

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144293/FO/2025

Date registered valid: 17 October 2025

Proposal: Retention of Flood Lighting (6m high columns) to Multi Use Games Area

Address: Site To The South / South-East Of Sawley Road, East Of Nelson Street, North / North-East Of James Street, Manchester

Ward(s): Miles Platting & Newton Heath Ward

Applicant: Mr Paul Waite, Manchester City Council

Agent (if any): Mrs Anastasia Kapagerof, jmarchitects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 19 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28.10.2025

Standard consultations:

Printed: 28 October 2025 Expired: 18 November 2025

Neighbour notifications

Printed: 28 October 2025 Expired: 18 November 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site was last used as a primary school (built in 1894). The school was demolished in 2011 after Park View community school was constructed on the corner of Varley St / Holland St, where the pupils moved to. Consent was granted for the erection of a part single, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment on the site in July 2023 (ref: 136645/VO/2023). The new school has recently been completed and brought into use. The proposed school opening hours are Mondays to Fridays 07:00 to 18:00 Saturdays 09:00 – 12noon. These time periods include core class period and pre/after school clubs.

Planning History

067829/FO/2003/N1 - Erection of 2.4m high paladin fencing to school boundary
Approved June 2003.

051390/VO/NORTH2/97 - Environmental improvements to school grounds including safety surface & fence to nursery, ground surfaces, playful structures, seating, earthworks planting and sports area.
Approved January 1997

136645/VO/2023 - Erection of a part single, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment
Approved 06.07.2023

138510/NMC/2023 - Non-material amendment to planning permission 136645/VO/2023 to allow the removal of small sections of cladding over individual external doors and replace with alternative materials.
Approved 09.11.2023

CDN/23/0501 - Discharge of conditions 3 (Construction Management Plan), 12 (Drainage), 16a (Contaminated Land) and 27 (Japanese Knotweed) attached to planning permission ref:

136645/VO/2023.
Approved 15.11.2023

CDN/24/0127- Discharge of Condition 17 a (coal mining mitigation) attached to planning permission 136645/VO/2023.
Approved 12.04.2024

CDN/24/0128- Application to discharge condition no. 3 (construction management) attached to planning permission 136645/VO/2023.
Approved 02.04.2024

CDN/24/0504- Discharge of Condition 4 (Materials) attached to planning permission 136645/VO/2023.
Approved 16.07.2024

CDN/24/0505- Discharge of Condition 11 (EV Charging) attached to planning permission 136645/VO/2023.
Approved 16.07.2024

CDN/24/0506- Discharge of Condition 5 (landscaping), 22 (refuse storage) and 33 (Boundary Treatment) attached to planning permission 136645/VO/2023
Approved 31.07.2024

CDN/24/0703- Discharge of condition 9 (highway works) attached to planning permission referenced 136645/VO/2023.
Approved 22.08.2025

142246/JO/2025 - Variation of condition 11 (EV charging) attached to planning permission referenced 136645/VO/2023 to allow changes to EV charging provision.
Approved 02.06.2025

CDN/25/0483- Discharge of conditions 26 (External Lighting) and 36 (CCTV) from planning approval reference 136645/VO/2023.
Refused 18.08.2025

CDN/25/0849- Discharge of condition 26 (external lighting) and 36 (CCTV) attached to planning permission referenced 136645/VO/2023
Approved 23.09.2025

CDN/25/0762- Discharge of Conditions 10 (Drop off and Parking), 24 (Hours of Operation – Sports Facilities), 25 (Servicing Hours) and 34 (Acoustic Barrier) attached to planning permission 136645/VO/2023.
Split decision 23.09.2025

143760/AO/2025- Installation of non illuminated school logo and name signage to the north west elevation of the building.
Approved 06.10.2025

CDN/25/0915- Discharge of conditions 18 (Coal mining SI verification report), 19 (Fume Extraction), 21 (External Plant), 30 (Bird and bat boxes) and 35 (Community Use Agreement) attached to planning permission referenced 136645/VO/2023
Approved 31.10.2025

CDN/25/1005- Discharge of Conditions 6 (car parking), 7 (cycle storage) and 29 (biodiversity)

attached to planning permission 136645/VO/2023.
Approved 10.11.2025

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

To the north of site are terraces of residential properties, with a heavily treed area to the east of the site in proximity to Hulme Hall Lane and the loop connection of Vickers Street to Hulme Hall Lane. Directly to the west is a cleared site formerly occupied by Nicholas Varley primary school, with the Carriocca business park beyond. To the south of the site and warehouse and industrial uses. The immediate surrounding area is characterised by buildings of varying heights, from single storey to two storey commercial buildings. The site is not located within a conservation area, but the Corpus Christi Basilica (Grade II listed building) lies 100m to the north west of the site on Varley Street and Victoria Mill (Grade II* listed building) 262m to the south west of the site.

Description of development

Consent is sought for floodlighting to the perimeter of the MUGA, mounted on high level (6m) columns, and angled downward towards the pitch. Four floodlights mounted on 6m columns are located in proximity to each corner of the pitch. The LED floodlight housing and column would be black in colouration.

Consultations & Notification Responses

Local residents and local businesses – no comments received.

Highway Services - The site is located on and adjacent to private land. The adjacent private land is accessed via James Street, an adopted highway subject to 20mph limit. The technical submission for the MUGA Pitch Lighting ref VAR-VES-XX-XX-TS-E-0019 REV C01 sets out that the flood lighting will not overspill onto or offer any glare on a public highway. Highways consider that the installation of the flood lighting and its subsequent use will not have any impact on the public highway.

Environmental Health - Have no comments.

Sport England - The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case.

New sports facilities

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with design guidance notes produced by Sport England, or the relevant sport National Governing Body.

Community Use Agreements (CUA)

Central Government wishes to see the availability of sports facilities to the wider community when they're not being utilised by the main user, as they see schools being at the heart of local

communities. To help with this ambition we have developed a template community use agreement.

M/CR Active - Having assessed the details, the sports lighting complies with Sport England artificial lighting guidance. The lighting will allow local residents, especially those identified in underrepresented priority groups to participate in physical activities and will enable the MUGA to be fully activated in accordance with the Community Use Agreement, recently submitted. This meets the ethos of the Making Manchester Fairer plan that aims to tackle health inequalities across Manchester.

Given the above, Manchester Active is supportive of the proposal.

Policy Legislative and Policy Context

The following local and national policies and documents are considered relevant in the determination of the application proposals.

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 21st March 2024.

Given the stage the Plan has reached, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

Policy JP-P1: Sustainable Places; sets out a series of design criteria, including the need to design out crime and incorporate inclusive design.

Policy JP-P2: Heritage: seeks to ensure that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised.

Policy JP-P7: Sport and Recreation: encourages the incorporation of a sports facilities mix in all education settings, that meet both curriculum and local community sport needs as identified by an up-to-date Local Authority Sports Needs Assessment, and made available for community use where possible.

National Planning Policy Framework (December 2024)

The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives - economic, social and environmental (paragraph 8).

Section 8 'Promoting Healthy and Safe Communities' states that planning policies and decisions should aim to achieve healthy, inclusive and safe places (paragraph 96) which promote social interaction, be safe and accessible and enable and support healthy lifestyles.

The proposals will support the provision of safe and accessible facilities for use by the school, and the local community. It is not considered that the development would harm residential amenity. Chapter 8 would therefore be positively responded to.

Other Ministerial Guidance Ministerial Planning Policy Statement – Planning for Schools Development

This Planning Policy Statement (PPS) was published in August 2011 and sets out the Government's commitment to ensuring there is sufficient provision to meet the growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. The PPS stipulates that there should be a presumption in favour of the development of state-funded schools, in accordance with the NPPF. The PPS also asserts that LPAs should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions and that they should make full use of their planning powers to support state-funded school.

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City 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. Appendix C of the Core Strategy has a list of superseded policies and their replacements. 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 specific policies are considered to be particularly relevant to the proposed development:

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 - Heritage Policy EN 3 advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those in the City Centre. New development must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled monuments, listed buildings registered parks and gardens, conservation area and archaeological remains. The proposed development site contains no heritage assets and is not located within a Conservation Area. However, Corpus Christie Basilica is a Grade II listed building located 100m to the northwest of the site, and Victoria Mill is a Grade II* listed building 262m to the south west of the site. It is not, however, considered that the proposed development would adversely impact on the setting of these listed buildings, as they are not in a direct line of sight with the proposed development.

Policy EN 10 – Safeguarding Open Space, Sport and Recreation Facilities Policy EN10 indicates that the Council will seek to retain and improve existing open spaces, sport and recreation facilities and provide a network of diverse, multi-functional open spaces. Proposals on existing open spaces and sport and recreation facilities will only be permitted where: -

equivalent or better replacement open space, sport or recreation facilities will be provided in the local area; or - the site has been demonstrated to be surplus for its current open space, sport or recreation function and the citywide standards set out above are maintained, and - it could not fulfil other unsatisfied open space, sport or recreation needs, and a - proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area.

Policy DM1 Development Management

Policy DM1 Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

Saved UDP policies

Policy DC26 relates to development and noise. Policy DC26.1 states that 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 and, for this purpose, the Council will consider both a. the effect of new development proposals which are likely to be generators of noise; and b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

Policy DC26.2 states that 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.

Issues

Principle of use

The proposed development is located on a site which was vacant for a prolonged period, and formed part of the former Nicholas Varley Community School, and now forms part of Orchard House SEND school. The provision of lighting to the previously approved MUGA would enable to facility to be used by the school for longer hours on the winter, and for the local community in connection with the approved community access agreement.

Visual amenity

Consent is sought to retain the 6 m high black metal columns with a floodlight at the top of each column. These are read in the context of the lighting columns within the wider school site, in particular to the parking areas, and are similar in style. As such it is considered that the columns and associated lighting do not form incongruous features within the school site.



Residential Amenity

The MUGA where the proposed lighting has been installed is located to the rear of the site in proximity to James Street. There are existing warehouse and industrial uses facing the site where the MUGA is located. The nearest residential properties lie 75m to the north on Sawley Road and 203m from dwellings on Varley Street to the west. As such any potential impacts to residential amenity due to light pollution would be minimised. In addition, in the submission it is stated that the floodlighting would be angled downwards onto the MUGA. However, a condition is recommended to be attached to any approval so that if, when the lighting units associated with the MUGA are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Furthermore, in connection with the discharge of conditions attached to original consent, the hours of use for the MUGA are related to both the hours the school is used, together with community access outside of school hours (as set out in the community use agreement). It is therefore proposed to attach a condition to ensure the floodlighting would not be in use outside of the hours the MUGA would be in use to safeguard residential amenity.

Noise

The installation of the MUGA and associated issues in relation to noise were addressed in connection with planning approval ref: 136645/VO/2023.

External Lighting

The previously approved scheme_ref: 136645/VO/2023 was accompanied by a Lighting Strategy plan for the lighting at the building, however, at that time no lighting was proposed to the external sports facility, hence, the current submission for the installation of flood lighting (6m high columns) to Multi Use Games Area.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority had no issues to raise with the agent but have attached appropriate conditions to the approval.

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

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

- Site Location Plan - VAR-JMA-ZZ-00-DR-A-901004 rev.C1
- Flood Lighting Technical Information ref: VAR-VES-XX-XX-TS-E-00019 rev.C01 MUGA dated 21.08.2025

- External electrical services layout (Overall school electrical services with proposed MUGA services included) plan ref: VAR-VES-ZZ-ZZ-DR-E-9600 rev.C03 (solely related to the flood lighting to the MUGA)
received 17th October 2025

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The floodlight housings and columns shall be black in colouration in accordance with Flood Lighting Technical Information ref: VAR-VES-XX-XX-TS-E-00019 rev.C01 MUGA dated 21.08.2025 received 17th October 2025.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) If , when the lighting units associated with the MUGA are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

4) The external flood lighting hereby approved shall only be in use in accordance with the hours of use of the school and for the sports facilities set out in the Community Use Agreement (main hall and MUGA) as set out below:

-Term time -weekdays Mondays to Fridays 07:00 -19:30hrs

- Term time weekends Saturdays 09:00 - 15:00hrs

- School holidays - weekdays 09:30 - 15:00 hrs

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCR Active
Sport England

2 Sealey Walk, Manchester, M40 8DG
Unit 86, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 88, Cariocca Business Park, Sawley Road, Manchester, M40 8BB

Unit 93, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 15, Dale House, Vickers Street, Manchester, M40 8EF
Unit 5, Dale House, Vickers Street, Manchester, M40 8EF
Unit 9, Dale House, Vickers Street, Manchester, M40 8FF
Unit 25, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 23, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 32, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 64, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 6, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 46, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 25, Dale House, Vickers Street, Manchester, M40 8EF
Unit 2, Dale House, Vickers Street, Manchester, M40 8EF
Unit 12, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 39, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 109, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
6 Kilsby Walk, Manchester, M40 8DP
8 Kilsby Walk, Manchester, M40 8DP
10 Sealey Walk, Manchester, M40 8DG
8 Sealey Walk, Manchester, M40 8DG
4 Sealey Walk, Manchester, M40 8DG
30 Ashbury Place, Manchester, M40 8DX
Unit 100, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 114, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 72, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 16, Dale House, Vickers Street, Manchester, M40 8EF
Unit 21, Dale House, Vickers Street, Manchester, M40 8EF
Unit 19, Dale House, Vickers Street, Manchester, M40 8EF
Unit 40, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 53, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 66, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 9, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 12, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 2, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 49, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 26, Dale House, Vickers Street, Manchester, M40 8EF
Unit 13, Dale House, Vickers Street, Manchester, M40 8EF
Unit 15, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 98, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 78, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 92, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 107 And 112, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
3 Bednal Avenue, Manchester, M40 8DW
Unit 75, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 105, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 117, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 107, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Duo Plastics Ltd, Vickers Street, Manchester, M40 8PU
Unit 11, Dale House, Vickers Street, Manchester, M40 8EF
Unit 8, Dale House, Vickers Street, Manchester, M40 3EF
Unit 6, Dale House, Vickers Street, Manchester, M40 8EF
Unit 24, Dale House, Vickers Street, Manchester, M40 8EF
Unit 43, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 35, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 28, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 52, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 9, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 50, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 31, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 36, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 42, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 59, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 4, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 89, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 82, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 60 And 61, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
16 Ashbury Place, Manchester, M40 8DX
Unit 101, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 111, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 94, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 69, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Decco Ltd, Hulme Hall Lane, Manchester, M40 8YD
Unit 28, Dale House, Vickers Street, Manchester, M40 8FF
Unit 4A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 18, Dale House, Vickers Street, Manchester, M40 8EF
Management Suite Unit 7A, Dale House, Vickers Street, Manchester, M40 8EF
Unit 22, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 1, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 10, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 5, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 4, Dale House, Vickers Street, Manchester, M40 8FF
Unit 27, Dale House, Vickers Street, Manchester, M40 8EF
Unit 11, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 44, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 38, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 47, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 104, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 110, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
2 Kilsby Walk, Manchester, M40 8DP
20 Ashbury Place, Manchester, M40 8DX
6 Sealey Walk, Manchester, M40 8DG
Unit 10, Dale House, Vickers Street, Manchester, M40 8EF
Unit 22, Dale House, Vickers Street, Manchester, M40 8EF
Unit 24, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 19, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 20, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 56, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 30, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 14, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 57, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 48, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 20, Dale House, Vickers Street, Manchester, M40 8EF
Unit 103, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 85, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 97, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 77, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 113, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 84, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 76, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
24 Ashbury Place, Manchester, M40 8DX
22 Ashbury Place, Manchester, M40 8DX
14 Ashbury Place, Manchester, M40 8DX
12 Ashbury Place, Manchester, M40 8DX
1 Bednal Avenue, Manchester, M40 8DW
10 Kilsby Walk, Manchester, M40 8DP
28 Ashbury Place, Manchester, M40 8DX
Unit 83, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 91, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 54, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Units 7 - 8, Varley Business Centre, James Street, Manchester, M40 8EL
Unit 65, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 13, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 8, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 55, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 51, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 67, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 14, Dale House, Vickers Street, Manchester, M40 8EF
Unit 106, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 99, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 79, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
8 Ashbury Place, Manchester, M40 8DX
5 Bednal Avenue, Manchester, M40 8DW
Unit 74, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 96, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 118, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 116, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 3A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 1, Dale House, Vickers Street, Manchester, M40 8EF
Dale House, Vickers Street, Manchester, M40 8EF
Unit 23, Dale House, Vickers Street, Manchester, M40 8EF
Unit 3, Dale House, Vickers Street, Manchester, M40 8EF
Unit 45, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 37, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 58, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 21, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 17, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 16, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 3, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 63, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 10, Cariocca Business Park, 2 Sawley Road, Manchester, M12 4AH
Unit 70, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 7, Dale House, Vickers Street, Manchester, M40 8EF
Unit 33, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 90, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 81, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 34, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 11, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
18 Ashbury Place, Manchester, M40 8DX
Unit 80, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 5A, Dale House, Vickers Street, Manchester, M40 8FF
Unit 17, Dale House, Vickers Street, Manchester, M40 8EF
Unit 18, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB

Unit 26, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 62, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 41, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 7, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 29, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 27, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 102, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 95, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
Unit 115, Cariocca Business Park, 2 Sawley Road, Manchester, M40 8BB
4 Kilsby Walk, Manchester, M40 8DP
26 Ashbury Place, Manchester, M40 8DX
10 Ashbury Place, Manchester, M40 8DX
12 Sealey Walk, Manchester, M40 8DG

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development High Risk - Name: DEVELOPMENT_HIGH_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Area Team Boundary - Name: NORTH AREA