

**The Sheridan Suite,  
Manchester M40 8RR**  
Planning Statement

**The Sheridan Suite,  
Manchester Planning  
Statement  
February 2025**

**Plans Drawn**

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# Sheridan Suite, ManchesterPlanning Statement Assessment

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# **Sheridan Suite, Manchester Planning Statement Assessment**

Appendices

## **Appendix 1**

City and district centre health checks

## **Appendix 2**

Sequential site proformas

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# 1. Introduction

- 1.1. Plans Drawn has prepared this Planning Statement Assessment in support of a new Mixed Use Food Hall to the Ground Floor of the Sheridan Suite in Manchester.
- 1.2. The applicant, Sheridan Suite, seeks permission for:  
*Change of use and extension of sui generis floorspace to A3/A4.*

## The Sheridan Suite

- 1.3. The Sheridan Suite is an exhibition and conference venue on Oldham Road, 1 mile north of Manchester City Centre. The Sheridan Suite has been in operation for over 15 years and employs 13 people.

**Figure 1: Site location plan**



Source: Google Aerial Images

## Mixed Use Food Hall Phoenix Center

- 1.4. To protect the business and ensure long term investment in this location, Sheridan Suite seeks permission for the change of use of the vRestaurant and Bar in the ground floor to a Mixed Use Food Hall.
- 1.5. The offices are associated with the first floor sui generis use and has been a Restaurant and Bar
- 1.6. In accordance with the Employment Density Guide (November 2015) the restaurant and bar

will create 35 new jobs<sup>1</sup> and circa £40,000 business rates.

- 1.7. The Food Hall will offer world-cuisine with 196 covers internal and up to 132 External. The food hall will be independent to the exhibition and conference facility. It will improve the availability and experience of Oriental cuisine.
- 1.8. The application includes external seating area to the Southern facing to the frontage along with modifications to the internal layout. The existing ground floor gross internal area (GIA) is 2,434sqm<sup>2</sup>. The proposed Food Hall will be circa 2,434sqm (GIA), which includes an external eating area of 258sqm. Further details of the design changes are provided in the associated Design and Access Statement and the plans.

### **Sustainable location**

- 1.9. The Sheridan Suite is located in an accessible location nearby to the city centre, along Oldham Road. This spine road operates as an extension of the city centre with a number of retail, leisure and office use.
- 1.10. The site is easily accessible by public transport, particularly to the city centre. There are seven bus services (83, 88, 180, 114, 182 and 184 and on Hulme Hall Road, 5 minutes walk away, 53, 76, 76a) at the Oldham Road/Queens Road stop, directly opposite the Sheridan Suite ensuring a bus to the city centre arrives every 10 minutes. There is an existing car park with 275 spaces that will be shared by the restaurant and bar. SCP has prepared a separate transport assessment, which demonstrates how the proposal is suitable in terms of transport and highways.

### **Ensuring vitality of town centres**

- 1.11. Applications for retail, leisure and office development over 2,500sqm outside of town centres should be supported by an impact assessment.
- 1.12. In accordance with NPPF and Planning Practice Guidance (PPG), this leisure impact assessment includes a sequential and impact assessment. It concludes that in accordance with NPPF and the Core Strategy, the proposal passes the relevant sequential and impact tests as there is negligible impact on existing town centres. Our reasons for reaching this conclusion is:
1. The city centre and district centres within the study area are healthy, vital and vibrant;
  2. There are no sequentially preferable sites within the area the restaurant is intended to serve that are available, suitable and viable; and
  3. The proposal has no significant adverse impact (or has negligible impact) on the vitality and viability of relevant district centres.

### **Report structure**

- 1.13. The remaining sections of this report are set out as follows:
- Section 2 outlines the methodology;
  - Section 3 provides a health check of the centres within the study area;
  - Section 4 sets out the sequential test;
  - Section 5 provides the impact test;

<sup>1</sup> Based on the Net Internal Area (20% of GIA) and 20sqm per employee.

<sup>2</sup> GIA excludes the ground floor lobby area (450sqm) leading up to the first floor.

- Section 6 sets out the conclusions.

## 2. Methodology

- 2.1. In accordance with the National Planning Policy Framework (NPPF) (2012) and the Manchester Core strategy (July 2012), the proposed restaurant is defined as a 'main town centre use' and is located in an 'out of centre' development (Annex 2, NPPF).
- 2.2. There are *"two keys test that should be applied when planning for town centre uses which are not in an existing town centre...– the sequential test and the impact test"* (PPG, paragraph 1).
- 2.3. In accordance with NPPF retail and leisure proposals should be assessed against the following considerations:
  - A sequential test, utilising the long-standing 'town centres first' principle, with edge of centre sites next in the hierarchy followed by out of centre sites, with preference given to those sites which are well connected to the town centre (paragraph 24);
  - The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to ten years from the time the application is made (paragraph 26).
- 2.4. The NPPF at paragraph 23 promotes vital town centres by, inter alia:
  - Allocating a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites; and
  - Allocating appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre.
- 2.5. Core Strategy Policy C9 'out-of-centre development' is the most pertinent local policy and sets out the test for proposals outside of defined town centres. The policy states:
 

*"Development of town centre uses in locations which are outside a centre identified in policy C1 or a strategic location identified for such uses will be inappropriate unless it can meet the following criteria:*

  - *There are no sequentially preferable sites, or allocated sites, within the area the development is intended to serve that are available, suitable and viable*
  - *The proposal would not have unacceptable impacts, either individually or cumulatively with recently completed and approved schemes and have regard to any allocations for town centre uses, on the vitality and viability of the City Centre and designated district and local centres. An assessment of impacts will be required for retail developments of more than local significance; and*

- The proposal is appropriate in terms of its scale and function to its locations.

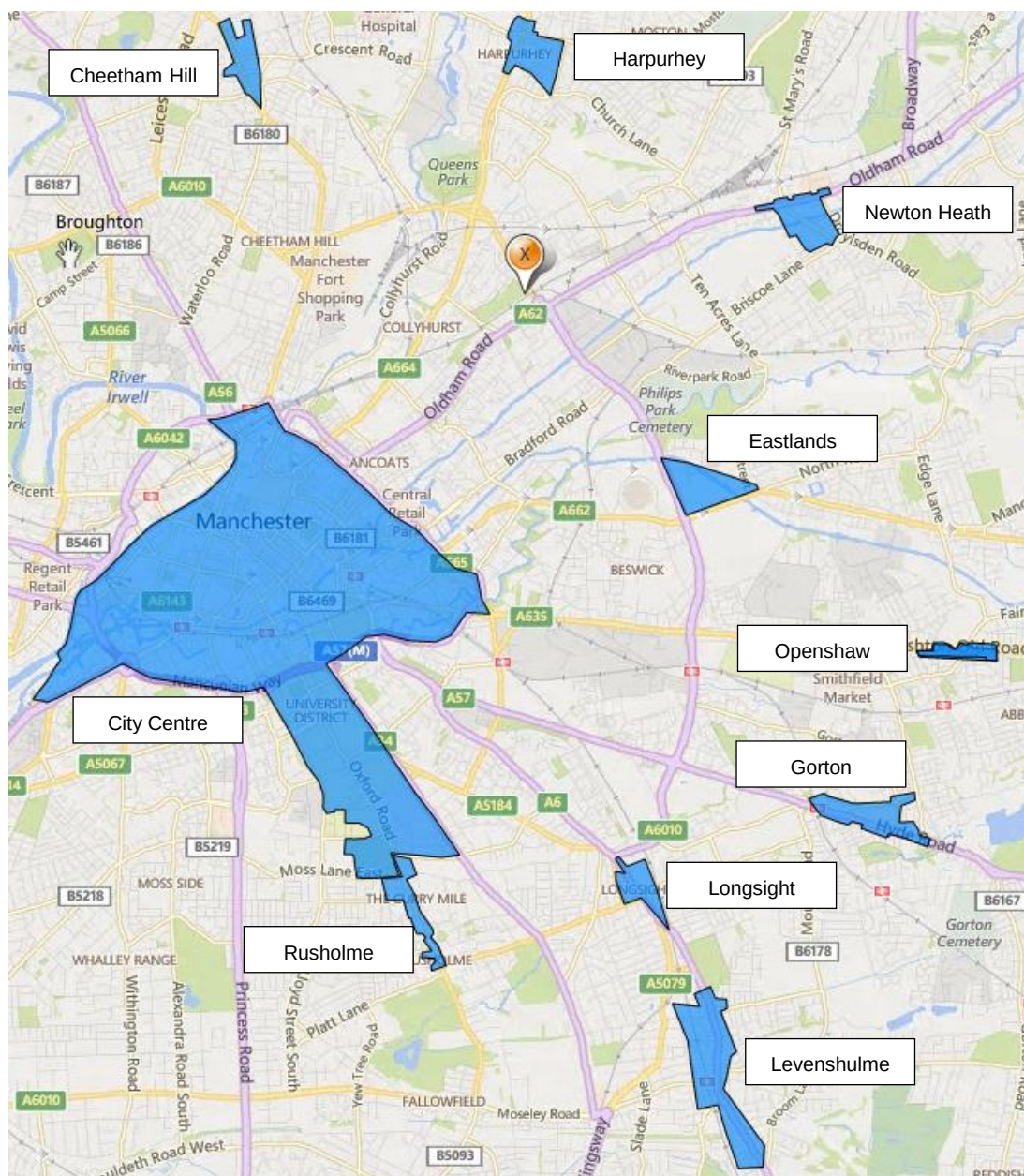
*Development that improves the environment of an existing out-of-centre facility or its relationship with surrounding uses will be supported, providing that it also meets the other criteria in this policy”*

- 2.6. As such the proposed change of use is acceptable where it satisfies the sequential and impact test.

### Study area

- 2.7. The area of search was agreed with officers through pre-application consultation. A 10 minute drive time catchment has been used to define the primary catchment area. The centres which fall within the 10 minute drive time catchment is set out in Figure 2.

**Figure 2: Study area**



Source: Pitney Bowes

### Heath check methodology

- 2.8. The district centre heath checks have been informed by a desktop appraisal of the council's evidence base including the Quantitative Need for Additional Retail Floorspace Up-Date 2010 (2010), Quantitative Retail Needs Study Report (2006), Levenshulme Retail Study (2009), Cheetham Hill Retail Study (2009) and Greater Manchester Leisure Visitor Survey (2014).
- 2.9. This was supplemented by a review of the centres using GOAD plans and a site visit inspections of the district centres in February 2016.

### Sequential test methodology

- 2.10. The NPPF at paragraphs 23 and 24 requires a sequential test to be applied to all development proposals for main town centre uses that are not in an existing centre.
- 2.11. The NPPF and PPG set out the factors to be considered when assessing whether a sequentially preferable site can accommodate a proposal. These factors are:
- Availability;
  - Suitability; and
  - Viability.
- 2.12. A site must meet all criteria for it to be considered a sequentially preferable alternative i.e. it must be available, suitable and a viable alternative site for the development proposal.
- 2.13. The NPPF at paragraph 24 states that in applying the sequential test, applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. Clarity on how much flexibility is required was provided by the Supreme Court's Judgment on Tesco Stores vs. Dundee City Council in which Lord Hope states:
- "It is the proposal for which the developer seeks permission that has to be considered when the question is asked whether no suitable site is available" (paragraph 37).*
- 2.14. The Judgment confirms that the key matter is:
- "...whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site" (paragraph 29).*
- 2.15. It is important to note that the sequential test is intended to implement the Government's 'town centre first' policy. This seeks to locate main town centre uses (including leisure development) in the most central locations possible. However, it is a town centres first policy, not a town centres only policy. There is no embargo on development outside of town centres.
- 2.16. Sequentially preferable sites must therefore be capable of accommodating the applicant's proposals as a whole. Notwithstanding this, a 25% discount has been applied to the floorspace to demonstrate flexibility and robustness. This equates to a floorspace range of 2,533sqm.

### 3. The existing centres are healthy, vital and vibrant

- 3.1. The impact assessment follows a three stage approach. First, it is necessary to determine the context of the assessment by undertaking a health check of the centres within the study area. The health check is then used to inform the sequential test and the impact test.
- 3.2. This section reviews the health of each of the centres within the study area, and concludes that none of the centres are fragile and all perform appropriately in accordance with their role in the retail hierarchy. No centre indicates vulnerability to impact. As such, the impact assessment will be undertaken in the context of healthy, vital and vibrant city and district centres.

#### Introduction

- 3.3. An assessment of the health of these centres has been undertaken in accordance with relevant indicators set out in PPG:
- Diversity of uses;
  - Proportion of vacant street level property;
  - Commercial yields/rents;
  - Retailer representation;
  - Pedestrian flows;
  - Accessibility;
  - Safety and occurrence of crime; and
  - Environmental quality.

#### Manchester city centre health check

- 3.4. Manchester city centre operates as the main shopping and leisure destination for the North West and is the largest driver of employment growth in the region. Given its function and operation as a regional centre, and at a completely different scale to the other district centres in the study area, it is necessary to consider the city centre's retail and leisure function separately. This approach aligns with the Core Strategy approach where development of the city centre is guided through a separate policy to district and local centres.
- 3.5. Manchester city centre's value to the region is primarily as an economic driver, although the centre also offers much more; it accommodates a range of uses and density of development which means that it is able to assume a vital role for a large proportion of the surrounding population.
- 3.6. The Greater Manchester Leisure Visitor Survey (2014) showed that visitors on average spent more in Manchester city centre than at other Greater Manchester town centres. Of note, the survey revealed that Manchester city centre has a higher proportion of those visiting whose primary reason for visiting was shopping, at 10%, compared to the Greater Manchester average of 6%. Manchester city centre also had a higher incidence of those wanting to generally explore the destination, which is a pertinent point to the proposal as it demonstrates the likelihood of linked trips from the Sheridan Suite to the city centre.

- 3.7. In terms of its retail functions, the city centre has been named as the top shopping destinations outside London, bringing in £910 million in retail revenue in 2014 (Callcredit Information Group, 2015)<sup>3</sup> and worth an estimated £3.4 billion to the local economy. The retail sector employs in excess of 15,000 people in the city centre across around 2,500 businesses, which accounts for 21% of the sector's total workforce in Greater Manchester (draft City Centre Strategic Plan 2015-2018).
- 3.8. The hospitality sector is an important 'pull' for visitors to the city centre, with a quarter of respondents from the Leisure Visitor Survey (2014) stating this as a reason for visiting. This is unsurprising given Manchester's vibrant restaurant sector which contains over 200 restaurants. The most attractive locations are Deansgate, Corn Exchange, Spinningfields, King Street, and the Northern Quarter. Restaurants in premium locations, such as the Corn Exchange, are commanding rents of up to £50 per sqft, equal to prime rents within London<sup>4</sup>. Between 2007 and 2014, the number of licensed premises in the city centre increased from 609 to 827, a percentage increase of 37%.

### **District centre health check**

- 3.9. A summary of each district centre is included below. More detailed findings for each of the town centre health checks are provided at **Appendix 1**.
- 3.10. In the whole the assessment of the health of the centres revealed all district centres were healthy, vital and vibrant functioning at a level appropriate to their status and size, albeit half of the centres did suffer in terms of environmental quality.

### **Eastlands**

- 3.11. The mix of town centre uses in Eastlands is small; however this reflects the size of the district centre, containing only 16 units, of which all are occupied and the fact that it is a relatively new centre. The district centre is anchored by an Asda super. There are no restaurants, but this is unsurprising given the size of the centre. The district centre performs well in respect of all other relevant PPG indicators.

### **Harpurhey**

- 3.12. Harpurhey district centre primarily serves north Manchester and offers a mix of town centre uses. The district centre is anchored by the North City Shopping Centre which is also home to the Harpurhey Markets. The centre primarily comprises retailers including Asda, Lidl, Wilkinson, Iceland, B&M Bargains, Brighthouse and Farmfoods. There are few independent retailers and fewer leisure uses. There are no restaurants within the centre. The district centre performs well in respect of all other relevant PPG indicators, especially given only three of the 70 units are vacant equating to 4.3%, and well below the national average (8.7%<sup>5</sup>).

### **Openshaw**

- 3.13. Openshaw district centre comprises the Lime Square Shopping Centre and a retail high street. The district centre offers a mix of national and independents uses within the comparison, convenience and services industry. The vacancy level, at 8.8% is only slightly higher than the national average. Whilst the overall district centre is well maintained, the vacant units (excluding those at Lime Square) are in states of disrepair. There is also a lack of restaurant representation, although there a number of takeaways and leisure units.

### **Newton Heath**

- 3.14. Newton Heath district centre comprises a mix of town centre uses within predominantly small and densely packed units. The centre offers a mix of convenience and comparison goods in addition to a mix of independent and major retailers. There is a strong leisure sector, albeit no restaurant representation within the district centre.
- 3.15. Whilst the vacancy rate equates to 10.8% (nine vacant units out of 83), seven of these units are located within Rosedale Shopping Centre. The shopping centre has received planning permission for residential development and ground floor retail (application ref: 095461/REP/2011/N1) and is being marketed for this purpose. Removing the units within this shopping centre from the health check equates to an overall vacancy rate of 2.8% for the district centre.
- 3.16. The site visit indicated an overall good environmental quality albeit there are areas in need of repair particularly around Rosedale Shopping Centre and the other vacant units. The district centre performs well in respect of all other relevant PPG indicators.

### **Longsight**

- 3.17. Longsight district centre comprises independent retailers but is anchored by major foodstores including Asda, Lidl and Farmfoods, and a busy outdoor market. The low vacancy level, at 3.4%, represents a healthy district centre.
- 3.18. Hot food takeaways make up the majority of the eateries, albeit there are a number of café-type establishments, and a smaller number of restaurants. Taking these as a whole ensures a strong food representation.
- 3.19. The environmental quality of the centre is of average quality with a lack of public realm facilities such as street furniture and art. The district centre performs well against all other relevant PPG indicators.
- 3.20. It should be noted that the distance between Longsight district centre and the Sheridan Suite is 4.2km. Therefore the proposal will have minimal influence over the likely level of future restaurant or leisure development that could be secured within Longsight.

### **Gorton**

- 3.21. Gorton district centre mainly comprises independent retailers with a small number of restaurant, takeaways and cafes. The district centre is anchored by a Tesco Extra (including petrol station) and Aldi.
- 3.22. There are areas of poor environmental quality in the district centre, particularly in respect of shop frontages and overall cleanliness. The district centre performs well against all other relevant PPG indicators.

### **Cheetham Hill**

- 3.23. Cheetham Hill district centre, one of the largest centres within the study area, is a linear shopping street comprising a mix of town centre uses and a strong independent restaurant/takeaway destination. The district centre, whilst being one of the closest to the site at 2.4km, primarily serves North Manchester and provides a wide range of facilities including banks, convenience and comparison good retailers. The district centre mainly comprises fast food representation, albeit there are a small number of restaurants.
- 3.24. Vacancy levels are higher than national average, at 12.1%, albeit eight of the 22 vacant units are clustered in the Cheetham Hill Shopping Centre. The vacancy rate has reduced since the GOAD survey was undertaken in February 2014, from 14.8%. The high vacancy level in the shopping centre was evident at the time of the Independent Retailers Study in 2009.

This is related to a low level of retailer demand in Cheetham Hill (as with all other district centres in the study area) due to its localised shopping role and relatively small catchment population (paragraph 4.15, Independent Retailers Study, 2009) and its location in located in close proximity to Manchester City Centre.

- 3.25. In terms of environmental quality, improvements can be made to certain shop frontages in the district centre, as well as implementing traffic calming measures to address the issue of congestion. Despite this, and the level of vacancies, the district is a busy and vibrant district centre.

### **Levenshulme**

- 3.26. Levenshulme district centre is the largest within the study area, containing 247 units and serving the population of South Manchester. It is also the furthest district centre, at 4.8km, from the Sheridan Suite and therefore has minimal locational connections with the site.
- 3.27. The majority of units are retailer based being anchored by an ASDA, Iceland and Tesco Metro, although there a number of leisure representation by way of restaurants and takeaways. The district centre enjoys a low vacancy rate at 7.3%.
- 3.28. The environment and appearance of the centre requires investment. The site visit showcased an average level of quality, and a centre dominated by traffic. The district centre performs well against all other relevant PPG indicators.
- 3.29. It should be noted that the distance between Longsight district centre and the Sheridan Suite is 4.2km. Therefore the proposal will have minimal influence over the likely level of future restaurant or leisure development that could be secured within Longsight.

### **Rusholme**

- 3.30. Rusholme is a busy direct centre and has a strong focus on the evening economy and restaurant trade which serves a city-wide and regional visitor catchment. As such it performs differently from other district centres in the city (Moss Side and Rusholme District Centre Local Plan). This however means there is a lack of local shopping and service provision within the district centre and not much room to provide this with only five vacancies out of the 188 units (2.6%).
- 3.31. Wilmslow Road, being the main arterial route acts as a major transport corridor serving the city as a whole. There are a number of environmental impacts that need to be addressed related to congestion and parking issues.
- 3.32. Whilst the district centre has a strong restaurant sector, at a distance of 4.1km from the Sheridan Suite, means any influence will be minimal.

### **Summary**

- 3.33. Manchester City Centre is the top retail destination outside of London and is complimented by a strong leisure and hospitality sector with key restaurant destinations demanding prime rents, equivalent to those in London.
- 3.34. All district centres within the study area are healthy and vital, apparent in the diverse range of uses, presence of national multiples and retailer representation and thriving independent uses. Whilst the site visit painted a positive picture for most PPG indicators, some district centres were not without weakness, particularly in terms of the environmental quality (traffic, parking, graffiti and litter).
- 3.35. Restaurant provision within the district centres varied, notwithstanding many centres contained takeaways or eateries. Only Levenshulme and Rusholme, the furthest of the centres from the site, had a strong (and perhaps oversaturated) restaurant representation,

with the latter district centre operating at a city-wide and regional level. There may be a number of reasons for the varied restaurant representation including lack of consumer demand, lack of suitable units, or fierce competition from the city centre's (and Rusholme district centre's) thriving restaurant sector.

- 3.36. In conclusion, none of the centres within the study area are identified to be fragile and all perform appropriately in accordance with their role in the retail hierarchy. No centre indicates vulnerability to impact. As such, the impact assessment will be undertaken in the context of healthy, vital and vibrant city and district centres.

## 4. The site is sequentially preferable

### Suitability of the application site for a Food Hall Mixed Use

- 4.1. The Site comprises ground floor office former Restaurant and first floor exhibition and conferencing facilities. Both of these uses fall within the definition of 'main town centre uses' in accordance with the NPPF. Therefore, the site operates as an out of town centre location. In this respect, the proposal to change the office accommodation into a restaurant will replace one town centre use with another town centre use, in an already accepted out of centre location.
- 4.2. With regards to the location, the Sheridan Suite is located nearby to the city centre, along Oldham Road. This spine road operates as an extension of the city centre with a number of retail, leisure and office use.
- 4.3. The site itself comprises a large standalone building and benefits from ground floor frontage. The Sheridan Suite can accommodate the entire scheme across one level, ideal for the type of Food Hall ie world-cuisine buffet. The proposal is easily accessible by public transport and by car and well-connected to the city centre. There is substantial car parking, suitable and appropriate to accommodate the existing exhibition and conference venue and the proposed Food Hall. Users of the first floor exhibition space will also use the availability of the Food Hall facilities on the ground floor encouraging longer dwell times.
- 4.4. Further detail of the proposal is provided in Section 1 above.

### Sequential test

- 4.5. Having undertaken a sequential test of Manchester City Centre and the district centres, there are no sequentially preferable sites that are suitable, available and viable for the proposal. As such, the application site is acceptable for the proposed restaurant development and the sequential test is satisfied.

### Manchester city centre

- 4.6. A desktop survey of the vacancies within the city centre has been undertaken in order to identify any available, suitable and viable sites that would be able to accommodate the proposal (ie with a minimum floorspace of 2,533sqm). A search was undertaken on each of the following leading commercial property websites:
  - Business for Sale;
  - Move Hut;
  - Prime Location;
  - Fraser Commercial;
  - Pearson Ferrier;
  - JLL;
  - Colliers;
  - B8;

- Davies Harrison;
- CBRE;
- P3 Property Consultants;
- Beesleys Chartered Surveyors; and
- Cushman and Wakefield.

4.7. The desktop search revealed only two units within the city centre able to accommodate the size of restaurant proposed at St Ann's House and the Hanover Building. Neither was suitable for the proposal for the following reasons:

St Ann's House, St Ann's Square

- 4.8. St Ann's House has recently undergone a comprehensive refurbishment to create high quality Grade A office accommodation within the city centre. The marketing particulars reveal the building is being let on a floor-by-floor basis or as a whole. Taking the building as a whole, across five floors, equates to an available floorspace of 3,560sqm.
- 4.9. The entire building is being marketed solely for office use, and therefore is not available or suitable for restaurant use. Whilst a change of use to restaurant could be pursued, it is highly unlikely that the landlord, who has invested in a lengthy and costly refurbishment programme, would be amenable to this.
- 4.10. The office block, spanning five floors, is not suitable for the proposed restaurant.
- 4.11. It follows that St Ann's House is unavailable, unsuitable and unviable.

Hanover Building, NOMA

- 4.12. The Hanover Building is part of the NOMA development, an 8.1 hectare mixed use scheme situated centrally in the city centre. As part of the plans, the Hanover Building will be the first listed building to be renovated, providing ground floor retail and leisure accommodation and upper floor office units.
- 4.13. Whilst the refurbishment to the building is underway, it is not expected to be complete until after mid-2017. This timetable does not account for the fire that broke out in October 2015, nor does it account for operator fit-out. The timescales do not accord with the Sheridan Suite who is seeking to open a restaurant in mid-2017, subject to planning permission being secured.
- 4.14. It follows that the Hanover Building is unavailable and therefore unviable.

**District centres**

- 4.15. A survey of each of the district centres within the study area has been undertaken in order to identify any available, suitable and viable sites that can accommodate a restaurant of a similar scale (ie with a minimum floorspace of 2,533sqm) (refer to Appendix 1 for a list of all vacant units within each district centre). This has been supplemented by a desktop appraisal of the vacant units and land.
- 4.16. The site visit found 76 vacant units and areas of land across the nine district centres. This equates to an overall vacancy of 7.3% across the study area and is lower than the national average, at 8.7% (BRC/Springboard, January 2016). 66 units are too small to accommodate the minimum floorspace. All these sites have been dismissed.
- 4.17. Seven sites which meet, or could meet (through amalgamation of units and land), the

minimum floorspace have been assessed in more detail below, with site proformas provided at **Appendix 2**.

- 4.18. None of the sites are available, suitable or viable for the proposed use for the following reasons.

#### **Rosedale Shopping Centre, Newton Heath**

- 4.19. Rosedale Shopping Centre covers an area of circa 2,340 sqm, with seven of the 11 units vacant at the time of the site visit. The Shopping Centre in its current state is too small to accommodate a restaurant, even if all of the vacant units were amalgamated.
- 4.20. The planning history research reveals the landowner's intention to demolish the entire building, and erect a block of 114 flats and 568sqm of retail space (application reference: 082859/FO/2007/N1 and 095431/REP/2011/N1). The original permission was granted in 2008 and subsequently renewed in 2011. A further application was approved in 2013 to enable demolition of existing buildings prior to site investigation. This has not been implemented and the permission has now lapsed.
- 4.21. Whilst the landowner's intention is unclear, it is evident that the shopping centre, regardless of the historic permissions, cannot accommodate a ground floor level restaurant of 2,533sqm within its footprint.
- 4.22. There is no ancillary parking available which is a necessary operator requirement.
- 4.23. Whilst the site was being actively marketed as at March 2015, the site visit and EGi search indicated this is no longer the case.

#### **Land at Oldham Road, Newton Heath**

- 4.24. The site comprises vacant brownfield land covering 4,100sqm.
- 4.25. Planning permission was granted in April 2008 for the erection of two tower blocks comprising 110 apartments and 230 sqm ground floor A1/A2 space, as well as the provision of 106 basement level car parking spaces and 14 ground level car parking spaces (application ref: 082516/FO/2007/N1). The planning permission expired in April 2011 and there was no indication from the site visit or the planning register that the consent had been implemented.
- 4.26. The landowner's intention is unclear, but it is evident that the land is not being actively marketed. The site is not available for the proposal.

#### **Land at Droylsden Road, Newton Heath**

- 4.27. An assessment of this area has been made due to its close proximity to the district centre, located adjacent to its boundary.
- 4.28. The site of circa 4,377sqm is being used as a car park for Martin's Bakery and is not being actively marketed. The site is not available for the proposal.

#### **929-933 Hyde Road, Gorton**

- 4.29. The site comprises three vacant retail units and a parcel of brownfield land.
- 4.30. There is no evidence that the site is being actively marketed.
- 4.31. Furthermore the planning history search reveals planning permission was granted in April 2015 for the demolition of existing buildings, and erection of a community facility and ancillary parking (application ref: 108245/OO/2015/N2).

- 4.32. The site is not available or suitable for the proposal, being promoted for alternative uses. It is also not viable given the existing retail units on the site would have to be demolished.

#### **Land south of Crayfield Road, Levenshulme**

- 4.33. The site comprises two parcels of vacant land totalling 8,000sqm. The site is protected under saved Policy LL2 of the Unitary Development Plan (1995). The policy states that the council will create a walkway and cycleway along the route of the former Fallowfield Loop railway line. Indeed, planning permission was secured for a pedestrian, cycle and bridleway route (application ref: 063180/VO/NORTH2/01) and the route is now a major recreation route within planning policy. The inclusion of this route means that the site would be too small to accommodate the proposed use.
- 4.34. In addition, the site is not being actively marketed for development.

#### **Land at Stockport Road, Levenshulme**

- 4.35. Land at Stockport Road is smaller than the threshold, at circa 1,600sqm, but potentially the site could accommodate the restaurant across multiple levels. However the operator requirement is to accommodate the restaurant across one level, linked with the existing conference centre and, as such, the vacant land is not suitable.
- 4.36. The site is not being actively marketed for any development.
- 4.37. There are already two restaurant and banqueting facilities within the district centre in close proximity to this site. As such a further use of a similar nature could lead to an oversaturation within the area.

#### **Land at Wilmslow Road**

- 4.38. Land at Wilmslow Road is smaller than the threshold, at circa 2,000sqm, but potentially the site could accommodate the restaurant across multiple levels. However the operator requirement is to accommodate the restaurant across one level, linked with the existing conference centre and, as such, the vacant land is not suitable.
- 4.39. Furthermore, the site would not be able to provide an appropriate parking level. The restaurant would have to rely on street parking, a problem which is worsening within the area due to the high levels of vehicular activity through Wilmslow Road.
- 4.40. In addition to the above, the site is boarded up, and from the site visit and desktop appraisal, there is no evidence of active marketing.

### **Summary**

- 4.41. A desktop appraisal of the vacant units within the city centre revealed only two sites that could potentially accommodate the proposal in terms of size. St Ann's House, a newly refurbished Grade A office accommodation is unavailable, unsuitable and unviable for the proposed use. The Hanover Building is also unavailable as completion of the refurbishment programme is expected in mid-2017 at the very earliest.
- 4.42. With regards the district centre, 76 vacant units were identified, of which the majority (61 units) were too small to accommodate the proposed development.
- 4.43. There is no single unit capable of accommodating the proposal and taking account of operator requirements such as ground floor frontage and car parking.
- 4.44. Of the four vacant areas parcels of land which could potentially accommodate the proposal, none were being actively marketed, and therefore all are assumed to be unavailable for the proposal. Two parcels already benefit from planning permission for residential (Oldham

Road) and community use (Hyde Road), and a further parcel is protected from development by planning policy (Crayfield Road).

- 4.45. In summary, there are no sequentially preferable sites that are suitable, available and viable for the proposal. As such, the application site is acceptable for the proposed restaurant development and the sequential test is satisfied.

## 5. There is negligible impact on centres

- 5.1. The impact test shows the city centre and the district centres will trade well and continue to fulfil their role in the retail hierarchy. No centre will suffer a 'significant adverse impact' - the policy test for a refusal.

### Impact on investment

- 5.2. The NPPF requires consideration to be given to the impact of the proposal on existing, committed and planned public and private investment in centres in the catchment area of the proposal.

### Manchester City Centre

- 5.3. There are several investment opportunities that are coming forward in the short, medium and long term in Manchester City Centre. These include regeneration at St John's, NOMA, Spinningfields, First Street and the Great Northern. All of these are large scale regeneration opportunities that are being driven by comprehensive proposals. The majority are anchored by residential development, thereby ensuring any associated leisure and commercial schemes remain viable and in turn support the other uses. The scale and type of development proposed at the Sheridan Suite would not be sufficient to drive these major regeneration schemes forward or indeed impact on the investment.

### Central Retail Park

- 5.4. A draft Development Framework (2015) at Central Retail Park seeks to create a consolidated retail park anchored by a food retail offer and the creation of residential development with complimentary ground floor uses. Whilst the ground floor use is yet to be defined, it could comprise a restaurant. The draft Development Framework states the retail store would come forward in 2017 under one planning application. This would be followed by a separate planning application for the mixed use development. Given the Development Framework is yet to be endorsed and planning applications yet to be submitted, the regeneration scheme is considered a long term investment. Furthermore, the residential development will inevitably support the ground floor leisure scheme, ensuring the proposals remain viable. The long term investment at Central Retail Park will not be impacted by the proposal at the Sheridan Suite.

### East Manchester

- 5.5. More than 6,000 new homes are set to be built in East Manchester through a 10-year agreement with the council and Abu Dhabi United Group. The first phase will see more than 830 dwellings in the Ancoats and New Islington areas of East Manchester, near to the Etihad Stadium. It is hoped that phase one will create demand for retail, leisure and commercial developments. Given the macro scale of this regeneration scheme, the Sheridan Suite will not impact on the proposed investment.

### Lower Irk Valley

- 5.6. Lower Irk valley, located to the north of Manchester City Centre is a key focus for residential-led development comprising commercial and ground floor retail and leisure uses. This major regeneration scheme is a continuation to the NOMA development, and will follow in a later phase of delivery. As such the scheme is at very early stages, with a Neighbourhood Development Brief having been endorsed by the council in September 2015. Given the early stages and the scale of the Lower Irk Valley regeneration, the proposal at the Sheridan Suite will not impact on this planned investment.

## Impact test method

- 5.7. The PPG sets out the broad steps for undertaking impact tests. These are:
- Determine the scope of assessment;
  - Examine the ‘no development scenario’;
  - Examine the potential turnover and trade draw;
  - Consider potential impacts; and
  - Consider the significance of the impacts.
- 5.8. If the impacts are likely to be significantly adverse the application should be refused. If not, the positive and negative effects of the proposal should be considered.
- 5.9. We address each of these steps below.

### Determine the scope of the assessment

- 5.10. A ten minute drive time catchment has been used as the basis for the study area, as agreed with Manchester City Council (see Figure 1).
- 5.11. Paragraph 26 of the NPPF advises that assessments of impacts should focus on the first five years after the time the application is made, unless it is a major scheme (ie the floorspace created by the development is greater than 1,000sqm) in which case a ten year timeframe should be considered.
- 5.12. Given this is not a major scheme, it is appropriate to adopt a five year time horizon for testing impact, i.e. 2021 (with a base date of 2016). By 2021 the proposal is likely to be operational and trading at a settled trading pattern. It allows for the granting of planning permission, the construction of the restaurant, and a settling down period to establish normal trading patterns accounting for any “honeymoon” trading period.

### No development scenario

- 5.13. The policy guidance requires consideration of the ‘no development scenario’. Typically, this might include forecasts of town centre turnover provided by the council’s retail or leisure study, as a guide to the future vitality and viability of the centre. In this case however, Manchester City Council has not completed a leisure study and the Retail Report (2010) does not attempt to do so. This means there is little quantitative data on the current performance of the centres and no way to forecast this.
- 5.14. A better way of forecasting the health of the centre is to consider how they are currently performing and forecast whether expenditure in the area is likely to continue to support them.
- 5.15. The ten centres in question were all surveyed as part of our sequential assessment. Those surveys showed that all of the centres are trading well. Manchester is a regional centre with a strong retail core and supplemented by a high performing leisure sector. The district centres are anchored by a small foodstores and provided some key local services. Each centre was fulfilling its role within the retail hierarchy.
- 5.16. Having established that all ten centres are currently performing well, examining the no development scenario requires us to consider whether this situation is likely to continue. Growth in leisure expenditure in the study area suggests that it will. Table 1 shows the growth in expenditure arising from the study area over the period 2016-2021.

**Table 1: Growth in leisure expenditure 2016-2021**

|               | <b>Expenditure, 2016<br/>(£m)</b> | <b>Expenditure, 2021<br/>(£m)</b> | <b>Growth from<br/>2016 (£m)</b> |
|---------------|-----------------------------------|-----------------------------------|----------------------------------|
| City Centre   | 123.23                            | 139.77                            | 16.54                            |
| Eastlands     | 0.92                              | 1.05                              | 0.13                             |
| Levenshulme   | 8.14                              | 9.25                              | 1.24                             |
| Rusholme      | 7.39                              | 8.36                              | 0.97                             |
| Gorton        | 1.55                              | 1.76                              | 0.21                             |
| Harpurhey     | 1.01                              | 1.15                              | 0.14                             |
| Cheetham Hill | 0.90                              | 1.02                              | 0.12                             |
| Newton Heath  | 1.02                              | 1.17                              | 0.15                             |
| Openshaw      | 0.57                              | 0.65                              | 0.08                             |
| Longsight     | 0.81                              | 0.93                              | 0.12                             |
| <b>Total</b>  | <b>145.54</b>                     | <b>165.11</b>                     | <b>19.70</b>                     |

Source: Pitney Bowes

- 5.17. Clearly, there is a significant level of spending potential for restaurants within the study area, at £145.54 million. The city centre alone is responsible for £123.23 million. Whilst there is no accepted sales density (turnover to floorspace ratio) for restaurants, it is clear that this level of expenditure is significantly greater than that required to support the 3,377sqm of restaurant floorspace at the Sheridan Suite. Furthermore, Table 1 shows there will be £19.70 million of additional leisure expenditure in the study area by 2021.
- 5.18. Based on these figures, there is a considerable proportion of available expenditure being spent at facilities elsewhere. Importantly, there is no evidence to suggest that the availability of restaurant spending for new city centre or district centre facilities would be jeopardised or even limited by the proposed floorspace at the Sheridan Suite.
- 5.19. In light of this, the nine district centres and the city centre are expected to continue to trade and fulfil their role.

### **Turnover and trade draw**

- 5.20. Given that people do not typically visit restaurants on a routine basis, it is difficult to assess the likely changes to restaurant activity by study area and the likely impact this will have on Manchester's city and district centres.
- 5.21. The district centre heath checks have been informed by a desktop appraisal of the council's evidence base including the Quantitative Need for Additional Retail Floorspace Up-Date 2010 (2010), Quantitative Retail Needs Study Report (2006), Levenshulme Retail Study

(2009), Cheetham Hill Retail Study (2009) and Greater Manchester Leisure Visitor Survey (2014).

- 5.22. The council's Quantitative Need for Additional Retail Floorspace Up-Date 2010 (2010) and the Quantitative Retail Needs Study Report (2006) does not quantify the turnover of existing restaurant units or the leisure sector, or estimate 'capacity' for new restaurant and leisure facilities in Manchester. It is therefore difficult to conclude what the precise turnover or trade draw would be.
- 5.23. Nevertheless, we have sought to quantify the possible impact to assist in the determination of the application. To do so, we have estimated the likely turnover of the proposed floorspace, based on the company's business plan. The restaurant turnover is estimated to be circa £3.0 million. This represents 2.1% of the total leisure expenditure within the study area in 2016 and 1.8% in 2021 (see Table 1). This is based on a worst case scenario given there is no up to date turnover data and the assessment is based on leisure expenditure only. If the assessment included all town centre expenditure (retail and tourism), the trade draw would be significantly lower than 2.1% (2016) or 1.8% (2021).
- 5.24. In light of the significant level of leisure (and town centre) expenditure within the study area, the trade diversion will be limited.

### Potential impacts and their significance

- 5.25. Several factors must be considered when assessing whether restaurant trade draw will amount to a "significant adverse impact" on any centre:
- All centres are currently trading well;
  - There is a significant level of spending potential for restaurants within the study area, especially within the city centre;
  - The leisure sector will continue to grow in all centres;
  - The existing, committed and planned regeneration schemes within the city centre will continue to boost local expenditure;
  - Additional housing growth in Manchester will further boost local expenditure, with 60,000 new homes required in the city centre alone (Core Strategy, 2012); and
  - The trade draw is based on leisure expenditure and therefore is a worst case scenario. The assumptions do not take account of turnover/expenditure in retail or tourism.
- 5.26. Considering all of these points, no centre will suffer a "*significant adverse impact*" – the policy test for refusal of permission.

### Summary

- 5.27. Given the nature and scale investment within the study area, it is clear that the proposed development at the Sheridan Suite would not prejudice any existing, committed or planned public and private investment from coming forward within Manchester City Centre or the district centres.
- 5.28. There is a significant level of spending potential in the study area at over £145.5 million, with the city centre alone contributing to £123.2 million in 2016. A further £19.7 million of additional leisure expenditure is expected to be generated in the study area by 2021. In light of this, the ten centres in the study area are expected to continue to trade well and fulfil their role.
- 5.29. It is also clear from the data, that the expenditure of centres to 2021 is significantly greater

than that required to support the 3,377sqm of restaurant floorspace at the Sheridan Suite.

- 5.30. In conclusion no centre will suffer a “significant adverse impact” – the policy test for a refusal.

## 6. Conclusion

- 6.1. The proposal is to change the use of the ground floor of the Sheridan Suite, in an accepted out of centre location, to a 3,377sqm independent restaurant. The existing town centre uses at the Sheridan Suite will be replaced by another town centre use, in accordance with the NPPF.
- 6.2. The Sheridan Suite is located in an accessible location nearby to the city centre, along Oldham Road. This spine road operates as an extension of the city centre with a number of retail, leisure and office use.
- An examination of the health of the relevant city and district centres demonstrates all of these are vital and viable.
  - The sequential test has identified all of the vacant units in the district centres, supplemented by a desktop appraisal of vacant sites in the city centre. There are no sites that are available, suitable and viable for the proposed development, even with a reduced floorspace.
  - The impact test concludes that there will be no significant impacts, the policy test for a refusal, on any of the centres within the study area.
- 6.3. In conclusion, the proposal satisfies the sequential and impact tests and should be determined favourably.

# Appendix 1

## DISTRICT CENTRE HEALTH CHECK

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|-----|--------------|------------|---|------------------------|--------------|---|------------------------|--------------|---|------------------------|-------------|---|------------------------|-------------|---|-------------------|--------------|
| Centre Name               | Cheetham Hill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| Diversity of uses         | <p>Cheetham Hill district centre is a linear shopping street focussed on Bury Old Road and Cheetham Hill Road, which runs in a north-south direction.</p> <p>The centre comprises predominantly of small, densely packed retail units although Cheetham Hill Shopping Centre features larger units. Cheetham Hill centre is bound by residential properties within the periphery of the boundary.</p> <p>The centre offers a mix of town centre uses including supermarkets, banks, fashion retailers and beauty although arguably the centre has strong independent restaurant/takeaway dominance.</p> <p>According to the independent retailers study (October 2009) the catchment population of Cheetham Hill is ethnically diverse and the centre’s shopping offer reflects this diversity in its range of foodstores and services which cater to different ethnic groups and market segments. This is still evident within the centre through the array of different cuisines and retailers including the Worldwide foodstore, Polish delicatessen and the Kashmir Mart.</p>                                                                                                                                                     |              |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| Proportion of vacant unit | <p>Of the 182 units within Cheetham Hill district centre, there are 22 vacant units which equates to 12.08% this is above the national average vacancy rate.</p> <p>According to the GOAD survey undertaken in February 2014, a vacancy rate of 14.83% was identified, therefore showing a decrease in the number of vacancies within the centre.</p> <p>In terms of the distribution of vacant units, ten of the units are situated within the southern area of the centre though are dispersed and predominantly small isolated units. Eight of the vacant units are clustered within Cheetham Hill Shopping centre. The final three units are located within the northern area of the centre and are also predominantly small, isolated units located between several occupied units.</p> <table><tr><td>Ref</td><td>Site address</td><td>Size (sqm)</td></tr><tr><td>1</td><td>5-6 Cheetham Hill Road</td><td>140 sqm (A2)</td></tr><tr><td>2</td><td>438 Cheetham Hill Road</td><td>110 sqm (A3)</td></tr><tr><td>3</td><td>478 Cheetham Hill Road</td><td>80 sqm (A1)</td></tr><tr><td>4</td><td>484 Cheetham Hill Road</td><td>50 sqm (A1)</td></tr><tr><td>5</td><td>490 Cheetham Hill</td><td>855 sqm (A1)</td></tr></table> |              |  | Ref | Site address | Size (sqm) | 1 | 5-6 Cheetham Hill Road | 140 sqm (A2) | 2 | 438 Cheetham Hill Road | 110 sqm (A3) | 3 | 478 Cheetham Hill Road | 80 sqm (A1) | 4 | 484 Cheetham Hill Road | 50 sqm (A1) | 5 | 490 Cheetham Hill | 855 sqm (A1) |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Size (sqm)   |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| 1                         | 5-6 Cheetham Hill Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 140 sqm (A2) |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| 2                         | 438 Cheetham Hill Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 110 sqm (A3) |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| 3                         | 478 Cheetham Hill Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 80 sqm (A1)  |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| 4                         | 484 Cheetham Hill Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 50 sqm (A1)  |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |
| 5                         | 490 Cheetham Hill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 855 sqm (A1) |  |     |              |            |   |                        |              |   |                        |              |   |                        |             |   |                        |             |   |                   |              |

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|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------|
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Road                             |                 |
|                                | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 591 Cheetham Hill Road           | 360 sqm (A4)    |
|                                | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 593 Cheetham Hill Road           | 30 sqm (A1)     |
|                                | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 595A Cheetham Hill Road          | 80 sqm (A1)     |
|                                | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1 St Marks Lane                  | 200 sqm (A1)    |
|                                | 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1 Union Terrace                  | 140 sqm (A2)    |
|                                | 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 22 Cheetham Hill Shopping Centre | 140 sqm (A2)    |
|                                | 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 21 Cheetham Hill Shopping Centre | 160 sqm (A1)    |
|                                | 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 20 Cheetham Hill Shopping Centre | 150 sqm (A1)    |
|                                | 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 18 Cheetham Hill Shopping Centre | 280 sqm (A1)    |
|                                | 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 17 Cheetham Hill Shopping Centre | 240 sqm (A1)    |
|                                | 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16 Cheetham Hill Shopping Centre | 650 sqm (A1)    |
|                                | 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 9 Cheetham Hill Shopping Centre  | 150 sqm (A1)    |
|                                | 18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10 Cheetham Hill Shopping Centre | 150 sqm (A1)    |
|                                | 19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 12 St Margaret's Building        | 150 sqm (A1)    |
|                                | 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11 Kind Edwards Buildings        | 70 sqm (A2)     |
|                                | 21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 20 Kind Edwards Buildings        | 70 sqm (A1)     |
|                                | 22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 10 Bury Old Road                 | Circa 1, 060sqm |
| <b>Retailer representation</b> | <p>The centre offers a mix of convenience and comparison goods in addition to a mix of independent and major retailers.</p> <p>The national multiples include Tesco (which anchors Cheetham Hill Shopping centre), Boots, Iceland, British Heart Foundation, the Post Office and Poundstretcher.</p> <p>The independent retailers offer convenience stores, fashion and accessory shops and household goods.</p> <p>The leisure representation is large within the centre, primarily due to the large number of takeaways. There are only three restaurants within the centre, equating to a cumulative floorspace of circa 360sqm. The centre has a particularly strong representation of independent eateries.</p> <p>In terms of services, there is a mix of independent and major retailers. The majority of beauty salons, hair dressers and offices eg solicitors are independent occupiers whereas the major retailers are the banks eg RBS and Halifax and estate agents. Overall, the survey would suggest there are more independent based services within the centre.</p> |                                  |                 |
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                 |
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                 |
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                 |
|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                 |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pedestrian flows</b></p>               | <p>The survey was undertaken across two time periods, within the early evening (5.00-5.30pm) and within the morning (08.30-09/30am).</p> <p>During both periods, the centre experienced relatively high pedestrian footfall in addition to vehicular movements.</p> <p>More specifically, footfall was highest along Bury Old Road with pedestrian movements diminishing further north and further south of the centre (further down Cheetham Hill Road).</p> <p>Cheetham Hill Shopping Centre experienced low pedestrian footfall although the Tesco and ancillary car park to the north/east of the shopping centre was relatively busy at both times.</p>                                                                                                                                                                                                                                                                                |
| <p><b>Accessibility</b></p>                  | <p>Parking within the centre was largely restricted to supermarket customers including Iceland, Tesco and the Worldwide foodstore or controlled on-street car parking with allowance for around one to two hour stay.</p> <p>The centre has good bus services situated along Bury Old Road and Cheetham Hill round with links to Piccadilly Gardens, East Didsbury and Hightown. Bus services also operate from the shopping centre car park and off Crescent road with routes to Higher Crumpsall, Pendleton and Pilsworth,</p> <p>The centre is not particularly cycle friendly with few bike racks or cycle lanes.</p> <p>The centre is dominated by car use given the Old Bury Road/Cheetham Hill through-road to Manchester city centre although pedestrian crossings are offered via traffic lights and adequate pavements along the retail frontages are provided. Furthermore, Cheetham Hill shopping centre is pedestrianised.</p> |
| <p><b>Environmental quality</b></p>          | <p>The main street within the centre is well maintained with evidence of minimal litter and graffiti although many of the shop frontages are worn and in need of some repair.</p> <p>Cheetham Hill shopping centre is particularly well maintained with more attractive frontages, CCTV and outdoor seating areas eg Costa Coffee.</p> <p>Beyond the immediate boundary of the centre however, the area is more deprived with high levels of litter and abandonment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>Safety and occurrence of crime</b></p> | <p>Despite the more deprived neighbourhoods within the immediate vicinity, the centre offers a vibrant community area which is supported and further enhanced through the independent retailers and community hubs such as the community centre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                |                                                            |
|--------------------------------|------------------------------------------------------------|
| <b>Commercial yields/rents</b> | There are no commercial yields/rents available through EGi |
|--------------------------------|------------------------------------------------------------|

## DISTRICT CENTRE HEALTH CHECK

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Centre Name</b>               | Eastlands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Diversity of uses</b>         | <p>This is a considerably smaller district centre compared to the others assessed and comprises an Asda super centre and petrol station, McDonalds and apartments.</p> <p>The mix of town centre uses is small however this arguably reflects the size of the district centre.</p> <p>The centre is bound to the north by more residential properties, by the east by the National Cycling centre and to the south by the Manchester City Academy Stadium, Metrolink and the East Manchester Leisure Centre. Alan Turning Way is situated immediately to the west beyond which is the Etihad Stadium, therefore the centre has limited room for expansion.</p> |
| <b>Proportion of vacant unit</b> | There are no vacant units within this district centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Retailer representation</b>   | <p>Given the size of this district centre, the retailer representation is small. The centre is dominated by major retailers in the form of Asda and McDonalds.</p> <p>There are no restaurants or independent services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Pedestrian flows</b>          | The whole district centre has a good footfall due to the super centre opening late and on some days 24/7, the McDonalds operating 24/7 and the occupants of the flats providing pedestrian movements.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Accessibility</b>             | <p>There is a large car park for the Asda customers.</p> <p>The district centre has good accessibility both by car and public transport. The centre is accessed off Alan Turning Way which provides links to Ashton Old Road and Oldham Road which feed into Manchester city centre.</p> <p>There are frequent bus routes along Alan Turning Way with links to Cheetham Hill, Shudehill, Piccadilly Gardens, Pendleton and Ashton Under Lyne. Furthermore SportCity metrolink is located to the south of the Asda supercentre.</p>                                                                                                                             |

|                                       |                                                                                                                                                                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Environmental quality</b>          | <p>The overall environmental quality is good within the centre. The retail frontages are attractive and well-kept with minimal graffiti and litter.</p> <p>This is also the case for the residential properties to the north of the centre.</p> |
| <b>Safety and occurrence of crime</b> | <p>Overall, the site is well lit and CCTV and security is provided on site therefore precautions are implemented to minimise the occurrence of crime.</p>                                                                                       |
| <b>Commercial yields/rents</b>        | <p>There are no commercial yields/rents available through EGi</p>                                                                                                                                                                               |

## DISTRICT CENTRE HEALTH CHECK

| Centre Name               | Gorton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|------------|---|--------------------------|-----|---|----------------|-----|---|---------------|----|---|--------------------------|-----|---|--------------------------|-----|---|---------------|----|---|---------------|-----|---|---------------|----|---|-------------------|-----|
| Diversity of uses         | <p>The Town Centre is linear along Hyde Road. The focus of retail provision is around the Tesco Megastore and Gorton Market. The market is covered and is open Monday to Saturday 9am to 5.30pm. The market includes beauty stalls, shoe and bags stalls, food and drink stalls and a tattoo parlour.</p> <p>The majority of units within this town centre area are retail based. There are a number of small takeaways and cafés as well as hairdressers. The majority of shops are independent although there is a large Tesco, Subway and Coral betting shop.</p>                                                                                                                                                                                                                                                                                                                                  |            |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| Proportion of vacant unit | <p>There were a total of 91 units within Gorton Town Centre, with nine of these vacant, as confirmed by a site visit on 17 February 2016.</p> <p>This equates to a 10% vacancy.</p> <table><tr><th>Ref</th><th>Site address</th><th>Size (sqm)</th></tr><tr><td>1</td><td>Indulge Suite, Hyde Road</td><td>325</td></tr><tr><td>2</td><td>35 Garratt Way</td><td>440</td></tr><tr><td>3</td><td>574 Hyde Road</td><td>50</td></tr><tr><td>4</td><td>Unit A, Tesco, Hyde Road</td><td>100</td></tr><tr><td>5</td><td>Unit B, Tesco, Hyde Road</td><td>140</td></tr><tr><td>6</td><td>650 Hyde Road</td><td>70</td></tr><tr><td>7</td><td>652 Hyde Road</td><td>160</td></tr><tr><td>8</td><td>656 Hyde Road</td><td>40</td></tr><tr><td>9</td><td>929-933 Hyde Road</td><td>340</td></tr></table> <p>There are three fewer vacancies than on the 18 November 2014, when the GOAD Map was prepared.</p> | Ref        | Site address | Size (sqm) | 1 | Indulge Suite, Hyde Road | 325 | 2 | 35 Garratt Way | 440 | 3 | 574 Hyde Road | 50 | 4 | Unit A, Tesco, Hyde Road | 100 | 5 | Unit B, Tesco, Hyde Road | 140 | 6 | 650 Hyde Road | 70 | 7 | 652 Hyde Road | 160 | 8 | 656 Hyde Road | 40 | 9 | 929-933 Hyde Road | 340 |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Size (sqm) |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 1                         | Indulge Suite, Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 325        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 2                         | 35 Garratt Way                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 440        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 3                         | 574 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 50         |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 4                         | Unit A, Tesco, Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 5                         | Unit B, Tesco, Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 140        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 6                         | 650 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 70         |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 7                         | 652 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 160        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 8                         | 656 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 40         |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| 9                         | 929-933 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 340        |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |
| Retailer representation   | <p><u>Retail</u></p> <p>Aldi<br/>Tesco Extra including Petrol Station<br/>Fair Price Furniture<br/>Moon Carpets and Flooring<br/>B&amp;M Bargains<br/>Terracota Warehouse<br/>Age UK</p> <p><u>Leisure</u></p> <p>Roots Restaurant<br/>KFC<br/>Gala Bingo<br/>Show Case Cinema</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |              |            |   |                          |     |   |                |     |   |               |    |   |                          |     |   |                          |     |   |               |    |   |               |     |   |               |    |   |                   |     |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <p>Belle Vue Stadium<br/>Subway</p> <p><u>Services</u></p> <p>Texaco Filing Statio<br/>Community Centre<br/>Betfred<br/>Market<br/>Post Office<br/>Coral Betting Shop</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Pedestrian flows</b>               | <p>There was a healthy level of pedestrian flow through the town centre with people using the Tesco car park as a base before visiting retailers nearby.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Accessibility</b>                  | <p><u>Parking</u></p> <p>There is parking available at Aldi, KFC and at the vacant unit on Garratt Way. There are approximately 550 spaces at Tesco to also be used for Gorton Market. There are several places where on street parking is possible.</p> <p>All parking is free of charge.</p> <p><u>Public Transport</u></p> <p>There are regular bus services to Manchester City Centre, Stockport, Hyde and Ashton under Lyne.</p> <p>The nearest train station is Bellevue, which is to the north of the district centre. The station is approximately 400m north west of the Tesco.</p>                                                                                |
| <b>Safety and occurrence of crime</b> | <p>Although the area has some issues with cleanliness and tidiness, overall, there was a sense of safety in the area and community cohesion. There was no evidence of structural damage to the vacant units which only had cosmetic damage through graffiti and general wear and tear from not being used.</p>                                                                                                                                                                                                                                                                                                                                                              |
| <b>Environmental quality</b>          | <p>Shop frontages were of a reasonably low quality with some missing sections or letters. The street design, although safe in terms of lighting, footpaths and pedestrian crossings, was not conducive to remaining in the district centre once your shopping had been done.</p> <p>A number of areas, especially around KFC, had a lot of litter.</p> <p>Vacant units such as 929-933 Hyde Road, had been covered in event posters and graffiti.</p> <p>Although no substantial building work or refurbishment is being undertaken, the Tesco store is new and the market has been updated.</p> <p>The Plough pub has also recently being refurbished and is under new</p> |

|                                |                            |
|--------------------------------|----------------------------|
|                                | management.                |
| <b>Commercial yields/rents</b> | Not Available through EGi. |

## DISTRICT CENTRE HEALTH CHECK

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |              |            |   |                                    |              |   |                                     |              |   |                   |             |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|------------|---|------------------------------------|--------------|---|-------------------------------------|--------------|---|-------------------|-------------|
| Centre Name               | Harpurhey district centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| Diversity of uses         | <p>Harpurhey district centre is predominantly rectangular though expands slightly north-westwards to incorporate the North City library and educational establishments, slightly south-eastwards to include the medical centre and slightly south westwards to incorporate the cluster of small units along Rochdale Road.</p> <p>The centre is bound by residential estates and therefore has minimal room for expansion.</p> <p>The centre offers a mix of town centre uses within the North City shopping centre, through the adjacent supermarkets (Asda and Lidl) and Harpurhey Markets.</p>                                                                                                                                                                                                                                                                                          |              |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| Proportion of vacant unit | <p>Of the 70 units within Harpurhey district centre there are only three vacant units which equates to just 4.28% and is therefore below the national average.</p> <p>In terms of the distribution of vacant units, two are located within the North City Shopping Centre however Unit 14 is located along the frontage of the shopping centre whilst Unit 9 is a small unit located well within the shopping centre. The final vacant unit is situated along the row of small retail/service units to the south west of the district centre along Rochdale Road.</p> <table><tr><td>Ref</td><td>Site address</td><td>Size (sqm)</td></tr><tr><td>1</td><td>Unit 9, North City Shopping Centre</td><td>110 sqm (A3)</td></tr><tr><td>2</td><td>Unit 14, North City Shopping Centre</td><td>280 sqm (A1)</td></tr><tr><td>3</td><td>668 Rochdale Road</td><td>70 sqm (A3)</td></tr></table> | Ref          | Site address | Size (sqm) | 1 | Unit 9, North City Shopping Centre | 110 sqm (A3) | 2 | Unit 14, North City Shopping Centre | 280 sqm (A1) | 3 | 668 Rochdale Road | 70 sqm (A3) |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Size (sqm)   |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| 1                         | Unit 9, North City Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 110 sqm (A3) |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| 2                         | Unit 14, North City Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 280 sqm (A1) |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| 3                         | 668 Rochdale Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 70 sqm (A3)  |              |            |   |                                    |              |   |                                     |              |   |                   |             |
| Retailer representation   | <p>The centre is dominated by retail uses which are largely national retailers including Asda, Lidl, Wilko, Iceland, B&amp;M Bargains, Brighthouse and Farmfoods.</p> <p>The few independent retailers within the centre are located further south west and comprise of beauticians, takeaways and specialised fashion stores such as motorcycle equipment.</p> <p>There are few leisure uses within the centre. Gala Bingo, McDonalds, William Hill and the North City Family and Fitness Leisure Centre are the main leisure uses. The World Famous Embassy Club is also located along the western boundary of the centre which caters for an array of functions.</p>                                                                                                                                                                                                                    |              |              |            |   |                                    |              |   |                                     |              |   |                   |             |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <p>There are no restaurants within the centre.</p> <p>Harpurhey markets take place on Tuesdays, Fridays and Saturdays in addition to a second hand 'flea market' held on Mondays and Thursdays. The markets offer a range of goods and services including beauty, cafes/food to go, clothing, electrical and hardware goods, shoe repairs and soft furnishings.</p>                                                                                                                                                                                                                                                                                                                   |
| <b>Pedestrian flows</b>               | <p>The highest pedestrian footfall is around the North City Shopping Centre and Asda both during the day and evening given that the Asda is open until late in addition to the Gala Bingo activities taking place in the early evening.</p> <p>Harpurhey Markets also create good footfall on the days that they take place.</p> <p>Overall however, due to the mix of uses, there is a high level of pedestrian footfall within the district centre.</p>                                                                                                                                                                                                                             |
| <b>Accessibility</b>                  | <p>The centre offers good levels of carparking which circa 944 spaces around the shopping centre, leisure centre and Lidl.</p> <p>The centre is well connected to the strategic highway network with links to Manchester city centre and the M60 motorway.</p> <p>There are frequent bus services to Failsworth, Pendleton, Higher Crumpsall, Hollinwood and Middleton.</p> <p>The centre is pedestrian friendly with pedestrian crossings provided within the car parks and across the surrounding highways in addition to the shopping centre being pedestrianised with seating areas.</p> <p>Bike racks are also available around the shopping centre to accommodate cyclists.</p> |
| <b>Environmental quality</b>          | <p>The centre offers attractive frontages, particularly within the North City shopping centre with minimal evidence of littering and graffiti.</p> <p>Beyond the wider boundary of the centre however, the area is more deprived with greater levels of litter, abandonment and anti-social behaviour.</p>                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Safety and occurrence of crime</b> | <p>As set out within 'environmental quality' the attractive frontages with minimal evidence of littering and graffiti would suggest that the centre is relatively safe although there are deprived neighbourhoods within the immediate vicinity which could impact on the occurrence of crime within the area.</p>                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Commercial yields/rents</b>        | <p>North City Shopping Centre, Lee Road, Rochdale Road, Harpurhey, Manchester, M9 4DJ: Rent £394.00/ £36.60 (per m<sup>2</sup>/ft<sup>2</sup>) – taken from EGi</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## DISTRICT CENTRE HEALTH CHECK

| Centre Name               | Levenshulme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
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| Diversity of uses         | <p>The district centre is long and linear down Stockport Road.</p> <p>The majority of units within the district centre are retail based, although there are a number of leisure units by way of restaurants and takeaways. There were a small number of public houses and cafes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| Proportion of vacant unit | <p>There were a total of 247 units within Levenshulme District Centre, with 18 of these vacant. This equates to a 7.3% vacancy.</p> <table><tr><th>Ref</th><th>Site address</th><th>Size (sqm)</th></tr><tr><td>1</td><td>6 – 8 Park Grove</td><td>220</td></tr><tr><td>2</td><td>715 Stockport Road</td><td>80</td></tr><tr><td>3</td><td>741-743 Stockport Road</td><td>90</td></tr><tr><td>4</td><td>777-779 Stockport Road</td><td>160</td></tr><tr><td>5</td><td>783 Stockport Road</td><td>70</td></tr><tr><td>6</td><td>896 Stockport Road</td><td>90</td></tr><tr><td>7</td><td>930-932 Stockport Road</td><td>140</td></tr><tr><td>8</td><td>Royal Bank of Scotland 934 Stockport Road</td><td>110</td></tr><tr><td>9</td><td>4 Albert Road</td><td>90</td></tr><tr><td>10</td><td>950-952 Stockport Road</td><td>90</td></tr><tr><td>11</td><td>877 Stockport Road</td><td>50</td></tr><tr><td>12</td><td>861 Stockport Road</td><td>220</td></tr><tr><td>13</td><td>951 Stockport Road</td><td>50</td></tr><tr><td>14</td><td>1010 Stockport Road</td><td>60</td></tr><tr><td>15</td><td>955-957 Stockport Road</td><td>90</td></tr><tr><td>16</td><td>1022 Stockport Road</td><td>100</td></tr><tr><td>17</td><td>1028 Stockport Road</td><td>70</td></tr><tr><td>18</td><td>1023 Stockport Road</td><td>100</td></tr></table> <p>There were 13 fewer vacancies on the site visit (18 February 2016) than on the GOAD Map (Base date 21 January 2015).</p> |            |  | Ref | Site address | Size (sqm) | 1 | 6 – 8 Park Grove | 220 | 2 | 715 Stockport Road | 80 | 3 | 741-743 Stockport Road | 90 | 4 | 777-779 Stockport Road | 160 | 5 | 783 Stockport Road | 70 | 6 | 896 Stockport Road | 90 | 7 | 930-932 Stockport Road | 140 | 8 | Royal Bank of Scotland 934 Stockport Road | 110 | 9 | 4 Albert Road | 90 | 10 | 950-952 Stockport Road | 90 | 11 | 877 Stockport Road | 50 | 12 | 861 Stockport Road | 220 | 13 | 951 Stockport Road | 50 | 14 | 1010 Stockport Road | 60 | 15 | 955-957 Stockport Road | 90 | 16 | 1022 Stockport Road | 100 | 17 | 1028 Stockport Road | 70 | 18 | 1023 Stockport Road | 100 |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Size (sqm) |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 1                         | 6 – 8 Park Grove                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 220        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 2                         | 715 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 80         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 3                         | 741-743 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 90         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 4                         | 777-779 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 160        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 5                         | 783 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 70         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 6                         | 896 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 90         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 7                         | 930-932 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 140        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 8                         | Royal Bank of Scotland 934 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 110        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 9                         | 4 Albert Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 90         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 10                        | 950-952 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 90         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 11                        | 877 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 50         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 12                        | 861 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 220        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 13                        | 951 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 50         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 14                        | 1010 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 60         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 15                        | 955-957 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 90         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 16                        | 1022 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 17                        | 1028 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 70         |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| 18                        | 1023 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100        |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |
| Retailer representation   | <p><u>Retail</u></p> <p>ASDA<br/>Mind Charity Shop<br/>Pound Choice Plus<br/>Everest DIY Store<br/>Iceland<br/>The Big Discount Bargain Store<br/>Tesco Metro<br/>Levenshulme Antique Village</p> <p><u>Leisure</u></p> <p>The Little Vic Public House<br/>Al-Waalis Restaurant and Banqueting Hall</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |  |     |              |            |   |                  |     |   |                    |    |   |                        |    |   |                        |     |   |                    |    |   |                    |    |   |                        |     |   |                                           |     |   |               |    |    |                        |    |    |                    |    |    |                    |     |    |                    |    |    |                     |    |    |                        |    |    |                     |     |    |                     |    |    |                     |     |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <p>Royal Nawaab Banqueting Hall</p> <p><u>Other</u></p> <p>Post Office<br/>RBS Bank<br/>Lloyds Pharmacy<br/>Natwest Bank<br/>Betfred<br/>Paddy Power</p> <p>Post Office</p>                                                                                                                                                                                                                                                                                                                                                          |
| <b>Pedestrian flows</b>               | <p>The district centre was reasonably busy with people frequenting both the retail and leisure facilities that were available.</p> <p>The north of Stockport Road was the busiest area of the centre.</p>                                                                                                                                                                                                                                                                                                                            |
| <b>Accessibility</b>                  | <p><u>Parking</u></p> <p>There is car parking available at Asda, Al-Waalis and surrounding Tesco. Overall, there are approximately 200 spaces. There is also on street parking.</p> <p><u>Public Transport</u></p> <p>There are regular bus services to Chorlton, Ashton under Lyne, West Didsbury, Stockport and Manchester City Centre.</p> <p>Levenshulme Train Station is within the district centre and has a number of Northern Rail routes including trains to Manchester Piccadilly, Blackpool North and Stock on Trent.</p> |
| <b>Safety and occurrence of crime</b> | <p>The area felt relatively safe on the site visit, with a sense of community cohesion and friendliness.</p> <p>There was no evidence of intentional damage to units, although units weren't particularly well maintained.</p>                                                                                                                                                                                                                                                                                                       |
| <b>Environmental quality</b>          | <p>The area was not of any particular aesthetic value, the units were reasonably well maintained in terms of signage and cleanliness. Pedestrian pavements were reasonably maintained and remained a flat surface. Street Lighting was available. There was some litter on the streets but appeared to have accumulated over a short period of time rather than have being left for a long period of time.</p> <p>There was no obvious building work or regeneration occurring in the district centre.</p>                           |
| <b>Commercial yields/rents</b>        | <p>There is no information available on EGİ.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## DISTRICT CENTRE HEALTH CHECK

| Centre Name               | Longsight                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |              |            |   |                                  |    |   |                                              |     |   |                            |           |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|------------|---|----------------------------------|----|---|----------------------------------------------|-----|---|----------------------------|-----------|
| Diversity of uses         | <p>The district centre is mainly linear along Stockport Road with a small branch of the district centre along Dickenson Road to incorporate the market and units opposite. The market is not covered and the traditional market is open on Wednesdays and Fridays 9am to 4.30pm and on Saturdays from 9am to 5pm. A mixed market of new and second hand goods is held between 9am and 4pm on Thursdays and a second hand market is held on Tuesdays between 9am and 4pm.</p> <p>The majority of units within Longsight District Centre are retail based, with some services including branches of major banks. The majority of the shops are independent retailers although there is an Asda store, Brighthouse and Boots Chemists.</p> |            |              |            |   |                                  |    |   |                                              |     |   |                            |           |
| Proportion of vacant unit | <p>There were a total of 88 units within Longsight District Centre, with three of these vacant, as confirmed on a site visit on 17 February 2016.</p> <p>This equates to a 3% vacancy below the 8.7% national average.</p> <table><tr><th>Ref</th><th>Site address</th><th>Size (sqm)</th></tr><tr><td>1</td><td>Unit 1 Longsight District Centre</td><td>60</td></tr><tr><td>2</td><td>Former Advice Centre, 584-586 Stockport Road</td><td>160</td></tr><tr><td>3</td><td>Part of 587 Stockport Road</td><td>460 total</td></tr></table> <p>A pub which was identified as vacant on the GOAD plan (548 Stockport Road) has now been demolished to allow the Manchester Superstore to extend into the area.</p>                        | Ref        | Site address | Size (sqm) | 1 | Unit 1 Longsight District Centre | 60 | 2 | Former Advice Centre, 584-586 Stockport Road | 160 | 3 | Part of 587 Stockport Road | 460 total |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Size (sqm) |              |            |   |                                  |    |   |                                              |     |   |                            |           |
| 1                         | Unit 1 Longsight District Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 60         |              |            |   |                                  |    |   |                                              |     |   |                            |           |
| 2                         | Former Advice Centre, 584-586 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 160        |              |            |   |                                  |    |   |                                              |     |   |                            |           |
| 3                         | Part of 587 Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 460 total  |              |            |   |                                  |    |   |                                              |     |   |                            |           |
| Retailer representation   | <p><u>Retail</u></p> <p>Asda<br/>Unicorn Home Furnishings<br/>Show Zone<br/>Brighthouse<br/>Dreamland Carpets and Floorings<br/>Boots Chemist<br/>Lidl<br/>Farmfoods</p> <p><u>Leisure</u></p> <p>Dixy Chicken</p> <p><u>Services</u></p> <p>Barclays Bank<br/>William Hill</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |              |            |   |                                  |    |   |                                              |     |   |                            |           |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | <p>Post Office</p> <p>Work Solutions Employment Agency</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Pedestrian flows</b>               | <p>There was a reasonable number of people around the district centre, many of which had used public car parks attached to ASDA and Aldi to visit other retailers.</p> <p>The main footfall was on Stockport Road around Aldi, the southern section of the district centre was quieter. The market was open and there were some people shopping there.</p>                                                                                                                                                                                                                                                                                                         |
| <b>Accessibility</b>                  | <p><u>Parking</u></p> <p>There is car parking available on street and at Asda, Lidl and on St Johns Road. Overall, there are approximately 350 car parking spaces.</p> <p><u>Public Transport</u></p> <p>There are regular bus services to Manchester, Ashton under Lyne, Chorlton, Buxton and Derby.</p> <p>The centre is not served by a train station or tram station. Levenshulme train station is approximately 1 mile to the south of the Asda in Longsight.</p>                                                                                                                                                                                             |
| <b>Safety and occurrence of crime</b> | <p>The area felt reasonably safe on the site visit and there was a sense of community cohesion especially around the market where there appeared to be regular customers.</p> <p>There was no evidence of intentional damage having being done to the units within the district centre.</p>                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Environmental quality</b>          | <p>The area did not have any particular aesthetic values, many of the shops had signs but these were not of a high quality. Streets were narrow and include street lighting but there is no street furniture. A number of vacant areas had been covered in graffiti and there was some litter, although this was not substantially noticeable.</p> <p>No specific building work or regeneration was being done across the district centre although there was work being done on individual units such as the demolition of the pub at 548 Stockport Road and the subdivision and subsequent works which appeared to be being undertaken at 587 Stockport Road.</p> |
| <b>Commercial yields/rents</b>        | <p>There is no information available on EGi.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## DISTRICT CENTRE HEALTH CHECK

| <b>Centre Name</b>               | Newton Heath                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----|--------------|------------|---|------------------|---------------|---|-----------------------------|---------|---|-----------------------------|---------|---|----------------------------|---------|---|------------------------------|--------|---|----------------------------|--------|---|------------------------------|---------|---|----------------------------|---------|---|------------------|---------|
| <b>Diversity of uses</b>         | <p>Newton Heath district centre is a triangular centre focussed on Old Church Street and Oldham Road.</p> <p>The centre comprises predominantly of small, densely packed retail units along Old Church Street and larger more isolated units along Oldham Road.</p> <p>Old Church Street is bound to the east, south and west by residential properties and to the north by Oldham Road. Newton Heath and Moston metrolink and subsequent tracks are located to the north west of Oldham Road whilst industrial units encompass the centre to the north east.</p> <p>The centre offers a mix of town centre uses including supermarkets, banks, fashion retailers, beauty salons and florists.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| <b>Proportion of vacant unit</b> | <p>Of the 83 units within Newton Heath district centre, there are nine vacant units which equates to 10.84% which is 2.1% higher than the national average vacancy rate.</p> <p>In terms of the distribution of vacant units, seven of the units (77%) are located within the Rosedale Shopping Centre. Although planning permission (ref 082859/FO/2007/N1) was granted in 2007 and subsequent replacement permission (ref: 095431/REP/2011/N1) was granted for the erection of flats at the site.</p> <p>The remaining two vacant units are dispersed within the district centre with 1035 Oldham Road becoming vacant following the closure of the Natwest bank and 1143 Oldham Road became vacant following the closure of the Amber Club nightclub.</p> <table border="1"> <thead> <tr> <th>Ref</th><th>Site address</th><th>Size (sqm)</th></tr> </thead> <tbody> <tr> <td>1</td><td>1143 Oldham Road</td><td>Circa 304 sqm</td></tr> <tr> <td>2</td><td>12 Rosedale Shopping Centre</td><td>180 sqm</td></tr> <tr> <td>3</td><td>11 Rosedale Shopping Centre</td><td>230 sqm</td></tr> <tr> <td>4</td><td>7 Rosedale Shopping Centre</td><td>110 sqm</td></tr> <tr> <td>5</td><td>5-6 Rosedale Shopping Centre</td><td>240sqm</td></tr> <tr> <td>6</td><td>4 Rosedale Shopping Centre</td><td>80 sqm</td></tr> <tr> <td>7</td><td>2-3 Rosedale Shopping Centre</td><td>170 sqm</td></tr> <tr> <td>8</td><td>1 Rosedale Shopping Centre</td><td>180 sqm</td></tr> <tr> <td>9</td><td>1035 Oldham Road</td><td>440 sqm</td></tr> </tbody> </table> |               | Ref | Site address | Size (sqm) | 1 | 1143 Oldham Road | Circa 304 sqm | 2 | 12 Rosedale Shopping Centre | 180 sqm | 3 | 11 Rosedale Shopping Centre | 230 sqm | 4 | 7 Rosedale Shopping Centre | 110 sqm | 5 | 5-6 Rosedale Shopping Centre | 240sqm | 6 | 4 Rosedale Shopping Centre | 80 sqm | 7 | 2-3 Rosedale Shopping Centre | 170 sqm | 8 | 1 Rosedale Shopping Centre | 180 sqm | 9 | 1035 Oldham Road | 440 sqm |
| Ref                              | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Size (sqm)    |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 1                                | 1143 Oldham Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Circa 304 sqm |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 2                                | 12 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 180 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 3                                | 11 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 230 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 4                                | 7 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 110 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 5                                | 5-6 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 240sqm        |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 6                                | 4 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 80 sqm        |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 7                                | 2-3 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 170 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 8                                | 1 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 180 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |
| 9                                | 1035 Oldham Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 440 sqm       |     |              |            |   |                  |               |   |                             |         |   |                             |         |   |                            |         |   |                              |        |   |                            |        |   |                              |         |   |                            |         |   |                  |         |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Retailer representation</b>        | <p>The centre offers a mix of convenience and comparison goods in addition to a mix of independent and major retailers.</p> <p>The national multiples include Asda, Iceland, Lidl, Farmfoods, Poundstretcher betting shops such as William Hill, Lloyds Bank and RBS.</p> <p>The independent retailers offer florists, newsagents, green grocers, a butcher and household goods though the independent retailer representation is more leisure and service based.</p> <p>The leisure representation is relatively large within the centre and predominantly consists of independent retailers. This includes the Newton Heath Working Men's Club, two public houses, take-aways and cafes. There are no restaurants within the centre.</p> <p>The service provision is more minimal within the centre and is predominantly independent retailer led. This includes hairdressers, funeral services, solicitors, car washes and car garages.</p> |
| <b>Pedestrian flows</b>               | <p>The highest pedestrian footfall was along Old Church Street. Pedestrian footfall was lower along Oldham Road though Farmfoods car park was relatively busy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Accessibility</b>                  | <p>Newton Heath offers an abundance of car parking both within designated car parks to the east and west of Old Church Street and through off-street parking.</p> <p>There are no cycle lanes or bike racks however Newton Heath and Moston metro station is located just north of the centre which offers bike racks.</p> <p>The centre is well served by public transport. Newton Heath and Moston metro station has frequent links to Manchester City Centre and Rochdale whilst bus links to Failsworth, Piccadilly Gardens, Hollinwood are offered from Old Church Street, Droylsden Road, Briscoe Lane and Oldham Road.</p> <p>Pedestrian crossings are provided at the traffic lights but few are situated along the main streets within the centre ie Old Church Street, Oldham Street and Droylsden Road.</p>                                                                                                                         |
| <b>Environmental quality</b>          | <p>The environmental quality within the district centre is average. There are areas in which the building frontages are in need of repair, particularly around the vacant units however there are attractive frontages along Old Church Street with minimal evidence of litter and graffiti.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Safety and occurrence of crime</b> | <p>The main roads within the centre are well lit with CCTV outside some properties.</p> <p>The centre offers a vibrant community area which is supported and further enhanced through the independent retailers and community hubs such as the community centre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Commercial yields/rents</b>        | <p>There are no commercial yields/rents available through EGi</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## DISTRICT CENTRE HEALTH CHECK

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|-----|--------------|------------|---|----------------------|-------------|---|----------------------|-------------|---|----------------------|--------------|---|----------------|--------------------|---|----------------|--------------|---|---------------|--------------|---|----------------------|-------------|
| Centre Name               | Openshaw                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| Diversity of uses         | <p>Openshaw district centre is a linear shopping street focussed on Ashton Old Road, which runs in an east-west direction.</p> <p>The centre offers a mix of small, densely packed retail units towards the eastern centre boundary whilst Lime Square shopping centre offers larger units. Larger isolated units are located towards the western area of the district centre.</p> <p>The centre is predominantly bound to the north and south by residential properties although there are larger industrial units within the periphery eg opposite Matalan beyond Ashton Old Road.</p> <p>Overall the centre offers a range of town centre uses including dwellings, supermarkets, post office and fashion stores in addition to services such as estate agents, banks and dentist and leisure uses such as eateries and a gym.</p>                                                              |                    |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| Proportion of vacant unit | <p>There are approximately 80 units within Openshaw district centre. Seven of these units are vacant and therefore the vacancy rate is 8.75%. This is just 0.5% higher than the national vacancy rate.</p> <p>The vacant units are dispersed across the centre ie there is distinct pattern or clustering of the vacant units.</p> <table><tr><td>Ref</td><td>Site address</td><td>Size (sqm)</td></tr><tr><td>1</td><td>1345 Ashton Old Road</td><td>50 sqm (A1)</td></tr><tr><td>2</td><td>1339 Ashton Old Road</td><td>70 sqm (A1)</td></tr><tr><td>3</td><td>1272 Ashton Old Road</td><td>120 sqm (A4)</td></tr><tr><td>4</td><td>12 Lime Square</td><td>Circa 210 sqm (A1)</td></tr><tr><td>5</td><td>10 Lime Square</td><td>370 sqm (A1)</td></tr><tr><td>6</td><td>4 Lees Street</td><td>130 sqm (A1)</td></tr><tr><td>7</td><td>1166 Ashton Old Road</td><td>90 sqm (A1)</td></tr></table> |                    |  | Ref | Site address | Size (sqm) | 1 | 1345 Ashton Old Road | 50 sqm (A1) | 2 | 1339 Ashton Old Road | 70 sqm (A1) | 3 | 1272 Ashton Old Road | 120 sqm (A4) | 4 | 12 Lime Square | Circa 210 sqm (A1) | 5 | 10 Lime Square | 370 sqm (A1) | 6 | 4 Lees Street | 130 sqm (A1) | 7 | 1166 Ashton Old Road | 90 sqm (A1) |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Size (sqm)         |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 1                         | 1345 Ashton Old Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 50 sqm (A1)        |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 2                         | 1339 Ashton Old Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 70 sqm (A1)        |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 3                         | 1272 Ashton Old Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 120 sqm (A4)       |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 4                         | 12 Lime Square                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Circa 210 sqm (A1) |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 5                         | 10 Lime Square                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 370 sqm (A1)       |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 6                         | 4 Lees Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 130 sqm (A1)       |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| 7                         | 1166 Ashton Old Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 90 sqm (A1)        |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |
| Retailer representation   | <p>The centre offers a mix of convenience and comparison goods in addition to a mix of independent and major retailers.</p> <p>The national multiples include Morrisons (which anchors Lime Square Shopping Centre), Peacocks, B and M bargains, Matalan, Aldi and Poundstretcher.</p> <p>The independent retailers offer convenience stores, florists, fashion and accessory shops and soft furnishings.</p> <p>The leisure representation is made up of the large gym within Lime Square shopping centre, a social club and public houses. Therefore there is a mix of independent and chain retailer representation. The restaurant provision</p>                                                                                                                                                                                                                                               |                    |  |     |              |            |   |                      |             |   |                      |             |   |                      |              |   |                |                    |   |                |              |   |               |              |   |                      |             |

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|                                       | <p>is lacking within the district centre although there are a few take-aways</p> <p>The independent service representation is relatively large within the centre with beauty salons, car repairs and offices.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Pedestrian flows</b>               | <p>Pedestrian footfall was relatively high around the Lime Square shopping centre and along Ashton Old Road towards the east of the centre.</p> <p>Towards the western area of the centre along Ashton Old Road, pedestrian footfall was lower however within the vicinity of Matalan and Aldi, pedestrian movements increased.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Accessibility</b>                  | <p>Ashton Old Road cuts through the middle of the linear centre. This road provides easy access into Manchester city centre.</p> <p>Frequent bus routes operate from this road to Burnage, West Didsbury, Ashton under Lyne, Stalybridge, Broadbent Fold, Newton Heath and Manchester City Centre.</p> <p>Bus services also operate from Fairfield Road with routes to Ashton under Lyne, Littlemoss, Chorlton, Longsight and Stockport.</p> <p>Pedestrian crossings are via traffic lights along Ashton Old Road. There are also cycle lanes and bus lanes along Ashton Old Road. Furthermore Lime Square shopping centre is largely pedestrianised.</p> <p>Lidl, Matalan and Aldi has ancillary customer parking. Up to three hours free parking is available at the shopping centre which comprises of circa 650 spaces. Parking is also available off Stanley Street. There is no on-street parking.</p> |
| <b>Environmental quality</b>          | <p>Lime Square shopping centre is well maintained with attractive frontages and features of public art.</p> <p>The units along Ashton Old Road are also well maintained on the whole however the vacant units (excluding those at Lime Square) are in states of disrepair which impacts on the quality of the centre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Safety and occurrence of crime</b> | <p>Overall, evidence of litter and graffiti within the centre is low. The areas most affected by graffiti are towards the western area of the centre although off Ashton Old Road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Commercial yields/rents</b>        | <p>There are no commercial yields/rents available through EGi</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## DISTRICT CENTRE HEALTH CHECK

| Centre Name               | Rusholme                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-----|--------------|------------|---|---------------------------|-----|---|-----------------------|-----|---|-------------------|-----|---|-----------------------|----|---|------------------|-----|
| Diversity of uses         | Units within Rusholme cater for the leisure sector with the majority comprising restaurants, cafes, takeaways and bars. There is some ancillary retail provision mainly to the north and south of the linear district centre which runs along Wilmslow Road.                                                                                                                                                                                                                                                                                                    |            |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| Proportion of vacant unit | <p>There are a total of 188 units within Rusholme District Centre. The site visit (18 February 2016), revealed only five vacancies equating to a 2.6% vacancy rate.</p> <table><tr><th>Ref</th><th>Site address</th><th>Size (sqm)</th></tr><tr><td>1</td><td>Unit 2 Walmer Street East</td><td>200</td></tr><tr><td>2</td><td>131-133 Wilmslow Road</td><td>160</td></tr><tr><td>3</td><td>130 Wilmslow Road</td><td>100</td></tr><tr><td>4</td><td>231-233 Wilmslow Road</td><td>80</td></tr><tr><td>5</td><td>93 Wilmslow Road</td><td>120</td></tr></table> |            |  | Ref | Site address | Size (sqm) | 1 | Unit 2 Walmer Street East | 200 | 2 | 131-133 Wilmslow Road | 160 | 3 | 130 Wilmslow Road | 100 | 4 | 231-233 Wilmslow Road | 80 | 5 | 93 Wilmslow Road | 120 |
| Ref                       | Site address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Size (sqm) |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| 1                         | Unit 2 Walmer Street East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 200        |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| 2                         | 131-133 Wilmslow Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 160        |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| 3                         | 130 Wilmslow Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100        |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| 4                         | 231-233 Wilmslow Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 80         |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| 5                         | 93 Wilmslow Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 120        |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| Retailer representation   | <p><u>Retail</u></p> <p>M Local<br/>Tesco Express<br/>Lidl<br/>Superdrug<br/>Worldwide Foods<br/>Manchester Superstore</p> <p><u>Leisure</u></p> <p>Subway<br/>Café Nero</p> <p><u>Other</u></p> <p>Shell Filling Station<br/>Job Centre Plus<br/>ATS Euromaster<br/>Paddy Power</p>                                                                                                                                                                                                                                                                            |            |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |
| Pedestrian flows          | The district centre was busy with a mix of people including students and families. The whole of the district centre was busy, and one area did not stand out for popularity.                                                                                                                                                                                                                                                                                                                                                                                    |            |  |     |              |            |   |                           |     |   |                       |     |   |                   |     |   |                       |    |   |                  |     |

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| <b>Accessibility</b>                  | <p><u>Parking</u></p> <p>There are approximately 350 car parking spaces, two areas are car parks run by NCP. There is no on street parking along Wilmslow Road but there is on side streets.</p> <p><u>Public Transport</u></p> <p>Work is currently being undertaken along Wilmslow Road which will improve the provision for public transport and cyclists.</p> <p>There are regular bus services to Stockport, East Didsbury, Eccles, Hulme, Manchester Airport, Altrincham and Manchester city centre.</p> |
| <b>Safety and occurrence of crime</b> | <p>The area felt safe on the site visit with plenty of people around.</p> <p>There was no evidence that there has been any intentional damage to property in the area. Units appear to be well maintained</p>                                                                                                                                                                                                                                                                                                  |
| <b>Environmental quality</b>          | <p>As there were ongoing roadworks, it was not clear what the levels of litter are normally in the area, however, they were reasonably low on the site visit. Units were well maintained with signage and lighting. Street lighting was in operation.</p> <p>Works were being undertaken on Wilmslow Road to improve the transport connections with Manchester City Centre.</p>                                                                                                                                |
| <b>Commercial yields/rents</b>        | <p>There is no information available on EGi.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

# Appendix 2

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site name                               | Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site address                            | 1-7 Rosedale Shopping Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site area                               | Circa 2,340 sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Current use                             | Mix of vacant and occupied retail units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Plan of site                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Adjacent land use                       | <p>The site is within the Rosedale Shopping Centre which includes a barbers, pharmacy and City Home Leisure Store to the south of the site.</p> <p>There is a large vacant site to the east beyond Dulverton Street. Newton Health Centre is located to the west beyond Old Church Street.</p> <p>Residential properties are located to the north beyond Oldham Road.</p>                                                                                                                                                                                                                                                                                                                                                                          |
| Local Plan designation                  | The site is located within Newton Heath District Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Planning history / proposed development | <p>Application 095431/REP/2011/N1 for a new planning permission to replace extant planning permission (Ref: 082859/FO/2007/N1), in order to extend the time limit for the erection of a part 10, part 6, part 5 storey building behind retained facade of the Rosedale Building to form 114 x one, two and three bedroom flats, and Class A1 (retail) 568sqm of floorspace at ground floor level with associated parking and landscaping was approved 03 November 2011.</p> <p>Subsequently, application 101761/NMC/2013/N1 was approved April 2013 for the Non Material Amendment to allow re wording of condition number 30 of planning approval 095431/REP/2007/N1 to enable demolition of existing buildings prior to site investigations.</p> |

|              |                                                                                                                                                                                                                                                                      |
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| Availability | The site was being marketed as at March 2015 however following a site visit and subsequent search on EGi, the site is no longer being marketed. The site is therefore not available.                                                                                 |
| Suitability  | The site is too small to accommodate the proposed development, as such, it would be necessary for the development to be over a number of floors to allow for car parking and servicing area. This does not meet operator requirements and is therefore not suitable. |
| Viability    | The extension to the timeframes for the development due to the requirement for obtaining land, securing planning permission and building the unit is too long for the client, which brings into question the overall viability of the site.                          |
| Conclusions  | The site is not being marketed, is not suitable and not viable.                                                                                                                                                                                                      |

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| Site name                               | Land at Oldham Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site address                            | Brownfield land adjacent 1290 Oldham Rd, Manchester M40 1EZ                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site area                               | 4,100 sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Current use                             | Brownfield Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Plan of site                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Adjacent land use                       | To the north of the site beyond Oldham Road are residential properties. YES group (oriental restaurant supplies) is located immediately east of the site. Lidl and the ancillary car park are situated to the south of the site and the Rosedale Shopping Centre is located to the west beyond Dulverton Street.                                                                                                                                                                                                                  |
| Local Plan designation                  | The site is located within Newton Heath District Centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Planning history / proposed development | Planning permission (Ref: 082516/FO/2007/N1) was granted in April 2008 for the erection of 2 no. buildings (maximum 6 storey high) comprising 110 apartments and 230sqm commercial floor space at ground floor level (Classes A1/A2), provision of 106 no. car parking spaces at basement level and 14 no. car parking spaces at ground level with vehicular access from Dulverton Street, associated landscaping and amenity areas. This permission expired in April 2011 and there is no indication that works started on site. |
| Availability                            | The site is not being actively marketed. This is evident through a site visit undertaken, an EGi search and through general online research.                                                                                                                                                                                                                                                                                                                                                                                      |
| Suitability                             | The site is of a size that could accommodate the proposals, albeit not on a rectangular floorplate as at the Sheridan Suite.                                                                                                                                                                                                                                                                                                                                                                                                      |
| Viability                               | The extension to the timeframe for the development due to the requirement for obtaining the land, securing planning permission and building the units it too long for the client, which brings into question the overall viability of the site.                                                                                                                                                                                                                                                                                   |

|             |                                                   |
|-------------|---------------------------------------------------|
| Conclusions | The site is not being marketed and is not viable. |
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| Site name                             | Land at Droylsden Road                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site address                          | Land adjacent Farm Foods, Droylsden Rd                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site area                             | Circa 4377 sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Current use                           | Car park for Martins Bakery                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Plan of site                          |                                                                                                                                                                                                                                                                                                                                                                             |
| Adjacent land use                     | <p>The site is bound to the north-east and east by car garages and scrap yards. Farm foods and ancillary parking is located to the north of the site.</p> <p>Residential properties are located further south beyond Rochdale Canal whilst Martins Swiss confectioners bakery is located to the west of the site beyond Droylsden Road.</p>                                                                                                                   |
| Local Plan designation                | The site is unallocated within MCC Local Development Framework. The site falls just outside the district centre boundary.                                                                                                                                                                                                                                                                                                                                     |
| Planning history/Proposed Development | Permission was granted in February 2012 for the erection of a single storey double height extension and elevational alterations to existing bakery, change of use of Silk House from offices to a maintenance and cleaning depot in association with use of existing bakery, reconfiguration of external service yard and provision of additional car parking to serve bakery on adjacent site at Atlantic Works (61 Droylsden Road) (Ref: 097757/FO/2011/N1) |
| Availability                          | The site is not being actively marketed. This is evident through a site visit undertaken, an EGi search and through general online research. Furthermore the red-line plan submitted with application (Ref: 097757/FO/2011/N1) identifies this site within the ownership of Martins (Moston) Ltd whereby the site is being used for additional car parking to serve the bakery.                                                                               |
| Suitability                           | The site could accommodate the proposals on a rectangular floorplate, as at the Sheridan Suite.                                                                                                                                                                                                                                                                                                                                                               |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| Viability   | The extension to the timeframes for the development due to the requirement for obtaining the land, securing planning permission and building the unit is too long for the client, which brings into question the overall viability of the site. |
| Conclusions | The site is not being marketed and is not viable.                                                                                                                                                                                               |

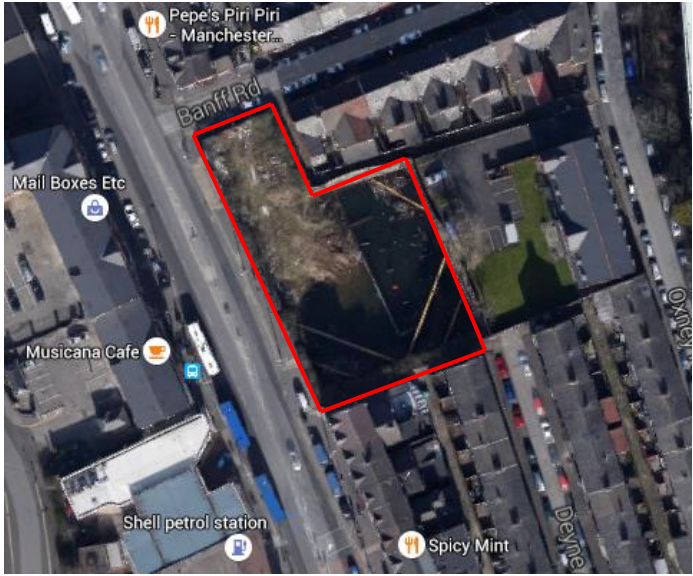
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Site name                               | 929-933 Hyde Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site address                            | 929-933 Hyde Road, Gorton, Manchester                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site area                               | Circa 1,200sqm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Retail status                           | Vacant – A1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Current use                             | Vacant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Plan of site                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Adjacent land use                       | To the north of the site is Trinity Baptist Church. To the east of the site is a piece of vacant land and then the Terracotta Warehouse. Across Wellington Road to the west of the site is The Plough public house and across Hyde Road to the south are a number of dwellings.                                                                                                                                                                                                                                                                                                                          |
| Local Plan designation                  | The site is not designated within the Local Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Planning history / proposed development | <p>Planning Permission (Ref: 108245/OO/2015/N2) was approved on 24 April 2015. The description of development is as follows:</p> <p><i>“Outline planning application for the demolition of existing former bank building and approval of scale and means of access for the erection of 2/3 storey detached building to form a community facility to include activity area, teaching and support facilities with associated cafe and charity shop, including ancillary car parking and landscaping. Outline planning permission is sought for access and scale with all others matters reserved.”</i></p> |
| Availability                            | There is no marketing information displayed at the site despite the vacancy. The availability of the site unknown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Suitability                             | The unit as existing is not large enough to incorporate the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|             |                                                                                                                                                                                                                                                                                                                                                   |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | proposed development. If the land to the east of the site was included, it would be necessary for the development to be over multiple floors to allow for car parking and servicing areas. This does not meet operator requirements and is therefore not suitable.                                                                                |
| Viability   | The site contains existing buildings which require demolition for the proposal. This, along with, the extension to the timeframes for the development due to the requirement to obtain the land, securing the planning permission and building the unit is too long for the client, which brings into question the overall viability of the site. |
| Conclusions | The site is not being marketed, is not suitable and not viable.                                                                                                                                                                                                                                                                                   |

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| Site name                             | Land south of Crayfield Road                                                                                                                                                                                                                                                                   |
| Site address                          | Land bounded by Stockport Road, Crayfield Road and Broom Lane, Levenshulme, M19 3NP                                                                                                                                                                                                            |
| Site area                             | Approximately 8,000sqm                                                                                                                                                                                                                                                                         |
| Retail status                         | N/A                                                                                                                                                                                                                                                                                            |
| Current use                           | Green Space                                                                                                                                                                                                                                                                                    |
| Plan of site                          |                                                                                                                                                                                                              |
| Adjacent land use                     | To the north, east, south and west of the site is residential development.                                                                                                                                                                                                                     |
| Local Plan designation                | A major recreation route (saved Policy LL2, UDP) runs through the site.                                                                                                                                                                                                                        |
| Planning history/Proposed Development | The site was subject to a planning application by the City Council for the development of a pedestrian, cycle and bridleway route in 2001 which was approved. This development has been implemented on site and the route is considered to be a major recreation route within planning policy. |
| Availability                          | The site is not being marketed and as such the availability is not known.                                                                                                                                                                                                                      |
| Suitability                           | The site is safeguarded in the Local Plan for a recreation route and is not suitable.                                                                                                                                                                                                          |
| Viability                             | The extension to the timeframes for the development due to the requirement for obtaining the land, securing planning permission and building the unit is too long for the client, which brings into question the overall viability of the site.                                                |
| Conclusions                           | The site is not being marketed, is not suitable and not viable.                                                                                                                                                                                                                                |

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|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site name                               | Land at Stockport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site address                            | Land at Stockport Road and Elbow Street<br>M19 3PG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area                               | Approximately 1,600sqm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Retail status                           | Unknown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Current use                             | Scrub Land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Plan of site                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Adjacent land use                       | <p>An area of the land is currently used as a barber shop. To the north of the site, across Elbow Street is a telephone shop. Directly to the south of the site is a domestic appliance store and a car centre. Across Stockport Road to the west is a William Hill Betting Office and a Tesco Metro store. To the east of the site is St Mary of the Angels and St Clare Church and associated car parking.</p>                                                                                                                                                                                                                                     |
| Local Plan designation                  | The site is not designated through the local plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Planning history / proposed development | <p>An application was submitted on 09 February 2009 for <i>"OUTLINE APPLICATION for matters of access, layout and scale relating to a mixed use development comprising 38 dwellinghouses (3 storey) and 107 apartments, retail (Use Class A1) floorspace and community facilities with associated car parking, vehicular access and highways layouts"</i></p> <p>The application was "finally disposed of" by the Council on 23 April 2014.</p>                                                                                                                                                                                                      |
| Availability                            | <p>Although the site is surrounded by hoarding, there is no advertising for the site. The boards are covered with advertising posters. The availability of the site is unknown. As an area of land is currently trading as a barbers shop, this area would be unavailable for the proposed development.</p>                                                                                                                                                                                                                                                                                                                                          |
| Suitability                             | <p>The site is approximately half the size which is required for the proposed development, as such it would be necessary for the development to be over multiple floors to allow for car parking and servicing area. This does not meet operator requirements and is therefore not suitable.</p> <p>There are two restaurant and banqueting hall facilities within Levenshulme, as such the proposed development would result in the oversupply of this facility within the area. The existing market of banqueting halls is likely to be close to saturation within the area and as such, the site would be unviable due to market constraints.</p> |
| Viability                               | <p>The extension to the timeframes for the development due to the requirement for obtaining the land, securing planning permission and building the unit is too long for the client, which brings into question the overall viability of the site.</p>                                                                                                                                                                                                                                                                                                                                                                                               |

|             |                                                                 |
|-------------|-----------------------------------------------------------------|
| Conclusions | The site is not being marketed, is not suitable and not viable. |
|-------------|-----------------------------------------------------------------|

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| Site name                               | Land at Wilmslow Road                                                                                                                                                                                                                                                                                                                                                  |
| Site address                            | 25-33 Wilmslow Road, Rusholme, M14 5TB                                                                                                                                                                                                                                                                                                                                 |
| Site area                               | Approximately 2,000sqm                                                                                                                                                                                                                                                                                                                                                 |
| Retail status                           | N/A                                                                                                                                                                                                                                                                                                                                                                    |
| Current use                             | Vacant land                                                                                                                                                                                                                                                                                                                                                            |
| Plan of site                            |                                                                                                                                                                                                                                                                                      |
| Adjacent land use                       | There is a mix of uses surrounding the site. Along Wilmslow Road to the north and south of the site are restaurants, however, one street to the east of Wilmslow Road, there are residential dwellings. Across Wilmslow Road to the west are further restaurants and cafes.                                                                                            |
| Local Plan designation                  | The site is not designated within the Local Plan.                                                                                                                                                                                                                                                                                                                      |
| Planning history / proposed development | <p>Planning Permission (084023/FO/2007/N2) was granted in 2007 for the following development:</p> <p><i>"Erection of a part four part six storey building to provide an A3 restaurant and one A1 retail unit with 54 self contained flats above and 61 car parking spaces in the basement."</i></p> <p>The land remains vacant and the permission has now expired.</p> |
| Availability                            | The site is boarded up and no advertisements for the availability of the site are on site. The availability of the site is unknown.                                                                                                                                                                                                                                    |
| Suitability                             | The site is approximately 2/3 of the size which is required for the proposed development, as such, it would be necessary for the development to be over at least three floors to allow for car parking and servicing area. This does not meet operator requirements and is therefore no suitable.                                                                      |
| Viability                               | The extension to the timeframes for the development due to the requirement for obtaining the land, securing planning permission and building the unit is too long for the client, which brings into question the overall viability of the site.                                                                                                                        |
| Conclusions                             | As the site is not being marketed, it is not suitable and note viable.                                                                                                                                                                                                                                                                                                 |