

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134772/AO/2022

Date registered valid: 5 September 2022

Proposal: Installation of 1no. replacement internally illuminated, double sided, 6 metre high free standing totem sign located on Hyde Road frontage

Address: Selco, Stockport Road, Manchester, M12 6AJ

Ward(s): Ardwick Ward

Applicant: Selco Builders Warehouse Selco, Birmingham, B47 6LW

Agent (if any): Mr Liam Peck, Sapphire Signs Ltd, Bontoft Avenue, Hull, HU5 4HF

Case officer: Carl Glennon
Tel: 0161 234 4530
Email: carl.glennon@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 November 2022

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 4 October 2022

Standard consultations:

Printed: 2 November 2022 Expired: 9 November 2022

Neighbour notifications

Printed: 2 November 2022 Expired: 9 November 2022

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: No

Tree Preservation Order: No

Description of area

The application site is situated between Stockport Road and Hyde Road. The site has a pedestrian and vehicular access point situated off Stockport Road via Marshall Street and Apsley Grove. The second access only vehicular access only entrance point is positioned on the south side of Hyde Road and relates to this advertisement application. The site access leads to a car park area that also serves a Booker wholesale unit. The site boundary to Hyde Road is enclosed by paladin fencing and tree planting. The boundary is also offset from the pavement by grass verges.

The proposal would replace the existing free standing tubular post signage with double display panels situated of the eastern side of reg vehicular access point (the proposes would replicate the existing arrangement). The boundary is offset from the footpath to Hyde Road. The existing signage is positioned within part of the grass verge with its base protected by a crash barrier. The existing display relates to the operation of wholesale warehouses within the site. The surrounding area is predominantly commercial, compromising light industrial, warehouse and car sales uses. The listed Apollo Theatre is located approximately 185 metres from the application site.



Fig.1 – Position of existing signage on Hyde Road

Description of development

The siting of the proposed advertising totem would replicate the siting of the existing free standing signage adjacent to the eastern side of the vehicular access from Hyde Road and within part of a grassed verge forming part of the application site. The signage would have an internally illuminated double sided display with a width of 1.5 metres and a depth of 250 mm. The signage would have a maximum illuminance level of 300 cd/m².

Consultations & Notification Responses

Local businesses – No comments received.

Highway Services – No objection on the basis that:

- i. The proposed sign does not extend over the adopted highway or the red line boundary of the site and a projection over license will therefore not be required;
- ii. The proposed luminance of the sign is noted as 300 cd/m² which is considered to be in line with the 600cd/m² maximum in accordance with current guidance;
- iii. The proposed sign complies with headroom and carriageway clearance requirements.

Cadent – No objection but have requested that an informative be included advising of obligations regarding the identification of gas infrastructure and the appropriate undertaking of works.

Issues

Town and Country Planning (Control of Advertisements) Regulations 2007 - States that:

- (1) The 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.

It is considered that the illuminated signage would relate satisfactorily to the regulations.

National Planning Policy Framework - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. It states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking with the following specific policies being particularly relevant to the proposed development:

Chapter 12. Achieving well-designed places - States that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. It further states that: 'permission should be refused for

development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'. With regard to advertisement signage Chapter 12 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'.

It is considered that the proposed signage represents a standard design that is commonly found within commercial contexts and business estates. The principal of freestanding signage at the site entrance has been historically established and the visual impact of the signage height would be reduced by its setting back from the back of the pavement. On balance, it is considered that the proposed signage would secure a satisfactory relationship to the streetscene and contribute to the sustained operation of the site thereby securing compliance with Chapter 12.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The PPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the PPG:

Advertisements - This section specifically refers to, amongst other things:

- i. Considerations affecting public safety;
- ii. Considerations affecting amenity.

In this case it is considered that the display of signage would not be detrimental to highway safety and / or the amenities of the neighbouring area and would thereby be appropriately related to the relevant aspects of PPG.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.' The following policies are relevant to the proposed development:

Policy SP 1 (Spatial Principles) - Specifies the Core Development Principles for parts of the City. In this case the following relevant principles relate to the proposal:

- Makes a positive contribution to neighbourhoods of choice including the creation of well designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment;
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The appearance and specification of the illuminated signage would not unduly impact upon the character of the streetscene of the setting of the site. The development would not harm the well-

being of the neighbouring community and the signage would aid the sustained future commercial operation of the site. On this basis, policy SP1 would be accorded with.

Policy EN 1 Design Principles and Strategic Character Areas – The proposed design would secure the objective of delivering a design that is appropriately related to the character of the surrounding area. It is considered that proposed totem would improve the quality of the existing signage and the proposed level of illumination would be acceptable and managed by condition. The proposed signage would thereby appropriately related to policy EN1.

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues:

- a. Appropriate siting, layout, scale, form, massing, materials and detail;
- b. Impact on the surrounding areas in terms of the design, scale and appearance with regard to the character of the surrounding area;
- c. Effects on amenity;
- d. Design for health.

For the reasons previously set out above, it is considered that the proposed signage would be satisfactorily related to policy DM1 as it would not harmfully affect the character of the streetscene.

Unitary Development Plan saved policies - The following saved policies of the UDP are considered to be relevant:

Policy E3.3 (Upgrade the appearance of radial and orbital routes) - This policy (E3.3) is relevant given the views of the site from Hyde Road, which is a major radial route to and from the City Centre. It is considered that the quality of the proposed signage would be of sufficient quality to ensure compliance with policy E3.3.

DC15 – Advertisements, hoarding and posters

DC15.1 The Advertisement Regulations require that applications for advertisements be considered only in the interests of amenity and public safety. In determining applications for free standing hoardings and wall mounted posters the Council will take account of the following matters in assessing these interests, in relation to this application:

- the general location of the proposed development and the effect on visual amenity;
- the scope for posters and hoardings to make a positive contribution to the locality;
- the design of the structures, and the relationship with any premises on which they are located;
- the effect of the proposal on permanent redevelopment of the land;
- public safety resulting from the positioning of the design of the display;
- the ease with which the structure is capable of being satisfactorily maintained;
- j. the number of advertisements in the locality and their cumulative effect on visual amenity.

DC15.2 In assessing the interests of amenity and safety the Council will take account of the following criteria:

- a. developments of this kind should not harm the character or architectural features of a building, nor interfere with its proper use;
- b. they should be in scale with the locality and relate properly to the site on which they stand;
- c. they should be unobtrusive and should not intrude into residential neighbourhoods and areas of high amenity value;
- d. a proposal which would be injurious to public safety or adversely affect the flow of traffic, by

reason of its position, size, or design will not be permitted.

DC15.3 Where, having regard to the preceding policies, the Council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect safety and On balance, it is considered that the illuminated signage would have a proportionate visual impact and would not unduly harm the amenity or appearance of the area. There are no apparent public safety highways issues associated with the display of the signage as its positioning would be contained within the application site and separated from passing pedestrians. It is considered that the proposal would accord with policies DC15.1, DC15.2 and DC15.3.

Principle - The advertisement application has been specifically considered with regard to its compliance with policy and relevant guidance and legislation rather than any proposal for the future use of the ground floor of the building. It is considered that the proposed signage has been appropriately and cohesively related to the parameters of the existing shopfront and the established position of fascia signage within the existing and neighbouring units.

Height and positioning – The height of the proposed signage has been reduced from 7 to 6 metres during the consideration of the application. It is considered that this amendment has secure a more proportionate signage display that is more closely related to the existing signage.

Highways Issues - No objections have been received from Highway Services as no public safety issues would arise. A projection over licence is not required and encroachment of the highway would not occur. The proposed levels of illumination and static signage display would be managed by condition.

Illumination levels - The applicant has provided details relating to signage illumination . For the avoidance of doubt and in response to Highways comments, a condition has been included to ensure that no illumination exceeds the specified usually recommended maximum of 300 cd/m2.

Design – The inclusion of neighbouring business operation would prevent visual clutter that may otherwise result from the display of individual signage. The design would have simple rectangular composition with a vertical emphasis rising above a base plinth. The width of the signage would be limited with visual impact related to views of the display panels when approaching and departing from the city centre. The display would not incorporate changing or moving images that would otherwise affect the character of the streetscene. On balance, the proposed design is considered to be acceptable.

Residential amenity – The nature of the signage would have some visual impact and presence in the streetscene. The application site is not located in a residential area. The proposed design and illumination levels would ensure that the visual amenities of the locality would be maintained.

Effect on a nearby listed building – The Grade II listed Apollo Theatre is situated at the junction of Stockport Road and Hyde Road, i.e., approximately 185 metres from the application site. Given this distance and the configuration of building between the sites, it is not considered that the proposed signage would harm the setting of the listed building.

Cadent Advice – The applicant has been advised of Cadent's comments, which have also been included as an informative.

Conclusion - It is considered that the proposed signage would be proportionate and appropriately related to the surrounding context. The proposed signage, subject to illumination

controls secured by condition, would safeguard the amenities of the area. The advertisement signage would appropriately and satisfactorily relate to policies SP1, EN1 and DM1 of the Core Strategy for the City of Manchester, saved UDP policies DC14.1, DC14.5 and the National Planning Policy Framework.

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

N/A

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 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.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local planning authority on 24 August 2022 and 7 November 2022:

Application forms for the display of advertisements (as amended by the detail of drawings ref: Siting and elevation drawing referenced 25130-1F);
Siting and elevation drawing referenced 25130-1F.

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 for the City of Manchester.

4) The advertisement signage hereby authorised relates to the installation of one, double sided internally illuminated totem sign with a maximum height of 6 metres and located in the position shown on siting and elevation drawing referenced 25130-1F stamped as received by the City Council as local planning authority on 7 November 2022.

Reason – For the avoidance of doubt and in the interest of the amenity of the area pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC15.2 of the Unitary Development Plan.

5) Upon installation the authorised advertisement signage shall be internally illuminated with a static display and luminance levels not exceeding a maximum of 300 cd/m² as stated on the advertisement consent forms stamped as received by the City Council as local planning authority on 24 August 2022. The approved illumination level shall not be exceeded at any time whilst the signage is in operation.

Reason - In the interests of the amenity of the area and highway safety pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC15.2 and DC15.3.

Informatives

1) Cadent Advice - Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting: LinesearchbeforeUdig ref: 27042934.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

1 - 5 Dalberg Street, Manchester, M12 6BN
Flat 2, 31 Hyde Road, Manchester, M12 6BQ
2 Cavanagh Close, Manchester, M13 9DF
4 Cavanagh Close, Manchester, M13 9DF
Flat 7, 33 Hyde Road, Manchester, M12 6BQ
118 Stockport Road, Manchester, M13 9DZ
29 Hyde Road, Manchester, M12 6BQ
100 Stockport Road, Manchester, M13 9DZ
Booker Cash And Carry, Stockport Road, Manchester, M12 6AJ
Roy Hall Cash And Carry, Stockport Road, Manchester, M12 6AJ
Flat At, 78 Stockport Road, Manchester, M12 6AL
Apartment 1, 100 Stockport Road, Manchester, M13 9DZ
80 Lauderdale Crescent, Manchester, M13 9DP
Unit 2, Apollo Business Park, Apsley Grove, Manchester, M12 6AW
Second Floor Unit 4, Apollo Business Park, Apsley Grove, Manchester, M12 6AW
Flat 1, 72 Stockport Road, Manchester, M12 6AL
William Hill, 62 - 64 Stockport Road, Manchester, M12 6AL
Top Flat, 80 Stockport Road, Manchester, M12 6AL
Unit 3A, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Unit 3, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Unit 3B, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
UGGBUGG FASHION LTD, Second Floor Unit 2, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Rear Of 74 Stockport Road, Polygon Avenue, Manchester, M12 6AL
Flat 1, Rear Of 74 Stockport Road, Polygon Avenue, Manchester, M12 6AL
Flat 2, Rear Of 74 Stockport Road, Polygon Avenue, Manchester, M12 6AL
57 Hyde Road, Manchester, M12 6BH
Flat 2, 78A Stockport Road, Manchester, M12 6AL
Flat 1, 78A Stockport Road, Manchester, M12 6AL
110 Stockport Road, Manchester, M13 9DZ
104 Stockport Road, Manchester, M13 9DZ
Apartment 7, 100 Stockport Road, Manchester, M13 9DZ
114 Stockport Road, Manchester, M13 9DZ
Apartment 5, 100 Stockport Road, Manchester, M13 9DZ
116 Stockport Road, Manchester, M13 9DZ

Apartment 2, 100 Stockport Road, Manchester, M13 9DZ
102 Stockport Road, Manchester, M13 9DZ
Apartment 4, 100 Stockport Road, Manchester, M13 9DZ
108 Stockport Road, Manchester, M13 9DZ
First Floor, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Ground Floor, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Flat 1, 33 Hyde Road, Manchester, M12 6BQ
Flat 4, 33 Hyde Road, Manchester, M12 6BQ
Flat 5, 33 Hyde Road, Manchester, M12 6BQ
Flat 6, 33 Hyde Road, Manchester, M12 6BQ
Flat 4, 35 Hyde Road, Manchester, M12 6BQ
Flat 3, 35 Hyde Road, Manchester, M12 6BQ
Flat 6, 35 Hyde Road, Manchester, M12 6BQ
Flat 5, 35 Hyde Road, Manchester, M12 6BQ
37 Hyde Road, Manchester, M12 6BQ
Flat 1, 37 Hyde Road, Manchester, M12 6BQ
Apollo Business Park, Apsley Grove, Manchester, M12 6AW
Unit 1, Apollo Business Centre, Apsley Grove, Manchester, M12 6AW
Flat 2, 33 Hyde Road, Manchester, M12 6BQ
Unit 107, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 106, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 100, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
76 Stockport Road, Manchester, M12 6AL
Flat 1, 31 Hyde Road, Manchester, M12 6BQ
Flat 2, 35 Hyde Road, Manchester, M12 6BQ
Unit 103, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 101, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Apartment 3, 100 Stockport Road, Manchester, M13 9DZ
Post Office, 117 Stockport Road, Manchester, M12 6AA
78 Stockport Road, Manchester, M12 6AL
72 Stockport Road, Manchester, M12 6AL
Flat 2, 2A Polygon Avenue, Manchester, M13 9FX
Unit 104, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 12, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 17, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
112 Stockport Road, Manchester, M13 9DZ
106 Stockport Road, Manchester, M13 9DZ
80 Stockport Road, Manchester, M12 6AL
66 Stockport Road, Manchester, M12 6AL
Unit 99, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 18, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
70 Stockport Road, Manchester, M12 6AL
Unit 96, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 14, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Flat 3, 33 Hyde Road, Manchester, M12 6BQ
Flat 1, 35 Hyde Road, Manchester, M12 6BQ
Unit 9, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 8, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 16, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Apartment 8, 100 Stockport Road, Manchester, M13 9DZ
74 Stockport Road, Manchester, M12 6AL
Unit 102, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 97, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 11, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH

Flat 1, 2A Polygon Avenue, Manchester, M13 9FX
Flat 1, 29 Hyde Road, Manchester, M12 6BQ
Unit 98, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 19, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Unit 15, Cariocca Enterprises, 2 Hellidon Close, Manchester, M12 4AH
Apartment 6, 100 Stockport Road, Manchester, M13 9DZ
31 Hyde Road, Manchester, M12 6BQ
71 - 73 Hyde Road, Manchester, M12 6BH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA