

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140760/FO/2024

Date registered valid: 11 September 2024

Proposal: Change of use from distribution warehouse / wholesaler to gym (Class E)

Address: 120 Broughton Street, Manchester, M8 8AN

Ward(s): Cheetham Ward

Applicant: Mr Bailey

Agent (if any): Mr James Kearns, 26a

Case officer: Sue Wills
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12 November 2024

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 13 September 2024

Standard consultations:

Printed: 13 September 2024 Expired: 4 October 2024

Neighbour notifications

Printed: 13 September 2024 Expired: 4 October 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/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application site relates to 120 Broughton Street within the north Manchester ward of Cheetham. The application site relates to a large wholesale cash and carry (3,000 square metres) which sits close to the junction of Broughton Street and Cheetwood Road. The site relates to a red brick constructed building which appeared, at the time of the site visit, to be utilised by multiple businesses. Access to the site is available via Broughton Street, a large car park is available to the front of the building, and a service road is sited against the western boundary of the site leading to the delivery/service yard to the rear.

Description of area

The surrounding area is commercial in nature and sits within the identified 'warehouse district' within the Strangeways Local Plan, as well as within the allocated area covered by saved policy CC10 of the UDP, which seeks to encourage the continued high level of economic activity in Strangeways and lower Cheetham Hill Road areas. The surrounding uses are of a warehouse, light industrial and wholesale cash & carry nature.

This includes businesses opposite the applicant site to the south of Broughton Street, as well as businesses on Cheetwood Road and Allison Street. The surrounding building are low rise in nature consisting of red or dark brick or composite/ PVC cladding building facing materials.

Description of development

The current application seeks consent for change of use from a wholesale cash and carry unit to gym (Class E).

Parking and disabled parking would be available to users of the gym in front of the building, with access from Broughton Street. Further parking spaces would be available adjacent to the western boundary of the wider site. The overall parking provision would include 3no. disabled parking spaces and 7no. EV charging points. 58 cycle parking places would be available inside the premises.

Waste would be stored to the rear of the building and a service vehicle would be able to gain access via the service road which is located to the west of the site.

The wholesale cash and carry use operative employed 10no. full time staff and 5no. part time staff. The originally submitted planning application stated that the proposed use would employ 5 no. full time staff and 5no. part time staff. This has been revised and it is understood from correspondence dated 1st November 2024, that 8 part time staff and 1 full time manager would be employed, together with 30-40 self-employed personal trainers.

A waste management proforma and plan together with a Transport Statement accompany the application.

Planning History

120924/NMC/2018- Non material amendment to planning permission referenced 119589/FO/2018 to allow a reduction to the extension floorspace.
Approved 16 August 2018.

119589/FO/2018- Warehouse extension.
Approved 28 June 2018.

039805- Erection of a wholesale cash and carry warehouse and import and distribution centre.
Approved 30 March 1992.

037477- Erection of up to 50,000 square feet of wholesale cash and carry warehousing including ancillary retail use with associated parking and servicing with access from Cheetwood Road.
Approved 29 November 1990.

Consultations & Notification Responses

Local Representations

Local residents were consulted, and no responses were received.

Highway Services

Highway Services were consulted, and the response can be summarised as followed:

Trip Generation and Junction Capacity:

Highways reviewed the trip generation assessment undertaken. Overall, the proposed change of use is anticipated to result in an increase of 1 two-way vehicles in the AM peak and 16 two-way trips in the PM peak. No issues raised.

Highway Safety:

The Crashmap accident database has been reviewed for the most recent five-year period. Based on this assessment Highways have no concerns about highway safety issues within the vicinity of the site.

Site Accessibility:

No concerns. The site is well accessed by sustainable modes. Regular bus services, tram services and railway services are available within walking distance of the site.

Parking and Access:

Highways accept the findings within the supported Transport Assessment.

Cycle Parking:

In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles. The TA and plans confirm that 58 cycle parking spaces will be provided within a secure storage area inside the building.

Refuse and Servicing:

A refuse storage area is noted at the rear of the site. This is considered to be appropriate in ensuring no obstruction on the adjacent highway.

Construction Management:

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.

Environmental Health

Environmental Health were consulted and requested the following conditions be attached to any approval granted:

- Premises Opening Hours (need confirming by the applicant).
- Details of the site being acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment
- External plant/equipment/servicing ** Only required if the proposals include any new or additional plant or equipment such as plant associated with ventilation or air conditioning for example

Refuse condition- Environmental Health could accept the waste management proposals submitted with the application.

MCC Flood Risk Management

MCC Flood Risk Management Team were consulted on the application and provided the following response:

The development is in Flood Zone 1 and the proposed use will have a vulnerability classification of 'Less Vulnerable'. In accordance with the Flood Risk Assessment Guidance for Local Planning Authorities:

The proposal can be approved with no Condition required.

The Team requested an informative be attached to any approval granted:

MCC records highlight that the underground River Irwell Tributary (Strangeways) is crossing through the site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>.

Greater Manchester Police

Greater Manchester Police were consulted with the application and provided the following recommendations:

- when replacing or installing new doors and locking hardware include security rated products;
- the access control system should be auditable;
- include secure, bicycle parking.

Issues

POLICY

The National Planning Policy Framework (NPPF) (December 2023)

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 and beautiful places

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

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 EC4 (North Manchester)
Policy CC1 (Primary Economic Development Focus: City Centre and Fringe)
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
Policy EN 16 (Air Quality)
Policy EN18 (Contaminated Land and Ground Stability)
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:

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.

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.

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

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 CC10 (Industrial and Commercial Uses) states The Council will encourage the continued high level of economic activity in Strangeways and lower Cheetham Hill Road areas, recognising particularly the needs of the wholesale trades which dominate these areas. The Council recognises the regional role played by this locality and will pursue policies designed to improve the efficiency of existing businesses (notably wholesale cash and carry and bulk distributive trades), by environmental improvements and better parking and servicing. Permission will be granted for the redevelopment of buildings or sites only where the proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements contained in policies expressed elsewhere in the Plan. Reason: To ensure the continued economic vitality of this key area in the City's economy.

Strangeway Local Plan

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

The Local Plan identifies the site as being within the 'warehouse district'. The area contains warehouse, distribution and manufacturing uses based around the textile trade and the Joseph Holt Derby brewery. The aim is to retain and renew over time the physical infrastructure here to provide a modern energy efficient environment for business operation and growth in the economic core of Strangeways. The clustering of wholesale suppliers and shared space will be encouraged to support the development of business to business relationships and buyers from a wide area.

The Plan also encourages a programme of public realm improvements and improvements to accessibility and the physical environment.

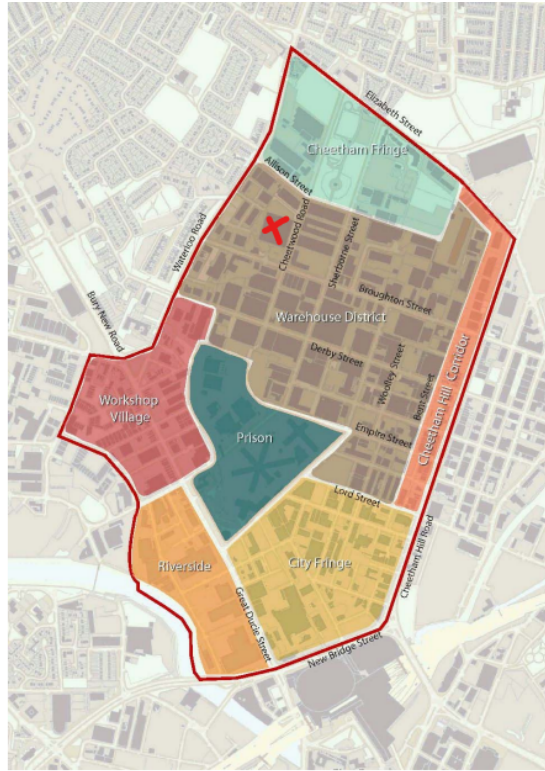


Figure 1, Neighbourhoods identified within the Strangeways Local Plan, with red 'X' indicating the applicant site.

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- S2 – Carbon and energy
- JP-C1- An integrated network
- JP- S6- Clean Air
- JP-J1- Supporting Long-Term Economic Growth
- JP-J2- Employment Sites and Premises

ISSUES

Principle of Development

The suitability of the proposed development has been principally assessed with reference to the relevant policies of the Core Strategy, City Council policy and the guidance contained within the National Planning Policy Framework.

The proposed change of use from a wholesale cash and carry unit to gym (Class E) is not considered acceptable in this location and will adversely affect the character and function of the area, whilst undermining policy which seeks to retain the employment function of the area, which has a high degree of economic activity generated by the wholesale and cash and carry trades. The proposal is therefore contrary to saved policy CC10 of the UDP, policies SP1, EC1 EC2, EC4, CC1, DM1 and SP1 of the Manchester Core Strategy.

The Strangeways Local Plan references the site as being within the warehouse district, and therefore further businesses which support economic growth in the area are generally welcomed.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in Strangeways and lower Cheetham Hill Rd areas, recognising particularly the needs of the wholesale trades which dominate these areas. Given the overarching policy context, it is considered that the general principle of the proposed uses would not be acceptable in this location.

In this case, there are two primary issues of concern which have led to the recommendation for refusal of the proposed development. These are outlined further below.

Loss of Employment Space

The application site is situated within an area subject to a specific saved UDP policy. Saved policy CC10 of the UDP specifically recognises the need to encourage high levels of economic activity in the area and particularly the wholesale trades which dominate the area. This is supported by policies CC1, EC2 and EC4 of the Manchester Core Strategy, which highlight the importance that the city centre and its fringe makes towards economic activity and employment within the regional centre.

The Strangeways Local Plan – a City Council document produced in 2008 outlines a strategy to be delivered over the next 10-15 years for Strangeways to maximise its potential to contribute to the economy of the city, building upon and diversifying its current employment base, exploiting its location on the edge of the city centre. The site is situated within an area defined as ‘The Warehouse District’ and it is noted that whilst large-scale de-industrialisation has occurred elsewhere in many of the city’s traditional employment areas, Strangeways has remained an important provider of employment in Manchester and has the highest concentration of businesses outside the city centre. As manufacturing has declined, the area has continued to focus on textiles with more emphasis on distribution and warehousing. The above policy context underlines the importance of retaining and enhancing established economic sectors including warehousing, manufacturing and distribution activities within the core of the Strangeways area so to protect and enhance the employment function of Strangeways by resisting, in general, the encroachment of non-commercial activities.

Policy EC2 of the Core Strategy also seeks to retain and enhance existing employment space and that alternative uses will only be supported on sites allocated accordingly. No information has been provided as part of the application to demonstrate why the existing use is not viable or unsuitable for employment purposes. Further, it is noted the applicant site has been subject to planning consent to increase the size of the unit (119589/FO/2018- Warehouse extension- approved 28 June 2018), suggesting the site has an economically viable use as a distribution warehouse. It is clear that the existing authorised use of the building is a compatible use for the area when compared to the adjoining uses. Therefore, in the absence of any information that demonstrates that the alternative use proposed justifies the loss of employment space, the application cannot be supported.

The information provided for consideration accompanying the original planning submission indicated that the former wholesale cash and carry operator employed 10no. full time staff and 5no. part time staff, and that the proposed use would employ 5no. full time staff and 5no. part time staff, thus giving rise to an overall reduction of 5no. full time staff. It is noted, however, that in additional information provided in correspondence dated 1st November 2024 from solicitors on behalf of the applicant, that 8 part time staff and 1 full time manager would be employed with 30-40 self-employed personal trainers. As such, there would be less staff employed by the operator of the facility, than indicated on the original planning submission and the former use. Although, the numbers of self-employed personal trainers have the potential to give rise to job opportunities, there is no certainty of the delivery of additional jobs through this approach. It is therefore considered that the proposed use has the potential to result in the loss of employment opportunities and be contrary to the aspirations of policy CC10 of the UDP.

Further information in the correspondence dated 1st November 2024 states that the premises were marketed for a period of 10 months. It is not clear however, whether any interest was received in association with that process, which was not subsequently pursued (and the reasons for that), and whether any incentives were offered by the owner to secure a wholesale warehouse operative.

Given the above, it is considered that the proposed use would be contrary to the policies referenced above and would not therefore be acceptable in this location.

Impact on the Character and Amenity of the Area

The proposed gym use is to be sited within the 'warehouse district' of the Strangeways area. The immediate area is characterised by warehouse, light industrial and wholesale cash & carry businesses. The application site is surrounded by similar uses, as the use of premises. The planning history related to the site and immediate locality shows the surrounding uses are consistent with 'warehouse' uses and which have continued to be supported by the City Council. This includes examples such as planning permission at 132 Broughton Street (118846/FO/2018- erection of two storey building to form cash and carry), 128 Broughton Street (108334/FO/2015/N1- Erection of a 2 storey side extension to form one wholesale cash and carry unit (Sui Generis Use)) and at 8 Cheetwood Road (100322/FO/2012/N1- Erection of two-storey side extension to existing wholesale warehouse). Whilst Google Maps does show a MedSpa Beauty and Aesthetics business at 128a Broughton Street, which could have a class E use, no planning history can be found for such business.

It is to be noted the LPA have refused similar applications in the immediate area, which have sought to introduce class E uses into the warehouse district. This includes the refusal at Unit 8, 106 Waterloo Road (Subdivision of a vacant cash and carry unit (sui-Generis) to create retail unit (Class A1) and a hot food takeaway (Class A5))- refused in 2020. It is also to be noted this decision was upheld at appeal, with the Inspector concluding the development would significantly harm the wholesale trade function of the area.

Correspondence dated 1st November 2024 from solicitors on behalf of the applicant (the contents of which they have stated are in lieu of a planning statement) have been noted. Reference in this correspondence is made to five gymnasiums within the immediate vicinity of the site and a further three to the south of the locality. The gymnasiums referenced in the correspondence, have been reviewed. Of those facilities which have been specified, only 4 lie within the saved policy CC10 area, where the Council is seeking to support the needs of the wholesale trades. One of these gymnasiums lies on the City Centre Fringe (which has planning approval ref: 091372/FU/2009/N1), but there are no records of planning consents for the three other gymnasiums within the immediate vicinity of the site.

Due to the close proximity to the City Centre and the size of the approved Martial Arts Centre and Gymnasium facility at Unit 9 Red Bank (188sq.m.) (which was approved before the adoption of the Manchester Core Strategy in July 2012), it is not considered that this consent sets a precedent for a gym use, nor one of the scale being proposed at Broughton Street.

Furthermore, whilst the floorspace proposed at 120 Broughton Street (1,430sq.m) falls well below that for a qualitative /quantitative assessment to be needed, the preference would continue to be that leisure uses are sited within district and local centres.

The correspondence from solicitors on behalf of the applicant also references the level of parking provision as complying with the levels set out in the Core Strategy in relation to Gymnasium facilities. In respect of leisure uses (formerly Class D2 use), Appendix B Parking Standards in the Core Strategy states a maximum of 1 parking space for 22sqm outside of District Centres. The planning forms reference a floorspace of 1,430 sq.m. for the proposed gym, as such, based on the Core Strategy this would relate to a maximum provision of 65 spaces. This figure is the lowest level of provision in relation to the former uses which are now Class E. As such, the Transport Statement considers the provision of 35 spaces to be acceptable and includes a table suggesting the maximum number of spaces in use would be 20 at peak times. (page 14). The Transport Statement, however, also suggests that any additional parking demand to be safely accommodated on-street within a short walk of the site. Although, in the view of the authors of the Transport Statement this is considered highly unlikely to occur, this would be contrary to aspirations set out in CC10, which states permission will be granted for the redevelopment of buildings or sites only where the proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements contained in policies expressed elsewhere in the Plan.

58 cycle spaces are proposed within the premises, which would equate to 1 space per 25sq.m of floorspace which exceeds the guidance in the Core Strategy.

In conclusion, it is considered that the introduction of a gym would not be in keeping with the prevailing character of the area, and would create an isolated use as a gymnasium, with the potential to create harmful impacts to amenity. The number of members of the public would exceed the existing amount of customers to the wholesale cash and carry unit , generating additional comings and goings. The area is not considered appropriate for such uses and should be retained as a primary warehouse area.

No reference is made to leisure uses (including gymnasiums) within saved policy CC10 of the UDP, and it is considered that the introduction of a leisure use of the scale proposed would be contrary to the aspirations of policy CC10, which seeks to support the wholesale traders which dominate the area. It is believed that a gym to this location would begin to erode the employment character of this part of Broughton Street and could set a trend for similar, future uses to be focused, in an area not envisaged by policy to be appropriate for such uses. In light of the above, it is considered that a gym use in this location would have a negative impact upon character, with the potential to impact upon the amenity of the area. As such, the proposed use is considered unacceptable.

Other Issues of Note

During the course of the application, it was brought to the agent's attention that the existing site plan produced did not seem to reflect the number of entrances to the building as those seen on site. No response was provided from the agent; however, it does not impact the determination of this application.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Refuse

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

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

- 1) The proposed gym (Class E) would lead to the loss of employment space in the form of wholesale cash and carry warehouse and distribution centre, contrary to saved policy CC10 of Unitary Development Plan for the City of Manchester, policies, DM1, CC1, EC1, EC2 and EC4 of the Core Strategy, The Strangeways Local Plan, Places for Everyone JP-S1, JP-J1, JP-J2, and the National Planning Policy Framework. The aims of these policies are to protect this part of the city for employment generating uses which are associated with the warehouse district and the warehouses and wholesale uses that dominate the area. The provision of a gym (class E) would not be compatible with the policy aspirations for this area, which seeks to encourage the high levels of economic activity in the area. The proposed use would therefore undermine the objectives of the aforementioned policies.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

26 Allison Street, Manchester, M8 8AR
28 Allison Street, Manchester, M8 8AR
30 Allison Street, Manchester, M8 8AR
6 Cheetwood Road, Manchester, M8 8AQ
6A Cheetwood Road, Manchester, M8 8AQ
47L Broughton Street, Manchester, M8 8AN
128C Broughton Street, Manchester, M8 8AN
128B Broughton Street, Manchester, M8 8AN
128A Broughton Street, Manchester, M8 8AN
128 Broughton Street, Manchester, M8 8AN
47J Broughton Street, Manchester, M8 8AN
47H Broughton Street, Manchester, M8 8AN
47G Broughton Street, Manchester, M8 8AN
47F Broughton Street, Manchester, M8 8AN
47E Broughton Street, Manchester, M8 8AN
47D Broughton Street, Manchester, M8 8AN
49A Broughton Street, Manchester, M8 8NN
47A - 47C Broughton Street, Manchester, M8 8NN
6 Harthill Street, Manchester, M8 8AG
45 Broughton Street, Manchester, M8 8AN
Unit 1A1, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Unit B3 Front, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units A4 And A5, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units B4 To B6, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
Unit B1, C And C Industrial Estate, Broughton Street, Manchester, M8 8LR
Unit B2, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Rear Unit B3, C And C Industrial Estate, Broughton Street, Manchester, M8 8NL
Units A2 And A3, C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
C And C Industrial Estate, Broughton Street, Manchester, M8 8AQ
MINX CLOTHING UK LTD, 47B Broughton Street, Manchester, M8 8NN
MINX CLOTHING UK LTD, 47A Broughton Street, Manchester, M8 8NN
MINX CLOTHING UK LTD, 47C Broughton Street, Manchester, M8 8NN
43 Broughton Street, Manchester, M8 8AN
Units 3 To 4, 130 Broughton Street, Manchester, M8 8AN
Unit 2, 130 Broughton Street, Manchester, M8 8AN
Unit 1, 130 Broughton Street, Manchester, M8 8AN
47K Broughton Street, Manchester, M8 8AN
21 Cheetwood Road, Manchester, M8 8AQ
126 Broughton Street, Manchester, M8 8AN
47 Broughton Street, Manchester, M8 8AN
102 Broughton Street, Manchester, M8 8AN
Westerdale House, Harthill Street, Manchester, M8 8AG

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA