

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141225/AO/2024

Date registered valid: 22 October 2024

Proposal: Installation of 2no. high level internally illuminated individual letter signs on south and west elevations and installation of 1no. non-illuminated totem sign.

Address: Park Inn Hotel, 4 Cheetham Hill Road, Manchester, M4 4EW

Ward(s): Cheetham Ward

Applicant: Lacon, Lacon Project Solutions

Agent (if any): Mr Andrew Law, ADS Design

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 December 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 19 November 2024

Standard consultations:

Printed: 29 October 2024 Expired: 19 November 2024

Neighbour notifications

Printed: 29 October 2024 Expired: 19 November 2024

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/Area

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 area has a rich history of welcoming emigres from around the globe, first from Ireland, then a Jewish community, and finally south Asian, Caribbean and Middle Eastern communities. Consequently, the area is extremely demographically diverse and has business, community centres and places of worship catering for a wide range of people.

The site in question relates to the Park Inn Hotel, a 250 room 4-star hotel. The site is located at the City Centre end of Cheetham Hill Road, at the mouth of the road leading away from the centre. A snooker centre sits directly across the road from the site, as well as a solicitors chambers housed in a Grade II listed former synagogue.

Description of Development

The proposal seeks the installation of the following:

- 2no. high level internally illuminated individual letter signs on south and west elevations

- 1no. non-illuminated totem sign

The high-level individual letters signage is in the same location and broadly takes up the same footprint as existing high-level signs.

The totem sign is located in the same location as an existing totem sign. At 800mm x 2000mm, the new totem sign will be taller than the existing.

Consultations & Notification Responses

Highway Services - Have confirmed that the high-level signage complies with carriageway clearance requirements and that the totem does not provide a pinch point in terms of pedestrian visibility.

Environmental Health - Have confirmed that luminance levels are acceptable.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

- (a) the provisions of the development plan, so far as they are material; and
- (b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

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.

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.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

EN1 (Design Principles and Strategic Character Areas) advises that developers will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

The Unitary Development Plan (UDP) for the City of Manchester

DC14.1 (Shops and Related Signs) states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) states that the Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

- a) signs should not normally be positioned other than at fascia level.
- b) signs should respect the architectural form of buildings and shop frontages.
- c) where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.

d) projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.

e) The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.

f) fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;

g) long canopies which ignore the architectural form of frontages will not normally be permitted.

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

National Planning Policy Framework (NPPF) (2023)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 141 states:

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

Issues

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

The Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case. Signage is required in order to advertise and provide wayfinding to hotels.

Visual Amenity

The two high level signs will replace existing high-level signs in the same locations. The use of individual letter signage at a high-level is the preferred approach for high-level signage, as it allows for the architecture of the building to still be clearly read, as opposed to having a high-level sign with a back plate.



Existing (left) and Proposed (right) High-Level Signs

Whilst the overall footprint that the signs take up on the external façade of the scheme is broadly similar to what is currently in situ, the new signage is design with more slender individual letters and elements, which allows for an even greater appreciation of the architecture of the building than the signage currently in place.



E3

N3 non - illuminated totem
size 800 x 2000 mm

Existing (left) and Proposed (right) Totem Sign

The totem sign will replace an existing totem sign currently in place. Whilst the new totem sign will be marginally taller than the existing totem sign, its sophisticated, rounded design, with less visually cluttered content on the totem itself, is considered to be an improvement on the more boxlike totem that has a clutter of information on it.

Taking all these aspects into consideration, the proposal can therefore be supported on visual amenity grounds.

Public Safety

The luminance levels of the high-level signage are 240cd/m² and are therefore within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers. A condition has been added to ensure that the proposed luminance levels are controlled and complied with.

There is no luminance to the totem sign.

The high-level signage complies with headroom and carriageway clearance requirements.

The totem sign complies with carriageway clearance requirements, and it is not considered to provide a pinch point in terms of pedestrian visibility.

Overall, there are no public safety concerns with the proposed signage.

Conclusion

Given the above, the proposal is considered to be consistent with the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), the saved policies contained within the Unitary Development Plan for Manchester, in particular DC14.1 and DC14.5 (Shop fronts and Related Signs), and the National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places)

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Condition(s) to be attached to decision for approval

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

- Location Plan
- Proposed South Elevation 015
- Proposed West Elevation 016
- Proposed Sign Overview Sheet 1
- Proposed Sign Overview Sheet 2
- Proposed Sign Overview Sheet 3
- Proposed Floor Plan
- Exterior Signage Project

Received by Manchester City Council as the Local Planning Authority on 14 October 2024.

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

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

Reason - In the interests of visual and residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC14.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 47, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
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 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 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 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 309, 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 1106, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 708, Cypress Place, 9 New Century Park, Manchester, M4 4EF
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
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 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 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
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 805, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1804, Cypress Place, 9 New Century Park, Manchester, M4 4EH
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 1703, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 215, 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 111, Cypress Place, 9 New Century Park, Manchester, M4 4EE
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
Flat 709, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 112, 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 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 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 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
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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 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 1308, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 803, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1013, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1203, Cypress Place, 9 New Century Park, Manchester, M4 4EH
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
Flat 36, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 113, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1602, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1506, Cypress Place, 9 New Century Park, Manchester, M4 4EH
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 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 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 14, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 117, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 131, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 106, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Kelway Ltd, Eighth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1207, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1409, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1303, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 509, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 107, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 201, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 609, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 806, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 807, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1403, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1408, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1504, Cypress Place, 9 New Century Park, Manchester, M4 4EH

Flat 401, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 404, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 303, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 601, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 116, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 602, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 604, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1601, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1112, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1704, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 22, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 16, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 140, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 141, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 137, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 135, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 60, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 70, 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 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 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 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
Car Parking Spaces, 1 Park Place, Manchester, M4 4EZ
5 Cheetham Hill Road, Manchester, M4 4FY
Flat 906, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1205, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1413, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1503, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 808, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 203, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 608, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1510, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 311, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 214, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 103, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1505, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1404, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 507, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 710, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 905, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1511, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1202, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 811, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 407, Cypress Place, 9 New Century Park, Manchester, M4 4EE

Flat 306, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 810, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 146, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
19 Cheetham Hill Road, Manchester, M4 4FY
Ninth To Twelfth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Basement To Sixth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
2 Scotland, Manchester, M4 4EL
Flat 1011, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 211, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 212, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 213, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Late Rooms Ltd, Eleventh And Twelfth Floors, 2 Cheetham Hill Road, Manchester, M4 4EW
21 Cheetham Hill Road, Manchester, M4 4FY
Flat 102, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 104, Cypress Place, 9 New Century Park, Manchester, M4 4EE
British Transport Police, Seventh Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 804, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1008, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1007, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 110, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 109, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 105, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 106, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 305, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 304, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 505, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 506, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 307, Cypress Place, 9 New Century Park, Manchester, M4 4EE
2 Cheetham Hill Road, Manchester, M4 4EW
1 Park Place, Manchester, M4 4EZ
Flat 1005, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1004, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1006, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1003, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 101, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1009, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1010, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 913, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1001, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 912, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1002, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 908, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 901, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 903, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 907, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 902, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 904, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 909, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 911, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 813, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 910, 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

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