

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143743/FO/2025
Date registered valid: 16 December 2025
Proposal: Change of use to primary school (Use Class F1).
Address: 20 Lord Street, Manchester, M4 4FP
Ward(s): Cheetham Ward

Applicant: Mr Hashim Ubeid, Supreme Child Care Ltd
Agent (if any): Mr Umayr Azam, Northedge Architecture
Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Refuse
Date of recommendation: 21 January 2026

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 9 January 2026

Standard consultations:

Printed: 5 January 2026 Expired: 26 January 2026

Neighbour notifications

Printed: 5 January 2026 Expired: 26 January 2026

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 application site comprises two connected vacant buildings, attached through an internal stairwell, formerly a warehouse and used as part of a TV station. A third standalone building, not part of the proposal lies in the external courtyard to the rear of the property. The site is bounded by Lord Street to the south, Stock Street to the west, Stock Street East to the east and Mehtab House, a car garage/workshop to the north.

The three storey and two storey buildings are of brick and concrete construction, one with a pitched roof and the other with a flat roof. The existing buildings are punctuated with large glazed openings, with metal roller shutters installed at ground floor level. To the rear is a small service yard presently accommodating a number of vehicles and scrap car parts.

The site lies on the outskirts of Manchester City Centre, just outside the city's inner ring road, and adjacent to Cheetham Hill Road, a key arterial route into the City Centre.

The site is not situated within a Conservation Area or directly affected by any heritage assets, although the Grade II listed St. Chad's Roman Catholic Church and associated Presbytery is situated a short distance to the north west further along Stocks Street.



View of application building from the corner of Lord St and Stocks St



View of application building from Stocks St



View of rear courtyard

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site is located within the Strangeways employment area, as designated by saved Policy CC10 of the Unitary Development Plan and, more recently designated for continued employment/economic use within the Strangeways and Cambridge Strategic Regeneration Framework (SRF) (2025).

The surrounding area comprises a mix of high density, high rise residential development to the south and east known as the Green Quarter along with a predominance of warehouses, wholesale and cash-and-carry businesses, along with light and general industrial premises, typically comprising low-rise buildings with large floor plates. Manchester City Centre is located a short distance to the south.

Description of development

Planning permission is sought for the change of use of the existing building to create a specialist primary school designed to support children and young people with Special Educational Needs and Disabilities (SEND). The school will focus particularly on pupils whose primary needs relate to Social, Emotional and Mental Health (SEMH) and Emotional and Behavioural Difficulties (EBD), falling within Use Class F.1.

The proposal allows for approximately 160 pupils and around 45 members of staff. The school would primarily serve children and young people referred by Local Authorities from the local and surrounding areas.

Internally, the building would be adapted to provide classrooms, a multifunctional space, sensory rooms, staff offices and meeting rooms, kitchen and dining facilities, and toilet and welfare areas. The development has a total Gross Internal Area (GIA) of 990.0 sqm across three floors: 392.3 sqm on the ground floor, 408.4 sqm on the first floor, and 189.3 sqm on the second floor. No external alterations to the building are proposed.

The school is intended to operate during standard term-time hours, typically Monday to Friday from 7:30am to 5:30pm, with occasional wrap-around support. Core teaching hours would run from 9:00am to 3:00pm, with additional time before and after for staff duties and pupil drop-off and collection.

The site also includes a rear courtyard/yard area designed to accommodate drop-offs and pick-ups, along with cycle storage.

Consultations & Notification Responses

Local Residents/Occupiers – 33 representations have been received including 1 in support and 32 objecting to the proposal. Principal comments are summarised below:

-As the school is for a specialist provider, the proposed change of use is welcomed.

-The proposed use is inappropriate for the area and would cause a noise nuisance to nearby residential occupiers arising from children playing etc.

- The proposal would have a harmful impact to those seeking parking for the nearby church.
- The proposal would exacerbate existing parking and traffic problems in the area and undermine pedestrian safety, particularly for young children.
- The proposed use is over intensive beyond what the street can reasonably accommodate.
- The proposal would lead to overlooking and be overlooked from neighbouring residential properties.
- There is a lack of external play space for children.
- The proximity to busy roads means children would be exposed to elevated levels of vehicle emissions during outdoor play and arrival/departure times. The site is not appropriate for a primary school environment, where children's health and wellbeing should be a priority.

Environmental Health – Conditions are advised in relation to hours of use, acoustic insulation, external equipment, fumes, waste management and electric vehicle charging.

Highway Services (In consultation with Transport for Greater Manchester – TfGM)

The following principal comments are made:

Trip Generation

The proposed school for SEMH pupils is expected to generate significant vehicle movements, as most students will arrive by taxi or private car, and the majority of staff are likely to drive. Based on survey data, this could result in around 35 staff trips and up to 160 pupil-related two-way trips, creating over 300 vehicle movements during the morning peak, mainly along Cheetham Hill Road.

To fully understand the transport impacts, the highways authority requires additional information and assessment. Namely:

- Correct Peak Period Analysis: The traffic assessment must model the actual school PM peak (around 15:00–16:30), not the 17:00–18:00 period currently used.
- Junction Capacity Assessment - An anticipated increase of 44 vehicles at two Cheetham Hill Road junctions exceeds thresholds and triggers the need for detailed junction capacity modelling.
- Parking Strategy - Local roads are already heavily parked. The applicant must set out where staff and visitors will park and how this information will be communicated.
- Directional Routing Plan - Whilst not enforceable, the school should strongly encourage all drivers to approach from a consistent direction to reduce congestion and delays.
- Drop-Off Management - A plan is required showing how the drop-off point will be actively managed to keep vehicles moving safely and efficiently.
- Evidence for Capacity Claims - Statements suggesting no operational or safety issues lack supporting evidence. Additional assessment, likely using a worst-case scenario approach is required, acknowledging that the development will generate high levels of vehicle traffic.

Highway Safety

An inspection of Personal Injury Accidents has shown that the roads around the site have no patterns attributable to the characteristics associated with the road layout that suggest further analysis is required.

Access

It is stated that drop offs would be at the roadside on Stocks Street. It is proposed that a drop off point and loading bay is created on Stocks Street to enable a school taxi to drop off and pick up.

A Traffic Regulation Order to protect the drop off bay will be necessary. The applicant would need to apply separately to the Council for this.

Highway Works

To make the footways more accessible in the area of the school, the applicant is advised that numerous improvements to the footways need to be carried out. These are listed in the consultation response.

Parking

Within the Planning and Access Statement it is stated that there is a courtyard area with parking for two vehicles. Confirmation that these spaces will be dedicated to the school is requested.

It is recommended that a Parking Strategy is produced setting out where staff and visitors can / will park for some or all of the school day.

Cycle Parking

The applicant is offering nine cycle parking spaces. This is considered acceptable, as it supports the ethos of encouraging the use of sustainable transport and aligns with MCC guidelines.

Travel Plan

The Travel Plan aims to encourage pupils, parents, staff, and visitors to choose sustainable travel options and reduce reliance on single-occupancy car use. The school is well positioned for this, with accessible public transport and existing walking and cycling routes, although some steep gradients may limit walking and cycling for certain users.

The submitted document is acceptable as an Interim Travel Plan, setting out measures, incentives, and initial targets to promote sustainable travel behaviours. A Full Travel Plan will be required within 14 months of the school's occupation, to update targets and include any additional measures. This requirement will be secured through a planning condition.

Electric vehicle charging

It is recommended that one EV charging point is positioned so that either or both parked vehicles onsite can use the charger if the application is approved.

Waste Management

There is no defined method of collection for the refuse. However, due to the refuse store location it can be expected that the collection will take place from Stocks Street. The only stipulation to be considered is that the collection will not take place 0730 – 0930 and 1430 - 1600 avoiding when students or staff arrive or depart the school.

Construction Management

A Construction Management Plan should be provided by the applicant prior to any construction works beginning if the application is approved.

City Council Children and Education Services - Education does not support this application as it pertains to an independent school that would charge significant fees for pupil places. The Council prefers to develop additional capacity in the state-funded sector rather than procuring such places.

Planning History

130912/FO/2021

Creation of a homeless accommodation centre (Sui Generis) with ancillary healthcare office/facility together with demolition works and elevation alterations. *Approved 22 October 2021.*

081182/OO/2006/N1

Outline Application for the erection of 9 storey building comprising 672sq.metres class A1 retail floorspace and 37 no. residential units. Provision of 36 no. car parking spaces and landscaping, with the siting, layout, means of access, design and external appearance for consideration. *Refused 16 May 2007.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

Local Development Framework

The Development Plan consists of:

- The Manchester Core Strategy (2012);
- Saved policies of the Unitary Development Plan for the City of Manchester (1995); and
- Places for Everyone Joint Development Plan.

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'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.

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 contained within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy EC1 (Employment and Economic Growth in Manchester) looks to ensure priorities for economic growth. The Council will support significant contributors to economic growth and productivity including health, education, retailing, cultural and tourism facilities, and other employment generating uses.

Policy EC2 (Existing Employment Space) states that the Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;
- The existing use is incompatible with adjacent uses;
- The existing use is unsuitable for employment having had regard to the Manchester-Salford - Trafford SFRA; or
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use.

Policy EC4 (North Manchester) states that North Manchester is expected to provide approximately 14ha of employment land. The key development opportunity in the area is:

1. City Centre Fringe suitable for office (B1a) led mixed use development:

-Strangeways;

-Collyhurst.

2. Significant existing employment and economic development is found in:

- Strangeways Employment Area north of the City Centre fringe, suitable for retention and growth of general industry, warehousing and distribution;

- Collyhurst;

-North of City Centre Fringe, an area with a number of major employers;

- Cheetham offering cultural facilities, such as museums;
- Manchester Fort Retail Park;
- North Manchester Business Park.

The Council will promote development which has had regard to:

- The key transport infrastructure such as the arterial roads Bury New Road, Cheetham Hill, Rochdale Road and other public transport networks such as bus routes;
- Metrolink and proposed extension and new stops;
- Connecting major employment opportunities to residential neighbourhoods within North Manchester and Lower Broughton and Salford;
- The importance of waterways and particularly the Irwell River in creating a sense of place and attracting investment.

Policy T2 – (Accessible areas of opportunity and need) – sets out strategy for managing the pattern of development to improve accessibility in the city, stating that car parking standards are maximums and cycle and disabled car parking standards are minimums, with account for circumstances at the council's discretion.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments 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 ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Unitary Development Plan for the City of Manchester

Saved policy CC10 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. The Council recognises the regional role played by this locality and will pursue policies designed to improve the efficiency of existing businesses by environmental improvements and better parking and servicing.

Permission will only be granted where proposals incorporate sufficient parking and servicing for their own needs, subject to a proper balance of other planning requirements.

Saved policy DC19.1 (Listed Buildings) - The Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protect their general setting.

Places for Everyone Greater Manchester Joint Development Plan (March 2024)

Places for Everyone Joint Development Plan was published in March 2024 and has been produced by Greater Manchester Combined Authority to provide a long-term plan for jobs, new homes, and sustainable growth for nine of Greater Manchester's districts.

The Plan forms part of the Development 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 significant weight in the planning balance.

The Plan identifies the essential aspect of the efficient and effective use of land with the preference to be given to making as much use as possible of suitable previously developed brownfield land and vacant buildings when meeting development needs. The following policies are considered relevant:

JP-J2 – (Employment Sites and Premises) - Existing employment areas that are important to maintaining a strong and diverse supply of sites and premises in our boroughs will be protected from redevelopment to other uses, nurtured to ensure they remain competitive and their accessibility improved where necessary. This will include local employment areas as well as key growth locations.

JP-J4 (Industry and Warehousing Development) – ‘The need to provide the level of industrial and warehousing land within the Plan reflects the need for Greater Manchester to compete internationally for investment and provide sufficient choice and flexibility to respond to the varied needs of different businesses. This will help Greater Manchester to maximise its ability to attract and retain businesses and hence support its long-term economic growth prospects and the availability of local jobs.’

The policy goes on to state:

‘The existing supply of potential industrial and warehousing sites identified in the districts’ strategic employment land availability assessments are insufficient to meet the overall identified need’.

Policy JP-P2 (Heritage)

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings.

Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester’s distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district’s identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place making;
2. Ensuring 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;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as

well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

In addition, the below guidance and documents are also considered to be important material considerations.

The Strangeways and Cambridge Strategic Regeneration Framework (SRF) (2025)

This Strangeways and Cambridge Strategic Regeneration Framework ('the SRF') has been produced in partnership between Manchester City Council ('MCC') and Salford City Council

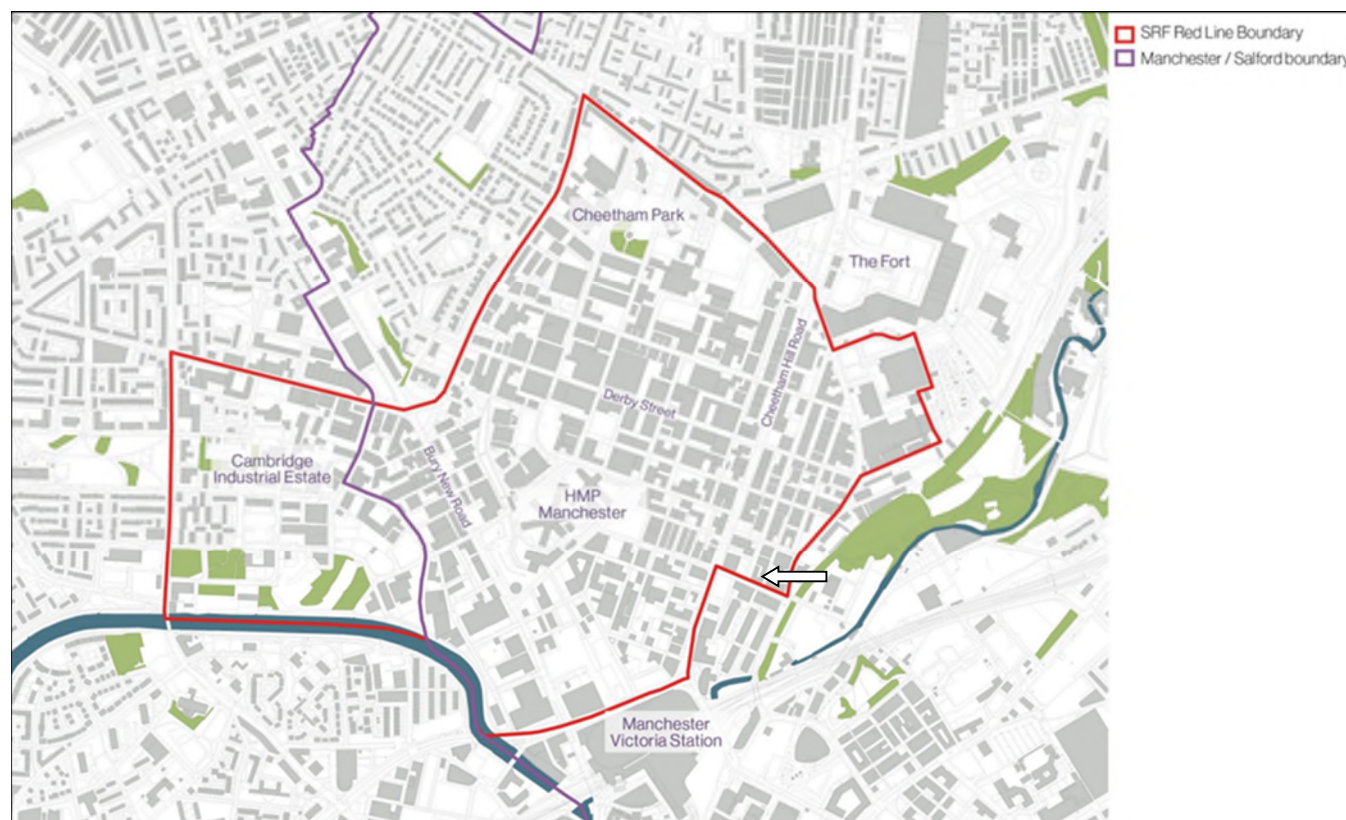
It is an important document that will be used to guide development and investment in this key area of the city over a 20-30-year period. Historically considered as 'city fringe', the Strangeways and Cambridge area will have a fundamental role in the growth and evolution of the city centre and the wider Greater Manchester economy.

The two councils have come together to prepare the SRF in response to the considerable changing context of the area, including:

- The ongoing growth of the Manchester and Salford 'city core', which has seen rapid expansion 'upwards and outwards' in areas such as Greengate and along Trinity Way, but where there remains an identified need for a larger city centre to help deliver continued economic growth;
- The desire of both councils to progress long-standing strategic challenges: in the case of the MCC, its desire to see the relocation of HMP Manchester, for SCC the need to address the impact of climate change on flooding from the River Irwell;
- The need to follow up the success of the recent Operation Vulcan – the GMP-led drive to purge the counterfeit goods trade and associated criminality – with a long-term plan for the area's regeneration;

- A recognised opportunity to make more of the heritage assets across the area; and
- The requirement to provide a long-term vision for the area for residents, businesses and landowners, given this changing context, and the need to establish confidence in the future as a basis for investment and development.

This SRF provides guidance to support a holistic and coordinated approach to development in the area, which supports both City Councils objectives, and the inclusive growth of the area.



The Strangeways and Cambridge Strategic Regeneration Framework (SRF) boundary – arrow indicating location of application site

National Planning Policy Framework

National Planning Policy Framework - The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

The NPPF is currently under review and a Consultation Draft of the emerging NPPF was published in December 2025.

Issues

Principle

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the development plan unless other material considerations indicate otherwise.

The National Planning Policy Framework (NPPF), at paragraphs 2 and 47, reinforces this principle. Paragraph 12 further clarifies that the presumption in favour of sustainable development does not alter the statutory status of the development plan as the starting point for decision-making. Where a proposal conflicts with an up-to-date development plan, planning permission should normally be refused.

In this case, the proposed development is considered unacceptable in principle as it conflicts with policies designed to protect the character and function of the area for employment-generating uses and activities with a high level of economic output.

The proposed use as school is not appropriate for this location. It would harm the area's established character and function, undermining policies aimed at retaining its employment role and the significant economic activity generated by wholesale, warehousing, and distribution trades.

Further concerns arise from the parking and traffic impact. The proposed use is likely to attract a high volume and frequency of vehicles, yet the site lacks any tangible off-road parking.

Combined with the already congested nature surrounding streets, the proposed use would increase competition for parking spaces and lead to localised congestion and manoeuvrability issues, undermining highway safety.

Given the overarching policy context, the principle of the proposed use is considered unacceptable in this location and contrary to saved Policy CC10 of the UDP, Policies SP1, EC1, EC2, EC4, DM1, T2 and SP1 of the Manchester Core Strategy, Policies JP-J2 and JP-J4 of the Places for Everyone Joint Development Plan, the Strangeways and Cambridge SRF, and the NPPF

The key issues of concern are outlined in more detail below.

Impact to the Highway

The area allocated policy of Saved policy CC10 of the UDP states that within this area 'permission will be granted for the redevelopment of building or sites only where the proposals incorporate sufficient parking or servicing for their own needs'.

Policy DM1 of the Core Strategy states further that amongst other matters, that all development should have regard to vehicular access and car parking, road safety and traffic generation. Policy T2 seeks to promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car.

The area within the vicinity of the site experiences significant levels of car parking on the lengths of unrestricted kerbs on surrounding roads and on often along sections of highway with double yellow lines and overhanging junctions. See below photograph taken from the Officer site visit.



View of highway opposite the application site on Stocks St

There is substantial concern that the proposed use would lead to a marked intensification of existing on-street parking pressures. This is likely to generate frustration among nearby business occupiers, as well as worshippers attending the church located further north on Stocks Street, by increasing competition for already limited parking opportunities. The resultant congestion and restricted manoeuvrability for vehicles would create localised traffic conflicts and, ultimately, give rise to avoidable highway safety risks, particularly for pedestrians and especially so given that the proposed use is intended to accommodate children with special educational needs.

The application site provides no meaningful or practical off-street parking provision. As such, vehicles associated with the use would inevitably seek parking within surrounding streets, further compounding the current pressure on local parking capacity.

Whilst the site is relatively accessible and the operation of a Travel Plan is proposed, it cannot reasonably be assumed that visitors or other users would choose not to rely on private cars. In light of the proposed number of pupils and staff, together with their likely associated vehicular requirements, the applicant has not provided robust or persuasive evidence demonstrating that the development would avoid exacerbating existing parking stress or highway-related issues in the immediate vicinity. This assessment is supported by Highway Services who consider the level of information to support the proposal from a highway perspective to be deficient.

In summary, the proposal fails to demonstrate that adequate parking arrangements exist, or that the scale and frequency of trips generated by the use could be accommodated safely and without detrimental impact. As a result, the development is likely to harm the operational needs of neighbouring businesses, existing occupiers and the nearby church, and to negatively affect traffic circulation more generally. On the basis of the information submitted, there is insufficient evidence to reach any alternative conclusion.

Loss of Employment Space

The application site lies within an area covered by a site-specific policy (Policy CC10 of the UDP) which emphasises the need to maintain high levels of economic activity, particularly supporting the wholesale trades that dominate the locality.

This approach is reinforced by Policies EC1, EC2, and EC4 of the UDP, which highlight the area's significant contribution to employment and economic activity within the regional centre.

Policy JP-J2 of Places for Everyone stresses that existing employment areas are vital for maintaining a strong and diverse supply of sites and premises across Greater Manchester and should be safeguarded from redevelopment for alternative uses. Similarly, Policy JP-J4 underlines the need to provide sufficient industrial and warehousing land to remain competitive internationally, attract investment, and offer flexibility to meet varied business needs, supporting long-term economic growth and local job availability.

The recently adopted Strangeways and Cambridge Strategic Regeneration Framework (SRF) 2025 further confirms the area's role as a key employment hub, hosting the highest concentration of businesses outside Manchester city centre. This is supported by an economic study demonstrating Strangeways' ongoing and future importance as an employment location.

Policy EC2 of the Core Strategy represents the overarching policy in relation to existing employment sites and states that:

'The Council will seek to retain and enhance existing employment space and sites. Alternative uses will only be supported on sites allocated accordingly, or if it can be demonstrated that:

- The existing use is un-viable in terms of business operations, building age and format;*
- The existing use is incompatible with adjacent uses;*
- The existing use is unsuitable for employment having had regard to the Manchester- Salford - Trafford -SFRA; or*
- On balance, proposals are able to offer greater benefits in terms of the Core Strategy's vision and spatial objectives than the existing use'.*

The supporting narrative to the policy states further that although the Council values employment land, there are circumstances where it will be appropriate to support alternative uses such as when employment is un-viable, particularly if the site has remained empty or vacant for a period of time and the employment space no longer serves the needs of businesses due to its age and the conditions of the property; or, when an alternative use would bring more benefits to the City, either because the employment use is not the optimum use for the site or because any harm is outweighed by the benefits of the new use.

In this instance, the premises is currently vacant, it is not been demonstrated that the existing use is unviable and it is considered that the existing use is compatible with adjacent uses and suitable for employment, given the prevailing context.

Whilst the area's dominant textile wholesale sector has faced disruption due to structural changes such as the growth of online retail, Brexit, and generational shifts in family-owned businesses and although some traders have diversified into retail or alternative wholesale products, the economic community remains largely intact despite these vulnerabilities. Change has been gradual, but proximity to the expanding city centre, rising demand for varied employment spaces, and continued growth in online sales could accelerate this process. These dynamics create opportunities for emerging sectors, evidenced by the presence of creative, entertainment, and leisure businesses that attract diverse footfall and position the area as an economic gateway to Manchester and Salford. Although these businesses are currently limited in number, they coexist reasonably well with traditional operations.

The policy framework strongly supports retaining and enhancing established economic sectors such as warehousing, manufacturing, and distribution within Strangeways to protect its employment function and resist the encroachment of non-commercial activities. The City Council is concerned about the recent introduction of incompatible uses, which risks altering the area's character and undermining its role as a hub of economic activity.

Whilst the proposed school is relatively modest in scale and may not immediately erode the area's function, it could set a precedent for similar developments, making future resistance more difficult. The cumulative impact would exacerbate harm to the area's employment role. For these reasons, the proposed use is considered unacceptable in this location and notwithstanding the educational benefits of further SEND provision, the proposed use is considered inappropriately located and in this case is outweighed by the need to safeguard the area's employment function.

Heritage Impact

As the site is located close to St. Chad's Roman Catholic Church and associated Presbytery which is Grade II Listed which is located a short distance to the north west, there is a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

In this case, given the existing context, intervening distance between building, the commercial surroundings and as the proposal seeks a change of use with no external alterations, the City Council considers the proposal would preserve those interests and have no harmful heritage impact.

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, but these concerns have not been overcome. 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 development would result in the loss of employment floorspace, contrary to saved Policy CC10 of the Manchester Unitary Development Plan (1995), Policies DM1, EC1, EC2 and EC4 of the Manchester Core Strategy (2012), Policies JP-J2 and JP-J4 of the Places for Everyone Joint Development Plan (2024), the Strangeways and Cambridge Strategic Regeneration Framework (2025), and the National Planning Policy Framework. These policies seek to safeguard this area for employment-generating uses associated with the Strangeways Employment Area, which is characterised by industrial, wholesale and warehouse operations. A place of worship is incompatible with these objectives and would undermine the strategic aim to maintain and enhance economic activity within the locality.

2) It has not been satisfactorily demonstrated that the proposed use, together with the associated level of parking demand and vehicular activity, would avoid exacerbating existing on-street parking pressures and highway safety issues within the locality. Such impacts would compromise the efficient operation of the local highway network. The proposal is therefore contrary to saved Policy CC10 of the Manchester Unitary Development Plan (1995) and Policies DM1 and T2 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Childrens Services

Apartment 312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Flat 1802, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 302, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1003, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 101, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 808, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1602, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1310, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1010, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 706, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 105, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1210, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1804, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1205, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 409, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 703, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1103, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1209, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 606, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
St Chads Presbytery, Stocks Street, Manchester, M8 8GG
Flat 1304, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 106, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1303, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1402, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1703, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 206, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 701, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 709, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1309, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 107, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 803, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1503, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1107, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 707, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 501, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 601, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1201, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 503, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1001, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 104, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1608, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 502, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1204, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1007, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Unit 2, 4 Stocks Street, Manchester, M8 8QG
Flat 201, Britton House, 21 Lord Street, Manchester, M4 4FN

Flat 208, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 305, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 908, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1306, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1004, Britton House, 21 Lord Street, Manchester, M4 4FQ
Serviced Apartment 1404, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1701, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1607, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 202, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 508, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1801, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1207, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 505, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 801, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 902, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 209, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1506, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1405, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1601, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 510, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 610, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1410, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 603, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 806A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 404A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 307B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 804A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 805A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 503A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 902A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Flat 105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 1005, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 1104A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 307A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 109, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 310, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 408, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 705, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 509, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1308, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 205, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 905, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 906, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 405, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 204, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 102, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 301, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 607, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 507, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1110, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1406, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 605, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 507B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 501B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 506B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 707B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 405A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 702A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1101A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1006A, Melia House, 19 Lord Street, Manchester, M4 4AX
Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 303B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 1103A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1002A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
98 Cheetham Hill Road, Manchester, M4 4EX
Unit 1, 4 Stocks Street, Manchester, M8 8QG
Flat 1301, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1105, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 402, Britton House, 21 Lord Street, Manchester, M4 4FN

Flat 806, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1002, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 809, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 308, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1101, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1408, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 407, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1501, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 807, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1206, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 609, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1603, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 506, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1008, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 307, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 704, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 604B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 406B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 1605, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 401, Britton House, 21 Lord Street, Manchester, M4 4FN

Flat 1006, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 805, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 810, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1604, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1409, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1104, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 910, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1208, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1502, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1504, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1606, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1305, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 404, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 410, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1203, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1702, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 602, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1106, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 306, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 108, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1009, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 207, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1307, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1202, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Flat 403, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1803, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 304, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1401, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 710, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 903, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1403, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1505, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 804, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1704, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 708, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1507, Britton House, 21 Lord Street, Manchester, M4 4FQ

Flat 1108, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 702, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 804B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1004A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 707A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 403B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 402B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 801B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 703B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 402A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 302A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1001A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 305B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 706B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 907B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
St Chad's RC Church, Cheetham Hill Road, Manchester, M4 4EX
Mirage House, 25 - 27 St Chad's Street, Manchester, M8 8QA
4 Stocks Street, Manchester, M8 8QG
Flat 110, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 406, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 504, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 802, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1302, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 309, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 210, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 303, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1407, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 608, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 103, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 909, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 203, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 907, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1109, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1102, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1508, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 604, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 904, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 405B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 606B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 803B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 505B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 304B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 601B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 704B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Appendix 2 – Planning constraints

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA