

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142420/FO/2025

Date registered valid: 7 April 2025

Proposal: Erection of single storey rear extension to enlarge ground floor unit (Class E)

Address: 99 - 101 Cheetham Hill Road, Manchester, M8 8PY

Ward(s): Cheetham Ward

Applicant: Younis

Agent (if any): Mr Sam Golding Gold Sketch Studios Ltd

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 May 2025

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 28 April 2025

Standard consultations:

Printed: 14 April 2025 Expired: 8 May 2025

Neighbour notifications

Printed: 14 April 2025 Expired: 8 May 2025

Site notice

Posted: 28 April 2025 Expired: 20 May 2025

Press advert

Published: 22 April 2025 Expired: 13 May 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: The adjoining property at 95 -97 Cheetham Hill Road is Grade II Listed Public House 'Derby Arms'

Conservation area: No

Tree Preservation Order: No

The application site relates to 99-101 Cheetham Hill Road within the north Manchester ward of Cheetham. The application site relates to the ground floor of a vacant, three storey, mid terraced property situated on the western side of Cheetham Hill Road.

The building incorporates a pitched roof, with the upper half of the front elevation painted blue. All window openings are presently boarded up, with the ground floor shopfront encase by metal roller shutters.

At ground floor level is a vacant shop which previously sold shop fittings. The upper floors are last thought to be in use as offices. The building also incorporates a basement area which is also vacant.

The building is presently boarded up and in a state of dereliction.

At the front is a forecourt. To the rear is a yard area enclosed by a metal palisade fence, with gated access onto Bent Street.

The application property is bounded by a café and public house (Derby Arms Brewery) to the south and a ground floor shop to the north. The upper floors of the property have recently received prior approval for conversion to flats (see planning history).

Opposite the site is a former synagogue and Grade II listed former Cheetham Hill library now use as wholesalers for the fashion industry. To the rear of the site are a number of warehouses.

Description of area

The site is located adjacent to the busy, main arterial of Cheetham Hill Road, which links north Manchester to the city centre and beyond. The site is situated in an area defined by The Strangeways Local plan (2009) as the 'Cheetham Hill Corridor' and is home to a mix of uses and differing qualities in terms of the built environment. The immediate area is dominated by a variety of low-rise warehouses, cash and carries and distribution sheds.

In close proximity to the site are a number of buildings of heritage value, including the adjacent Grade II listed public house (Derby Arms Brewery); Grade II listed buildings at 107 and 109 Cheetham Hill Road, just to the north; and the former library opposite at 124 Cheetham Hill Road, which is also Grade II listed.

Manchester city centre is located approximately 1km to the south.

Description of development

The application seeks planning consent for the erection of single storey rear extension to enlarge ground floor unit (Class E). The Class E has been identified as class E (b)- sale of food and drink for consumption mostly on the premises. The proposal would add an additional 74 square metres of class E space.

The extension would have approximate dimensions of Height: 3.9 x Length: 8 x Width: 9.3 metres. The extension would have a flat roof and involve the insertion of two windows and a door within the rear elevation. The proposal would be set in from the shared boundaries with the adjoining property- 2 metres from the boundary with no.103 Cheetham Hill Road and 2.3 metres from the shared boundary with no.97 Cheetham Hill Road.

Materials to be used would be:

- bricks to match existing
- rubber flat roof
- windows to match existing

Negotiations during the Course of the Application

During the course of the application, the agent was required to provide confirmation to the parking provision to the rear yard of the site, opposite Bent Street. The agent confirmed the parking to the rear is used by the ground floor unit only and there is currently no allocated parking, just a courtyard area.

Further information was supplied in relation to bin storage for the ground floor use, as well as for the first and second floor development.

Planning History

141683/P3MAP/2024- Prior approval for the change of use of first and second floors from use class E to form 4 no. self contained apartments (C3 Use Class).

Approved 20.01.2025

076351/FO/2005/N1- First floor extension and elevational alterations to create additional storage for existing wholesale warehouse
Approved 04.01.2006

074561/FO/2005/N1- First floor extension and elevational alterations (to create additional storage space) in connection with existing use at Cheetham Hill Road.
Refused 20.04.2005

045351/FO/NORTH1/94- Erection of a warehouse after demolition of existing warehouse.
Approved 03.06.1994.

F05438- Change of use from a hardware factory to a wholesale warehouse or repository for any purpose (Class X)
Approved 08.10.1976

Consultations & Notification Responses

Local Residents

Local residents were consulted and one response was received. Concern was raised regarding management and disposal of rainwater from the extension and that it was important to ensure surface water is properly managed and disposed of so that it does not impact neighbouring properties or create drainage issues.

Highway Services

The following comments were received from Highways.

The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.

The proposed development will result in an increase of 74.24m², it is accepted that no highway concerns in terms of safety or capacity are considered likely to arise.

The site is accessible by sustainable modes. Regular bus services and railway services are available within walking distance of the site.

No on-site car parking is proposed with the development. Therefore, vehicular demands associated with the site is anticipated to contribute to the level of vehicles parked on street. There appears to be an existing vehicular access with dropped kerb off Bent Street that provides access to the rear yard of the site. This access appears to currently be controlled by a roller shutter. Confirmation is requested on whether parking occurs at the rear of the site, and if so, how this is allocated.

A bin store is noted at the rear of the site. It is understood that bins will be taken to Bent Street and returned after collection.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Further Highway comments dated 27 May 2025:

The applicant has confirmed that the rear courtyard has no parking allocated to the development.

No on-site car parking is proposed with the development. Therefore, vehicular demands associated with the site is anticipated to contribute to the level of vehicles parked on-street.

It is noted that short stay parking bays are in place along Empire Street and car park are available within walking distance of the site.

Environmental Health

Environmental Health reviewed the scheme and had no comments to make.

MCC Heritage & Urban Design

The following comments were received from the Heritage & Urban Design Team:

The listed building is currently in use as a public house and lies on the junction of Cheetham Hill Road and Empire Street. The frontage of the listed building has higher significance displaying architectural ornamentation in the form of stone quoins and dressings and elliptical headed windows. The rear of the listed building is much plainer and can be glimpsed from Empire Street, but there is limited intervisibility to the rear of the application site which is concealed by buildings.

The proposed extension as a flat roofed single storey extension would only be viewed from within the application site as part of the urban form consistent in appearance with the host property, it would infill a portion of the rear of the site but would set away from the party wall of the listed building. Given the limited public intervisibility it would not affect the appreciation of the asset, it is thereby considered to have a neutral impact on the setting of the heritage asset and would not harm the heritage significance of the listed building.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective, b) a social, and c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 12. Achieving well-designed places

Chapter 16. Conserving and enhancing the historic environment

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 201, updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management);
Policy SP1 (Spatial Principles);
Policy EC1 (Employment and Economic Growth in Manchester);
Policy EC2 (Existing Employment Space);
Policy EN1 (Design Principles and Strategic Character Areas);
Policy EN3 (Heritage);
Policy EN19 (Waste);
Policy T1 (Sustainable Transport).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC18.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will amongst other things: seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

Policy DC26.1 states the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both: a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states new noise sensitive developments (including large scale changes of use of existing land or buildings) such as housing, schools, hospitals, or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Policy DC26.4 states where the council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following a) engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers b) layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it and screening by natural barriers or other buildings

or noncritical rooms within a building; and c) administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all these factors will be considered appropriate for inclusion in conditions on any planning permission

Policy DC26.5 states the council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Policy E3.3 states the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems.

Policy CC4 states The Council intends to enhance the character of Cheetham Hill Road, Bury New Road/Great Ducie Street, and the Metrolink line. A high standard of design will be expected from new developments in order to restore the unity and particular character of the roads, and to improve the setting of listed and other important buildings. In addition, the Council will encourage the conservation and refurbishment of buildings of character and quality.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods. Of relevance are paragraphs 2.3, 2.7, 2.14 and 2.16.

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 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 full weight in the planning balance.

The following policies are relevant:

JP- S1- Sustainable development

JP-P2 - Heritage

Strangeways Local Plan (2009)

The Strangeways Local Plan is a 10- 15 year plan addressing the economic and physical issues of the area. The Local Plan seeks to ensure that a comprehensive and holistic regeneration strategy is in place.

The role of the Local Plan is to:

-Provide a framework to guide physical change and thereby encourage and maximize investment.

- Establish key objectives and priorities for the area.
- Encourage business and investor confidence.
- Provide a framework for the co-ordination and implementation of services.

The Strangeways Local Plan area has been divided into six neighbourhoods. The applicant site sits within the Cheetham Hill Corridor. The vision is for Cheetham Hill Road to become one of the main commercial arterial corridors leading to the city centre. This will involve the development of a mix of commercial uses, including restaurants, offices and wholesale trade utilising vacant and underused sites along the corridor.

Listed Building Act

Section 72 provides an exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

ISSUES

Principle of Development

The application seeks planning permission of the erection of single storey rear extension to enlarge ground floor unit (Class E). The Class E use has been identified as class E (b)- sale of food and drink for consumption mostly on the premises. Class E is well established over the years when considering the previous use by historic Google Maps imagery. Further, the ground floor has been accepted to be Class E use as per the details submitted within the application of 141683/P3MAP/2024. The proposal would add an additional 74 square metres of class E space. Given the class E use has already been established, the extension to the property is considered acceptable in principle given the adequate rear courtyard space available to extend to such an extent. The property sits within the Cheetham Hill Road area of the Strangeways Local Plan (2009) to become one of the main commercial arterial corridors leading to the city centre. This will involve the development of a mix of commercial uses, including restaurants, offices and wholesale trade utilising vacant and underused sites along the corridor. It is considered such application would be appropriate to develop such vision. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact to the Listed Building sited to the south of the site and impact on the neighbouring properties' residential amenity.

Residential/ Visual Amenity

The rear extension would be sited to the rear of the applicant site and hidden from Cheetham Hill Road. The extension would sit within the rear courtyard, which during the course of the application was in a poor state of condition. Given the proposal would be single storey and due to the relationship of the neighbouring properties and the windows afforded to neighbouring properties it is not considered to create visual/ residential harm. The two adjoining properties benefit from buildings that would block such view to the proposal, and the proposal would be pulled away from the adjoining boundaries. It is noted that historically the rear yard area formed part of an entirely covered area associated with the existing building on the site.

The previous application of 141683/P3MAP/2024 gained consent for Prior approval for the change of use of first and second floors from use class E to form 4 no. self contained apartments (C3 Use Class). It is noted that if this scheme is implemented, four bedroom

windows would look onto the rear courtyard and so onto the rear extension. However, given the extension would be single storey, it would not give rise to any adverse implications to such residential windows in relation to loss of light or creating an overbearing impact.

Local residents were consulted during the course of the application and one response was received. Concern was raised regarding management and disposal of rainwater from the extension and that it was important to ensure surface water is properly managed and disposed of so that it does not impact neighbouring properties or create drainage issues. Given the set in of the extension from the shared boundaries, it is not considered that any drainage issues would occur, the area to be built on is currently an area of hardstanding and the details submitted alongside the application indicate that surface water is to be disposed of via the main sewer. Given the relatively minor scale of the proposal such considerations can be progressed via the appropriate civil channels.

As such, the proposal is not considered to give rise to adverse residential/ visual amenity implications, pursuant with Policy DM1 and SP1 of the Core Strategy.

Design and Appearance

The proposal would have a projection of 8 metres. Given the expansive rear yard connected to the site, and given the extension would be single storey, the length of the proposal is considered to be successfully accommodated within the amenity space. Whilst the proposal would have a flat roof and so would be different to the pitched roof of the host property, given the hidden location from the streetscene of Bent Street given the high boundary treatment, the use of such flat roof is not considered to give rise to a poor design form.

Within the application form, the materials to be used are listed as:

- bricks to match existing
- rubber flat roof
- windows to match existing

Due to the condition of the building at the time of the site visit, it was not easy to identify the existing windows at the site and the property appeared to be rendered in a grey colouration rather than bricks being used. To understand the resultant appearance of the proposal, a materials condition would be attached to any approval granted.

In short, the design and appearance of this element is considered pursuant to Policy DM1 and EN1 of the Core Strategy.

Bin Storage

The initial site plan supplied for consideration only showed bin store for the class E use. The agent was advised that if the applicant wished to implement the prior approval consent for the residential accommodation at first and second floor level, the bins showed would be inadequate. The agent supplied an updated site plan showing the indicative location of the residential accommodation bin storage in relation to the bin storage for the commercial use.

Environmental Health raised no concern in relation to such arrangements.

As such, the development is not considered to give rise to any issues in relation to waste, pursuant to Policy DM1 and EN19 of the Core Strategy.

Highway Considerations

Highway Services reviewed the proposal and did not raise any objections to the scheme.

Highways were satisfied the site is accessible by sustainable modes. Regular bus services and railway services are available within walking distance of the site.

No on-site car parking is proposed with the development. Therefore, vehicular demands associated with the site is anticipated to contribute to the level of vehicles parked on street. There appears to be an existing vehicular access with dropped kerb off Bent Street that provides access to the rear yard of the site. The applicant confirmed the rear courtyard has no parking allocated to the development and this appears to reflect the historic use of the site prior to the removal of structures within the rear yard. Highways therefore considered vehicular demands associated with the site are anticipated to contribute to the level of vehicles parked on-street. However, given the short stay parking bays in place along Empire Street and car parks are available within walking distance of the site, it is considered that the relatively small scale increase in floor space does not give rise to any adverse highways' implications.

Highways raised no concerns in relation to waste arrangements.

As such, the proposal does not give rise to any adverse implications in relation to highway and pedestrian safety, pursuant to Policy T1 and DM1 of the Core Strategy.

Impact to Listed Building- Derby Arms

The applicant site adjoins the Grade II listed building of the Derby Arms Joseph Holt Pub. As such, consideration must be given to the impact to the listed building and impacting the setting of the listed building.

The listed building is currently in use as a public house and lies on the junction of Cheetham Hill Road and Empire Street. The frontage of the listed building has higher significance displaying architectural ornamentation in the form of stone quoins and dressings and elliptical headed windows. The rear of the listed building is much plainer and can be glimpsed from Empire Street, but there is limited intervisibility to the rear of the application site which is concealed by buildings.

The proposed extension as a flat roofed single storey extension would only be viewed from within the application site as part of the urban form consistent in appearance with the host property, it would infill a portion of the rear of the site but would set away from the party wall of the listed building. Given the limited public intervisibility it would not affect the appreciation of the asset, it is thereby considered to have a neutral impact on the setting of the heritage asset and would not harm the heritage significance of the listed building.

As such, the proposal is considered to be in accordance with the provisions of the NPPF chapter 16 and Core Strategy policies DM1, EN1 and EN3. Further, it is hoped that with the erection of such extension and the implementation of the prior approval scheme, the site of 99-101 Cheetham Hill Road will improve and be properly maintained. As existing, the building does not enhance the architectural merits of the neighbouring Grade II listed building and so such works are welcomed to help conserve the historic environment locally.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner and appropriate conditions would be attached to any approval granted.

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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form, stamped as received by the City Council as Local Planning Authority on 13 March 2025.

-Drawing- Location Plan, stamped as received by the City Council as Local Planning Authority on 13 March 2025.

-Drawing- Proposed- Floor Plan, numbered 002, stamped as received by the City Council as Local Planning Authority on 13 March 2025.

-Drawing- Proposed- Elevations, numbered 003, stamped as received by the City Council as Local Planning Authority on 13 March 2025.

-Drawing- Proposed- Side Elevations, numbered 004, stamped as received by the City Council as Local Planning Authority on 7 April 2025.

-Drawing- Proposed- Site Plan, numbered 502 rev 2, stamped as received by the City Council as Local Planning Authority on 27 May 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.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification), no openings, including windows and doors, shall be inserted within the elevations of the extension hereby approved, other than those shown on the approved drawings, unless Planning Permission is specifically granted.

Reason - In the interests of the amenities of the occupiers of the neighbouring dwellinghouse, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

4) Notwithstanding the proposed materials listed within the 'Application Form', prior to any above ground works commencing samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

Informatives

1)The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design

Unit 4H, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4G, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4F, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4E, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4D, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4C, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4B, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 4A, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
2 Empire Street, Manchester, M3 1JA
First Floor And Second Floor, 97 Cheetham Hill Road, Manchester, M8 8PY
97 Cheetham Hill Road, Manchester, M8 8PY
Ground Floor, 97 Cheetham Hill Road, Manchester, M8 8PY
FASHION UNDERWORLD LTD, Unit 1, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Fern House, Fern Street, Cheetham, Manchester, M8 8QQ
116 - 118 Cheetham Hill Road, Manchester, M4 4FG
Unit 5, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 7, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
118 Cheetham Hill Road, Manchester, M4 4FG
Derby Brewery Arms, 95 Cheetham Hill Road, Manchester, M8 8PY
The Brewery, Empire Street, Manchester, M3 1JD
Ground Floor Right, 116 Cheetham Hill Road, Manchester, M4 4FG
Basement And Ground Floor Left, 116 Cheetham Hill Road, Manchester, M4 4FG
First Floor, 116 - 118 Cheetham Hill Road, Manchester, M4 4FG
116 Cheetham Hill Road, Manchester, M4 4FG
Second Floor, 116 Cheetham Hill Road, Manchester, M4 4FG
Unit 2, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
Unit 3, 103 - 105 Cheetham Hill Road, Manchester, M8 8PY
CLEOPATRA TRADING LTD, 122 Cheetham Hill Road, Manchester, M8 8PZ
103 - 105 Cheetham Hill Road, Manchester, M8 8PY
120 Cheetham Hill Road, Manchester, M4 4FG
124 Cheetham Hill Road, Manchester, M8 8PZ

Appendix 2 – Planning constraints

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