MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141654/FO/2024
Date registered valid:	3 December 2024
Proposal:	Installation of air source heat pumps, replacement of plant
Address:	Park Inn Hotel, 4 Cheetham Hill Road, Manchester, M4 4EW
Ward(s):	Cheetham Ward
Applicant:	Radisson Park Inn by Radisson, Manchester
Agent (if any):	Mr James Rule [PS]K DESIGN LTD
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	28 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 January 2025

Standard consultations:
Printed: 13 December 2024 Expired: 6 January 2025

Neighbour notifications
Printed: 13 December 2024 Expired: 6 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The site is on the boundary to Cheetham Hill, a major gateway route into the city centre from the north of Greater Manchester and sits just outside of Manchester City Centre. The character of the area is totally urbanised and comprises a number of different uses including retail, dining, hotel, entertainment and light industrial. Cheetham Hill itself is frequently busy with fast moving motor vehicle traffic

The site in question relates to the Park Inn Hotel, a 250 room 4-star hotel. The development refers to the roof of the Hotel which currently has existing plant as shown below in Figure 1.

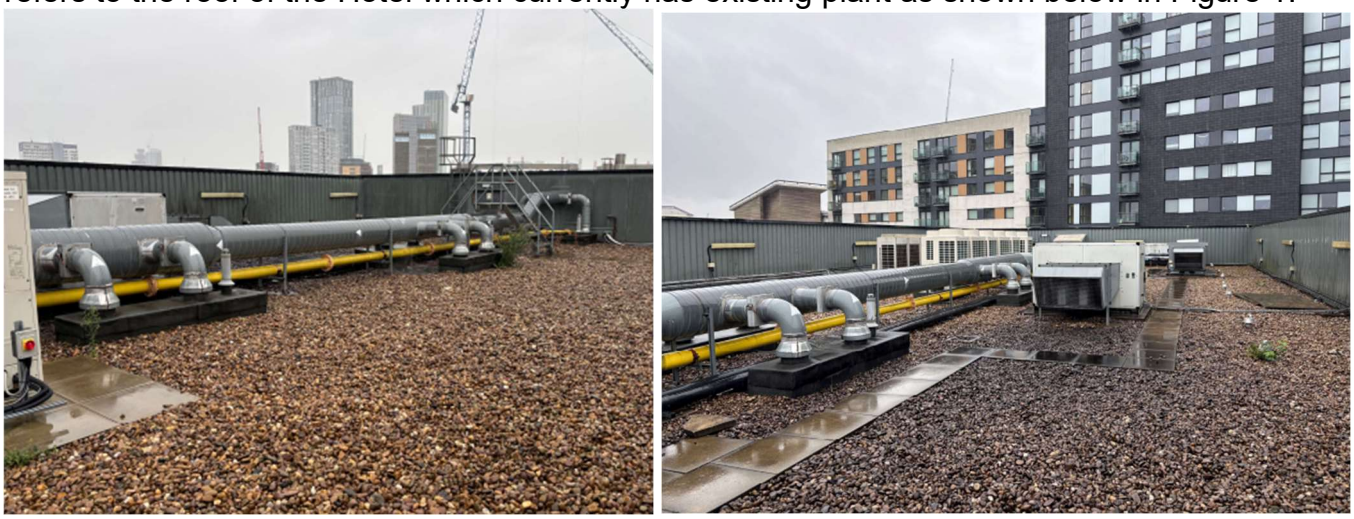


Figure 1 – Site Photographs of existing roof

Description of development

Permission is sought for the installation of 4no. Air Source Heat Pumps (ASHP) and for the replacement of existing air conditioning units. The plant will be installed to the roof of the Park Inn Hotel.

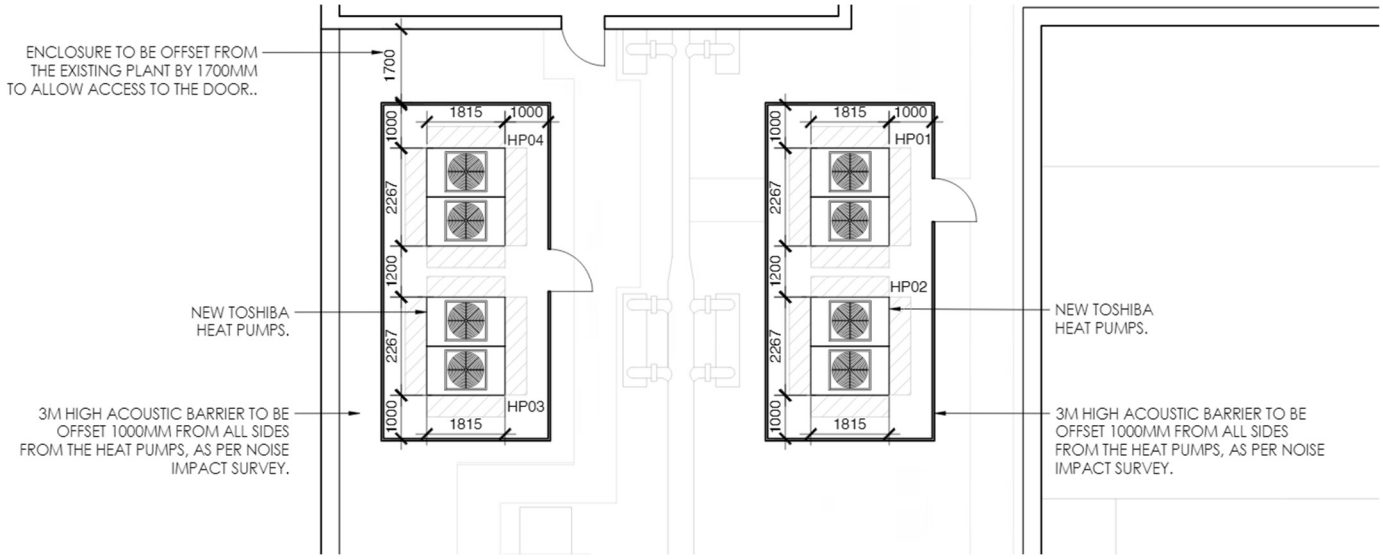


Figure 2 – Partial Plan of 4 x roof mounted ASHP

The 4 x ASHP will be located within the southern central part of the L shaped roof and will be enclosed with a 2m high acoustic barrier that will be offset 1m from all sides.

To the north of the roof, 6 x existing Daikin VRF A/C units will be removed and replaced with 4 x Toshiba air conditioning units. These units will be enclosed with a 2m high acoustic barrier that will be offset 1m from all sides.

To the south-east of the roof, 4 x existing Daikin VRF A/C units will be removed and replaced with 12 x Toshiba A/C units. These units will be enclosed with a 2m high acoustic barrier that will be offset 1m from all sides.

Consultations & Notification Responses

Environmental Health:

- The assessment has been based on the sound data from only 1 of the 16 AC units but it has been confirmed that multiple types of AC unit are to be installed. The assessment will need to be based on the actual noise data for each of the units and cumulative rating of each of the units being used as the rating level for the AC units once they are known.

- The plant screen / mitigation measures may possibly need to be revised once the assessment has taken into account the actual noise data from all of the AC units to be installed to address point 1.

- The report advises that the plant will operate at 50% of design duty during the night and only 50% of the AC units will operate during the night. We will need confirmation from the applicant and heating engineer / building management that this is the case and how this will be controlled to not exceed this duty and unit operation as the assessment has been based on this reduced load during the night time hours.

- A drawing has been submitted to address previous comments regarding the acoustic enclosure providing a screen from the line of sight to the upper floors of the residential units overlooking the plant deck but it is unclear how this has been determined / calculated. We will need assessment and comments including within the acoustic report and calculations to demonstrate how the acoustic enclosure screens the upper floor residential properties so they benefit from the noise mitigation. The drawing submitted also only includes line of sight for one of the residential receptors at Cypress place and should include assessment for the other 15 story residential too.

- Once the above has been agreed, we will need a maintenance strategy for the plant enclosure to confirm inspection frequency, time frames for replacing any broken or damaged parts and how it can be ensured that any replacement parts or panels meet the acoustic performance criteria stipulated in the report.

Publicity - Letters have been sent out to local businesses and residents and no comments have been as part of that process.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy EN1 – Design Principles and Strategic Character Areas

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

Issues

Visual Amenity

The proposed plant will be roof mounted and will be set behind the existing parapet. On the drawings, the 2m high acoustic barrier would not exceed the height of the parapet. Additionally, all acoustic fencing would be set be offset 1m from the sides and therefore no part of the proposal is considered to be visible from the street scene.

It is acknowledged that some residential apartments surrounding the site will have a direct line of sight of the roof. However, as there is already existing plant on the roof, any impact is considered to be negligible.

Noise Impact and Impact to Amenity

A Plant Sound Assessment Report accompanies this application and provides an assessment of atmospheric sound missions from the proposed installations at the nearest noise sensitive receptor. The Council's Environmental Health Officer (EHO) has reviewed the Noise Impact Assessment and accepts the background noise study and receptors identified in the report.

The report confirms with the installation of the 2m high enclosure around the AC plant and the 3m high enclosure around the ASHP plant, the predicted noise level is reduced to 42 dBA during the daytime and 36 dBA during the nighttime. However, the assessment has been based on 1 of the 16 AC units but confirms multiple types of AC are to be installed. Therefore, the cumulative rating/assessment is not considered to be accurate and needs to be revised. Further consideration should also be given to explain the management strategy of how only 50% of the units will operate during the nighttime.

Concerns were initially raised by the EHO as no assessment/consideration has been carried out to the two residential blocks adjacent to the site which sit significantly higher than the proposed plant.

The Noise Impact Assessment was supported by a section drawing to show the line of site from the upper floor of a nearby residential building. Further assessment is required within the acoustic report with comments and calculations to demonstrate how the acoustic enclosure screens the upper floor residential properties and to establish how they benefit from the noise mitigation. For the avoidance of doubt, this should be considered against the two adjacent residential buildings.

The EHO has advised a maintenance strategy for the plant enclosure to confirm inspection frequency, time frames for replacing any broken or damaged parts and how it can be ensured that any replacement parts or panels meet the acoustic performance criteria stipulated in the report.

The Council's Environmental Health Officer has reviewed the Noise Impact Assessment and has requested that further assessment is carried out on the plant noise. In the interest of the amenity of nearby residential occupiers, a pre-commencement condition is required.

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 polices 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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:

   - South Elevation: P0684-PSK-XX-EX-D-A-221301 P05
   - West Elevation: P0684-PSK-XX-EX-D-A-221302 P05
   - North Elevation: P0684-PSK-XX-EX-D-A-221303 P05
   - East Elevation: P0684-PSK-XX-EX-D-A-221304 P05
   - Proposed Plan: P0684-PSK-XX-RF-D-A-221001 P05

All stamped as received by the City Council as Local Planning authority on the Received 27 January 2025

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

3) a) Prior to the commencement of development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b)Prior to the operation of the plant, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant and prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 36, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
1 Park Place, Manchester, M4 4EZ
Flat 113, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1602, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1009, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1506, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 911, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1412, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 513, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 705, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 412, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 208, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 308, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 501, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 117, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 202, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1304, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1401, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 603, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 712, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 402, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1209, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 310, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1410, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1003, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 302, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 206, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1111, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 508, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1309, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1010, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1002, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 119, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 108, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 6, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 78, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 57, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 105, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 129, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 43, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 135, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 22, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 60, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 117, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 70, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ

Flat 131, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 14, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 84, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 38, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 106, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 51, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 26, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 64, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 103, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 609, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1601, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1207, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1409, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Kelway Ltd, Eighth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 601, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 813, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1303, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 806, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 401, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1403, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1408, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 116, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 509, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1112, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 107, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 201, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 807, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 602, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 910, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1504, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 404, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 303, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 604, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1704, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 140, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 97, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 28, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 53, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 54, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 90, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 141, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 16, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 137, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 25, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 85, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 67, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
5 Cheetham Hill Road, Manchester, M4 4FY
Car Parking Spaces, 1 Park Place, Manchester, M4 4EZ
Flat 906, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1205, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1413, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1503, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 808, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 203, Cypress Place, 9 New Century Park, Manchester, M4 4EE

Flat 608, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1510, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 311, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 214, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 103, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1505, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1404, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 507, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 710, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 905, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1511, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1202, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 811, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 407, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 306, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 810, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 108, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 413, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 612, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 47, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 146, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 10, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 89, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 134, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 73, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 122, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 35, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 76, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 13, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 15, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 3, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 139, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 74, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 66, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 130, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 1803, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1407, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1008, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 210, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 313, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 205, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 305, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 706, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1301, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1604, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 913, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 704, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1103, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1310, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 410, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 701, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 105, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 309, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 304, Cypress Place, 9 New Century Park, Manchester, M4 4EE

Flat 1210, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1603, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 216, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1402, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 908, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1106, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 708, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 102, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1501, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1305, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 41, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 5, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 133, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 102, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 121, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 50, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 91, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 59, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 32, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 37, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 107, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 124, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 68, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 82, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 94, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 9, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 88, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 99, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 62, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 112, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Ninth To Twelfth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
19 Cheetham Hill Road, Manchester, M4 4FY
Flat 711, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1801, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 802, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1508, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 901, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 101, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 411, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1802, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1307, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 209, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 605, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1101, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 211, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1406, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 301, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 409, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 511, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 611, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 503, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 115, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 104, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 4, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ

Flat 24, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 128, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 109, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 93, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 42, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 8, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 7, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 61, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 39, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 44, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 77, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 145, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 49, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
2 Cheetham Hill Road, Manchester, M4 4EW
Basement To Sixth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 502, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1312, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1411, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1110, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 903, Cypress Place, 9 New Century Park, Manchester, M4 4EF
2 Scotland, Manchester, M4 4EL
British Transport Police, Seventh Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 805, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1804, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1011, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1012, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1113, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 403, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 607, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1306, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1201, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1512, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 510, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 405, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 907, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1703, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 215, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 212, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1001, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 213, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 610, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 812, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 801, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 606, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1005, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 111, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 505, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1507, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 713, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1405, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 142, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 98, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 45, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ

Flat 123, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 111, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 144, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 48, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 18, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 55, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 30, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 46, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 79, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 83, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 136, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 80, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 29, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 20, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 17, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 116, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 75, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 56, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Late Rooms Ltd, Eleventh And Twelth Floors, 2 Cheetham Hill Road, Manchester, M4 4EW
21 Cheetham Hill Road, Manchester, M4 4FY
Flat 709, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 112, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 110, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 613, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 703, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1206, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 204, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 506, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 809, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1104, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1702, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1302, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 104, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1109, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1208, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1204, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1313, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1513, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 408, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1701, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1004, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 312, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 126, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 138, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 86, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 19, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 143, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 33, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 34, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 31, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 12, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 69, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 11, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 72, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ

Flat 120, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 113, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 21, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 92, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 87, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 96, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 125, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 115, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 132, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 912, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 207, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 804, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 902, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1007, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1311, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1105, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1509, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 702, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1212, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 217, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 904, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1107, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 114, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 504, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 512, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1213, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 909, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1308, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 803, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 109, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1013, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 106, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1203, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 307, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1006, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1102, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 707, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1108, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1502, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 406, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1211, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 110, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 81, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 114, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 71, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 23, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 118, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 2, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 52, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 40, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 100, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 58, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 95, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 127, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Flat 65, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 27, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 63, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 101, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL