music should be restricted to 22:00 close for music events.

Section 3.8 of the Azymuth Acoustic Assessment includes a comment to suggest that the criteria adopted should be for music not to exceed the background noise level at the nearest residential receptor. The proposed criteria is not correct. The criteria is for music to not exceed 5dB below the background noise level at the nearest receptor, which can include closer premises than the residential units identified.

The assessment indicates that based on the music noise level replay that the criteria would not be met at the Cheetham Hill Road receptors. Mitigation has been proposed which includes a 3-metre-high acoustic barrier around the non-shielded parts of the site. No details of the barrier has been provided. However, even with barrier installed, it is clear that the criteria would not be met. The actual maximum noise level would need to be reduced at the sound system in order to meet the criteria. Further, it is unlikely that a barrier would have any effect further away from

the site or receptors higher than the event space in the wider environment, so the proposed music noise level would need to be reduced. 8

Additionally, in order to consider use the site for external events and music in the external areas, details of the events such as nature or profile of the events and an event management plan would be required.

Condition 10

The use of the offices to be operational 24 hours can be supported, but the plant noise assessment will need to be revised to reflect this and the criteria of 5dB below the background noise level at the neighbouring buildings as previously discussed.

Further detail is required to confirm the nature / intended use of the commercial units before a 24-hour operation can be agreed and again any plant associated with these units will require an updated assessment to reflect the hours proposed.

A music noise breakout assessment is required before the extended hours up to 02:30 for the live venue is required. (assuming this is referring to the internal space hours for a live event venue)

Public access of 02:30 can be considered once the above has been addressed and an acoustic assessment provided.

Planning History

140163/FO/2024

Retrospective change of use from wholesale cash and carry (sui generis) to form mixed use development comprising sales of goods, professional services, drinking with food, live music performance and retention of 13 containers to the rear of the existing building, to include a kitchen, WCs, and retail units together with retractable canopy structures above the container units, and along the access driveway to the north of the site and demountable and moveable canopy above the stage area (sui generis). *Approved 19 August 2024.*

111490/FO/2016/N1

Installation of 7 stacked container units to the rear of existing building and reconfiguration of existing building to form a total of 11 wholesale cash and carry units (sui generis) together with elevational alterations to existing building and new car parking layout. *Approved 29 July 2016.*

095063/FO/2010/N1

Elevational alterations to existing building including ramped access to the Torah Street elevation, subdivision of building to form 7 no. wholesale cash and carry units, associated car parking in the rear yard and erection of 2m high fencing and gates to secure Torah Street. *Approved 28 April 2011.*

075378/FO/2005/N1

Erection of a part three and part two storey building to be used as offices (B1) to the frontage and warehousing/storage to the rear with associated car parking following the demolition of the existing building with the exception of the entrance hall. *Approved 23 June 2005.*

Policy

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);
- Saved policies of the Unitary Development Plan for the City of Manchester (1995); and
- Places for Everyone Joint Development Plan.

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

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

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) - refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy C9 (Out of Centre Development) - Development of town centre uses in locations which are outside a centre identified in policy C1 or a strategic location identified for such uses will be inappropriate unless it can meet the following criteria:

- There are no sequentially preferable sites, or allocated sites, within the area the development is intended to serve that are available, suitable and viable.
- The proposal would not have unacceptable impacts, either individually or cumulatively with recently completed and approved schemes and having regard to any allocations for town centre uses, on the vitality and viability of the City Centre and designated, district and local centres. An assessment of impacts will be required for retail developments of more than local significance; and

-The proposal is appropriate in terms of its scale and function to its location.

Development that improves the environment of an existing out-of-centre facility or its relationship with surrounding uses will be supported, providing that it also meets the other criteria in this policy.

In addition, the following saved policies of the *UDP* are also considered relevant:

Policy DC10 (Food and Drink Uses) states that in determining planning applications for developments involving the sale of food or drink for consumption on the premises, the Council will have regard to, in this instance: -The general location of the proposed development; -The effect on the amenity of neighbouring residents; -The availability of safe and convenient car parking; -Access for all; -The storage and collection of refuse.

Policy DC26 (Development and Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan forms part of the Development Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs.

In this case, no policies are considered directly applicable.

Strangeways Local Plan – The City Council document outlines aspirations for the Strangeways area and recognises the economic importance that the area plays in the wholesale trades and an important provider of employment in Manchester.

The Local Plan identifies the site as being within the 'warehouse district' and acknowledges the need to retain and improve the neighbourhood as a vibrant business location. The Plan also encourages a programme of public realm improvements and improvements to accessibility and the physical environment.

Draft Strangeways and Cambridge Strategic Regeneration Framework - The framework sets out how the area could develop in the years ahead, including:

- How issues such as flood risk can be best managed.
- What types of industries and businesses we want to attract to the wider area.
- Where new homes could be built, the type of homes, and the height of buildings.
- Where new green space and public realm could be created.
- How people will travel to, through and from the area, and how they can move easily to and from the city centre.

National Planning Policy Framework - The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Sections 2, 3, 4 and 8 of the NPPF are considered relevant in this case.

National Planning Policy Guidance (2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy.

The relevant sections of the NPPG in this case are as follows:

Noise

Noise needs to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment (including any anticipated changes to that environment from activities that are permitted but not yet commenced).

Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose-built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that

the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up-to-date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposed variation of operational hours to external areas and removal of the restriction on the playing of amplified sound, pursuant to condition 9 of the host permission is not considered acceptable.

It is maintained that the proposal would cause undue noise and disturbance, which in turn would have realistic potential to undermine the amenity of nearby business and residential occupiers and adversely affect the prevailing noise climate.

Impact to amenity (external space – condition 9)

Condition 9 of the parent permission restricts the use of the external areas of the application premises for use by patrons between the hours of 12.00 and 22.00 daily, with no amplified sound or any music at any time.

The application in this case seeks to loosen this restriction to allow the external areas to operate between midday and 2.30am and the unregulated use of amplified sound and music.

The external space is presently operated by 'The Yard' for external event spaces, including live music - <https://www.theyardmcr.com/>

It is considered that the proposed use of the external areas would result in an unacceptable increase in ambient noise levels, with a high likelihood of causing harm to the amenity of both nearby residential occupiers and surrounding commercial premises. This impact would be primarily driven by elevated levels of activity, including amplified music, raised voices, and general disturbance associated with events held in the space.

Whilst Bent Street experiences a relatively high level of activity during daytime hours, the evening and early morning noise climate is significantly quieter. Introducing a late-night venue with externally hosted events into this context raises serious concerns. The external areas, if used during these quieter periods, would likely become an isolated hub of activity, generating noise that could propagate well beyond the site boundary. This could result in a disproportionate impact on the surrounding environment, particularly given the reduced background noise levels during these hours.

The applicant has submitted a Noise Impact Assessment concerning the proposed use of the external event space, which includes a baseline noise survey conducted near the site. A worst-case scenario has been modelled, assuming the event space operates at full capacity throughout its intended hours. The assessment considers various receptors, both residential and commercial, including serviced apartments at 'Pillo Rooms' on Derby Street and residential properties at 133, 152, and 162 Cheetham Hill Road.

The predicted noise levels indicate that events could have an impact at 133 and 162 Cheetham Hill Road, exceeding the City Council's target of maintaining noise levels at least 5dB below the background sound level in each octave band at the nearest residential receptors, assuming no mitigation is in place. To address this, a 3-metre-high noise barrier/fence is proposed around the perimeter of The Yard's external event space. With this mitigation, it is anticipated that noise levels would generally meet the target of being 5dB below the background sound level in each octave band at the identified residential locations.

Notwithstanding that the proposed mitigation in the form of a 3-metre-high noise/barrier would require planning permission in its own right for which an application has not been received, the Council do not agree with the findings of the assessment.

The consultation response received from Environmental Health considers that noise generated from music and external events during the hours applied for is likely to have a detrimental impact on the amenity of surrounding premises, with potential effects extending into the wider environment. This concern is particularly pronounced when considering the nature of the proposed use and the extended operational hours. It is important to note that the City Council does not permit external areas to remain open beyond 23:00 at any location across the city, reflecting a consistent policy approach to managing noise and protecting residential amenity.

Section 3.8 of the submitted Noise Impact Assessment includes a statement suggesting that the adopted criteria should be for music noise not to exceed the background sound level at the nearest residential receptor. However, this interpretation is incorrect. The appropriate criteria, in line with City Council standards, requires music noise to remain at least 5dB below the background sound level at the nearest receptor. This may include premises that are closer to the source than those identified in the assessment, and not solely the residential units referenced.

The assessment further indicates that, based on the predicted music noise levels, the proposed criteria would not be met at the receptors located on Cheetham Hill Road. In response, the applicant has proposed mitigation in the form of a 3-metre-high acoustic barrier around the unshielded sections of the site. However, no technical specifications or design details of the barrier have been provided to support its effectiveness. Moreover, even with the barrier in place, the assessment suggests that the required noise criteria would still not be achieved. To comply with the standard, it would be necessary to reduce the maximum output level of the sound system itself. Additionally, it is believed unlikely that the proposed barrier would offer any meaningful attenuation at greater distances from the site or at receptors located at higher elevations relative to the event space. Consequently, to mitigate potential impacts on the wider environment, a reduction in the proposed music noise levels would be essential.

On this basis, the adverse impact of the proposal on nearby occupiers with regard to noise and disturbance would be significant, therefore contrary to the aforementioned policy and guidance.

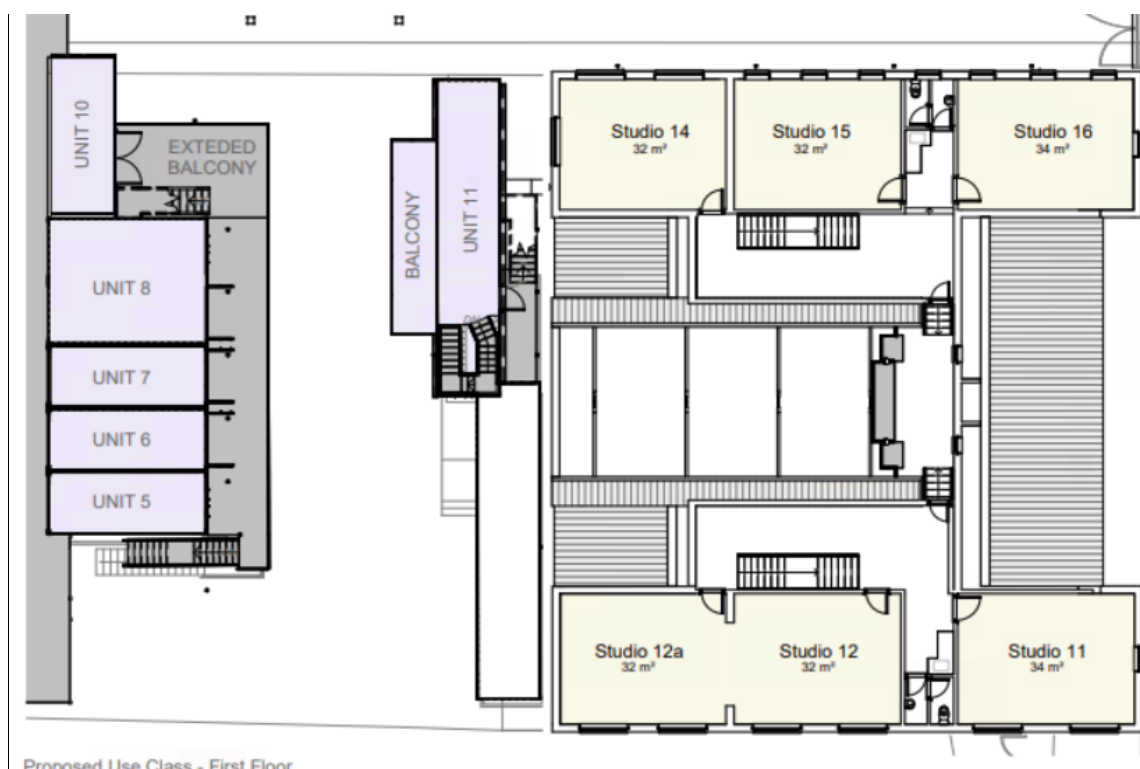
Impact to amenity (internal space – condition 10)

Condition 10 of the parent permission restricts the use of the premises to operational hours shown on a schedule to the approved floorspace, as per below. Each of uses on the ground and first floors is assigned operational hours, as authorised by the permission.



Use Class Key - Class E

- 3. Class E(c)(ii) Professional services (other than health or medical services). - Studio's. 24 hour access for private studios. Open between 8am - 7pm for public access.
- 4. Sui Generis- drinking establishments with expanded food provision. Bar. Open between 12pm - 2:30am.
- 5. Sui Generis: Venue for live music performance. - Venue Space. Open between 8am - 2:30am.
- 6. Class E(a): Display or retail sale of goods, other than hot food. - Container units. Open between 9am - 10pm.
- 7. Sui Generis- drinking establishments with expanded food provision. - Kitchen. Open between 12pm - 2:30am.
- 8. Sui Generis- drinking establishments with expanded food provision. - Outdoor Seating Area. Open between 12pm - 2:30am.



Use Class Key - Class E

- ☐ 3. Class E(c)(ii) Professional services (other than health or medical services). - Studio's. 24 hour access for private studios. Open between 8am - 7pm for public access.
- ☐ 6. Class E(a): Display or retail sale of goods, other than hot food. - Container units. Open between 9am - 10pm.

The current application seeks to vary the authorised operational hours to the following:

- Commercial units, offices and professional services (Class E (cii)to 24 access and, 8am - 7pm for public access.
- Drinking establishments and kitchen (sui generis) midday to 2.30 am.
- Live music venue (sui generis) 8am to 02.30am and Class E (a).
- Containers (Class E (a)) 9am to 10pm.

As indicated in the consultation response from Environmental Health, whilst there are some concerns about potential noise and disturbance resulting from the proposed operating hours of the internal space, particularly given the range of businesses occupying the premises, it should be noted that the site is located within a predominantly commercial area where several businesses operate around the clock. It is considered that any adverse impacts can be effectively mitigated through appropriate measures, such as the implementation of a Noise Management Plan.

Additionally, the existing planning permission includes conditions that regulate the use of external equipment (Condition 7) and servicing hours (Condition 8).

Given these factors, it is considered that the concerns regarding noise and disturbance can be satisfactorily addressed, and therefore, refusal of the proposed operating hours under Condition 10 cannot be justified in this case.

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: Refuse

Article 35 Declaration

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 variation of condition 10 to extend the opening hours of external area until 02:30am and to allow the use of amplified sound would result in unacceptable harm to the amenity of nearby occupiers, due to increased noise and disturbance during sensitive night-time hours. The extended hours are considered excessive and it has not satisfactorily demonstrated that the proposal would not give rise to harmful impacts to amenity, given the proximity of noise-sensitive receptors. The proposal is therefore contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester, policies DM1, C10 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Unit 6, 23 Broughton Street, Manchester, M8 8LZ
Ground Floor, 46 Derby Street, Manchester, M8 8HN
6 Bent Street, Manchester, M8 8NF
First Floor, 137 - 139 Cheetham Hill Road, Manchester, M8 8LY
AGMA (NW) LTD, Units 1 And 3 Ground Floor, 135 Cheetham Hill Road, Manchester, M8 8LY
Second Floor Unit 5, 135 Cheetham Hill Road, Manchester, M8 8LY
149 Cheetham Hill Road, Manchester, M8 8LY
147B Cheetham Hill Road, Manchester, M8 8LY
17 Broughton Street, Manchester, M8 8LZ
26 Bent Street, Manchester, M8 8NF
20 Bent Street, Manchester, M8 8NF
Unit 2B, 23 Broughton Street, Manchester, M8 8LZ
Unit 1, 23 Broughton Street, Manchester, M8 8LZ
Unit 8B, Rear, 46 Derby Street, Manchester, M8 8HN
Rear, 46 Derby Street, Manchester, M8 8HN
46 Derby Street, Manchester, M8 8HN
Second Floor And Third Floor, 133A Cheetham Hill Road, Manchester, M8 8LY
135 Cheetham Hill Road, Manchester, M8 8LY
137 - 139 Cheetham Hill Road, Manchester, M8 8LY
Unit 2A, 23 Broughton Street, Manchester, M8 8LZ
38D Derby Street, Manchester, M8 8HN
EAGLESFIELD ENTERPRISE LTD, 38C Derby Street, Manchester, M8 8HN
Rear Unit, 155 - 157 Cheetham Hill Road, Manchester, M8 8LY
Unit G, 23 Broughton Street, Manchester, M8 8LZ
Unit 10, Rear, 46 Derby Street, Manchester, M8 8HN
Unit 8A, Rear, 46 Derby Street, Manchester, M8 8HN
Unit 8, 23 Broughton Street, Manchester, M8 8LZ
First Floor, 46 Derby Street, Manchester, M8 8HN
38A Derby Street, Manchester, M8 8HN
22 Bent Street, Manchester, M8 8NF
Unit 7A, Rear, 46 Derby Street, Manchester, M8 8HN
Unit 6, Rear, 46 Derby Street, Manchester, M8 8HN
Unit 7B, 23 Broughton Street, Manchester, M8 8LZ
Real Taste, Unit 7, 23 Broughton Street, Manchester, M8 8LZ
First Floor, 133A Cheetham Hill Road, Manchester, M8 8LY
151 - 153 Cheetham Hill Road, Manchester, M8 8LY
PORT GROUP UK & EUROPE LIMITED, 15 Broughton Street, Manchester, M8 8LZ
28 Bent Street, Manchester, M8 8NF
24 Bent Street, Manchester, M8 8NF
MOYEE FASHION LTD, Unit 4, 23 Broughton Street, Manchester, M8 8LZ
Unit 11, Rear, 46 Derby Street, Manchester, M8 8HN
Unit 7, Rear, 46 Derby Street, Manchester, M8 8HN
Unit D, 23 Broughton Street, Manchester, M8 8LZ
Unit 5, 23 Broughton Street, Manchester, M8 8LZ
Unit E, 23 Broughton Street, Manchester, M8 8LZ
Unit B Rear Of 23, Broughton Street, Manchester, M8 8LZ
Unit A Rear Of 23, Broughton Street, Manchester, M8 8LZ
Basement, 46 Derby Street, Manchester, M8 8HN

36 Derby Street, Manchester, M8 8RY
141 Cheetham Hill Road, Manchester, M8 8LY
Second Floor, 137 - 139 Cheetham Hill Road, Manchester, M8 8LY
147 Cheetham Hill Road, Manchester, M8 8LY
MARCH CLOTHING LIMITED, Unit 3, 23 Broughton Street, Manchester, M8 8LZ
Units A And B, 23 Broughton Street, Manchester, M8 8LZ
23 Broughton Street, Manchester, M8 8LZ
Unit E1, 23 Broughton Street, Manchester, M8 8LZ
133A Cheetham Hill Road, Manchester, M8 8LY
38G Derby Street, Manchester, M8 8HN
38F Derby Street, Manchester, M8 8HN
Store Rear Of 141, Cheetham Hill Road, Manchester, M8 8LY
First Floor Unit 4, 135 Cheetham Hill Road, Manchester, M8 8LY
147A Cheetham Hill Road, Manchester, M8 8LY
19 - 21 Broughton Street, Manchester, M8 8LZ
38H Derby Street, Manchester, M8 8HN
Front Unit, 155 - 157 Cheetham Hill Road, Manchester, M8 8LY
Unit F, 23 Broughton Street, Manchester, M8 8LZ
Unit 9, Rear, 46 Derby Street, Manchester, M8 8HN
133 Cheetham Hill Road, Manchester, M8 8LY
38B Derby Street, Manchester, M8 8HN
Ground Floor, 137 - 139 Cheetham Hill Road, Manchester, M8 8LY
Warehouse Next To 151 To 153, Cheetham Hill Road, Manchester, M8 8LY
38 Derby Street, Manchester, M8 8HN
Unit 4A, 23 Broughton Street, Manchester, M8 8LZ
Unit D Rear Of 23, Broughton Street, Manchester, M8 8LZ
Unit C Rear Of 23, Broughton Street, Manchester, M8 8LZ
Basement Unit 2, 135 Cheetham Hill Road, Manchester, M8 8LY
149A Cheetham Hill Road, Manchester, M8 8LY
Parisian House, 145 Cheetham Hill Road, Manchester, M8 8LY
38E Derby Street, Manchester, M8 8HN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA