MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144341/FO/2025
Date registered valid:	23 October 2025
Proposal:	Re-cladding of existing warehouse and related elevational alterations
Address:	Montague House, Matthews Street, Manchester, M12 5BB
Ward(s):	Ardwick Ward
Applicant:	Mr David Weisberg, Propco North West Ltd
Agent (if any):	HNA Architects
Case officer:	Carl Glennon Tel: 0161 234 4530 Email: carl.glennon@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Industry

Date of site visit: 5 November 2025

Standard consultations:
Printed: 3 November 2025 Expired: 24 November 2025

Neighbour notifications
Printed: 3 November 2025 Expired: 24 November 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application property is located within a cluster of industrial units with access and egress via a cul-de-sac that terminates at a boundary with an elevated section of operational railway line. Notwithstanding the industrial context, recently constructed two storey houses are located on part of the west section of Matthews Street.

The application building is set back from the street boundary that is defined by paladin fencing. The application property comprises of a pitched ‘saw tooth’ roof and brick elevations. The northern part of the building incorporates a flat roof two storey extension that rises above the eaves line to form a parapet to the roof behind it. The related principal elevation incorporates windows and doors set with rising brick columns. The vertical emphasis of the elevation is relieved by horizontal detail above between the ground and first level and the eaves. The southern elevation is punctuated by service doors.


AHS
STOP


MAERSK


MAERSK


MAERSK
WARNING



Fig.1 – Views of the application site

Description of development

The proposed development involves the introduction of profiled cladding of the building in the following arrangement:

i. Principal elevation (north) – Jet back insulated wall panels interspersed with dark grey insulated wall panels.
ii. Principal elevation (south) and part of returning side elevation – Dark grey insulated wall panels.
iii. Side and rear elevations would comprise box profile sheeting in light grey. The remaining section of the side (southern) elevation would be formed in matching light grey profiled sheeting.
iv. The roof would also be formed in box profile sheeting.
v. The applicant has indicated blue detailing to the fascia to the eaves and defining the ground and first floors.
vi. The cladding would be positioned around existing window and door openings the elevations and the reconfiguration of window openings to the roof. The submitted details have also included details of the reconfiguration of doorways and related shutter details.

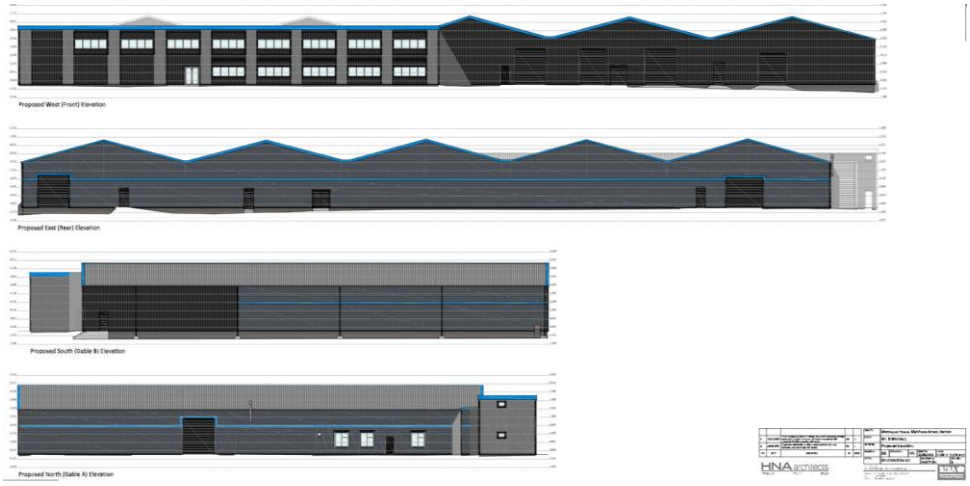


Fig.2 - Proposed elevations.

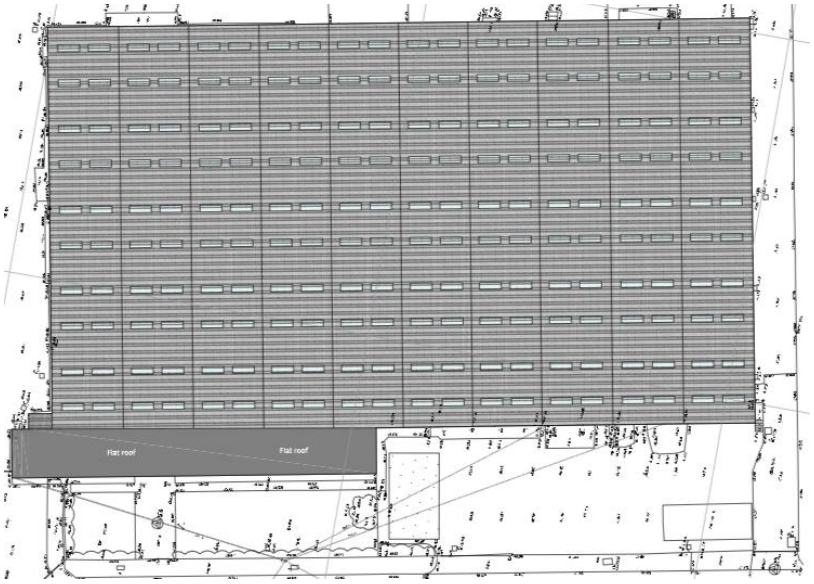


Fig.3 – Roof window arrangement

Site history

i. 124107/FO/2019: Approved - 28.08.2019
Montague House, Matthews Street, Manchester, M12 5BB.
Retrospective application to retain the use of the building as a Class D1 educational training centre with associated car parking

ii. 099789/FO/2012/N2: Approved - 25.10.2012
Unit 2, Montague House, Matthews Street, Ardwick, Manchester, M12 5BB,
Change of use of storage & distribution building (Class B8) to form indoor skate park, involving formation of new doorway and use of existing car parking area.

iii. 107260/FO/2014/N2: Approved - 23.12.2014
Unit 3 Montague House, Matthews Street, Ardwick, Manchester, M12 5BBChange of use of industrial unit to childrens soft play area with associated car parking and external works.

iv. 083714/FO/2007/N2: Approved - 16.06.2009
Montague House, Matthews Street, Ardwick, Manchester, M12 5BB
Change of use to vehicle storage and siting of portable building to the rear of Montague House

v. 063673/FO/NORTH2/01: Approved - 17.01.2002
Matthews Street, Ardwick.
Proposed 1050 square metre extension to rear of existing warehouse and alterations to car parking and servicing

vi. 038045: Approved - 31.01.1991
Units C & D, Matthews Street, Ardwick.
Change of use from warehousing to general industrial and warehousing with the provision of 37 parking spaces

vii. F10809: Approved - 25.07.1979

Tyre Distribution Depot, Matthews Street, Ardwick.
Alterations to form an additional, vehicular access in the west elevation and a new trade counter.

Consultations & Notification Responses

Local residents and businesses – No comments received.

Network Rail - All works must be undertaken without over-sailing the railway boundary or airspace and any scaffolding must have a 3 metre failsafe.

Issues

National Planning Policy Framework Plan-making and national decision-making policies December 2025 - The above draft document is the subject of public consultation, which expires on 10 March 2026. Notwithstanding the above, this emerging guidance is material to consideration of the proposed development.
The Framework re-affirms that the planning system has the following objectives (paragraph 16):
a. An economic objective
b. A social objective –health, social and cultural well-being; and
c. An environmental objective.
Paragraph 17 states these objectives are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so, should take local circumstances into account, to reflect the character, needs and opportunities of each area.
As well as setting out the procedural policies relating to plan making (including strategic planning and new local plans) and decision making, the draft NPPF sets out objectives, policies for plan making and policies for decision making across key policy areas in a clearer and more rules-based way.

The following chapters are relevant to the proposed development:

Chapter 12.Making effective use of land – Objective: is to promote the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Policy L2: Making effective use of land – States that substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:

a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
b. Making better use of vacant and under-utilised land and buildings;
c. Making effective use of previously developed land and buildings.

The development would secure a sustainable use for a previously development site. The design of the development would significantly improve the appearance of the streetscene, Policy L2 would therefore bey accorded with.

Chapter 14.Achieving well-designed places – Objective: To promote well-designed, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Policy DP3: Key principles for well-designed places – Requires that the development responds to context and the creation of well-designed places. Consideration should therefore be given to:

- Context: Development should respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings (such as through the arrangement of development plots and buildings. Improvements to the locality would be delivered through the quality of the proposal would uplift the appearance of the area.
- Climate: contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating. The development would improve the environmental performance of the building.
- Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate resilience and improve air and water quality. The works relate to the existing building and in the context of the site there are limited opportunities for biodiversity enhancement. An informative has been included advising of measure to safeguard bats encountered during construction.
- Movement: provide transport infrastructure and choices which support the design vision for the site. The existing arrangements would be maintained.

The development would be appropriately related to policy DP3.

Chapter 15:Promoting sustainable transport - Objective - To ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.

Policy TR3: Locating development in sustainable locations – States development should be located where it can support sustainable patterns of movement.

Policy TR6: Assessing transport impacts – The development has been appropriately related to a transport assessment and supported drawings.

The development would not affect the existing arrangements for the servicing of the application property.

Chapter 17:Pollution, public protection and security – Objective - To ensure that new development is appropriate for its location taking into account risks posed by pollution and other hazards; that any impacts which development might have are taken into account; and that sufficient provision is made for development required for public safety and security. Consideration has therefore been given to the following policies.

i. Policy P2: Ground Conditions 1 – States the development proposals should take account of ground conditions and the arrangements for required mitigation. No ground works are proposed.

ii. Policy P5: Maintaining public safety and security – States that development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made). The development would not introduce new issues concerning security and risk of crime. A condition has been included recommending that new doors windows and fitting meet Secured by Design standards. Policy P5 will thereby be accorded with.

Chapter 18:Managing flood risk and coastal change – Objective - To minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that

development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.

Policy F4: Assessing flood risk for decision-making – The development has been related to the assessment criteria for the flood risk assessment (FRA) detailed in policy F4. The Whilst the site does not require the submission of a FRA, a drainage condition has been included in response to the historic and proposed use of the site.

The following chapters of the NPPF, adopted December 2024, are also relevant

i. Chapter 8: Promoting healthy and safe communities - States that planning decisions should aim to achieve healthy, inclusive, accessible and safe places, where crime and disorder (and the fear of crime) do not undermine the quality of life or community cohesion. The development would improve the appearance of the application property and would not affect the on-going operation of the site. Chapter 8 would thereby be appropriately responded to.

ii. Chapter 11: Making effective use of land - States that planning decisions should promote an effective development of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The development would be related to the on-going function of the building and help to maintain its on-going use. The development would not have an apparent impact on the relationship and operation of the site on neighbouring residential uses. Chapter 11 would thereby be accorded with.

iii.. Chapter 12: Achieving well-designed places - States that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The development would improve the appearance of the existing building and the objectives of section 12 would thereby be positively responded to.

iv. Chapter 14: Meeting the challenge of climate change, flooding and coastal change - States that new development should:

a. Avoid increased vulnerability to the range of impacts arising from climate change;
b. Help to reduce greenhouse gas emissions, such as through its location, orientation and design.

The development site is in Flood Zone 1 and works would relate to the existing building envelope. It is not envisaged that the development would increase the risk of flooding. The proposed cladding the principal elevation would potentially improve that thermal insulation of the building. Chapter 14 would thereby be appropriately responded to.

Planning Practice Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource and is relevant to key planning issues of significance to applicants and local authorities. In considering this application the following aspects of the PPG have been appropriately responded to:

i. Consultation and pre-decision matters;
ii. Health and well-being.

Places for Everyone (PfE) is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth and took effect and became part of the statutory development plan on 21 March 2024.The plan and its policies are now a material planning consideration in the determination of planning applications. The Plan specifically:

i. Sets out how the nine boroughs should develop up until 2039;

ii. Identifies the amount of new development that will come forward across the nine districts, in terms of housing, offices, and industry and warehousing, and the main areas in which this will be focused;
iii. Supports the delivery of key infrastructure, such as transport and utilities;
iv. Protects the important environmental assets across the city region allocates sites for employment and housing outside of the existing urban area;
v. Defines a new Green Belt boundary for Greater Manchester.

The following policies are relevant and have been satisfactorily responded to:

JP-J4 – Industrial and warehousing development.
JP-P6 _ Health
JPS1 – Sustainable development

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and most recently updated in December 2024. It represents key up to date national policy and is an important material consideration in determining the current application. Key aspects of the NPPF need to be considered as part of the of the planning application and are identified below. The NPPF states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). The purpose of the planning system is to achieve sustainable development. Paragraph 8 of the NPPF states that to achieve this, the following three overarching objectives need to be pursued mutually in supportive ways:
a) The economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
b) The social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
c) The environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving
biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following policies are relevant:

Policy SP 1 Spatial Principles - States the key spatial principles which will guide the strategic development of Manchester to 2027. The key areas of policy SP1, pertinent to this application, are:

i. The creation of neighbourhoods of choice
ii. The development should make a positive contribution to neighbourhoods of choice including:
a. Creating well designed places that enhance or create character.
b. Making a positive contribution to the health, safety and wellbeing of residents
c. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
d. Protect and enhance the built and natural environment.

e. Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

It is considered that the development would enhance the appearance the application building and improves its relationship to housing to the west of the site. The development would secure the on-going sustainable use for the existing building. The development would not cause apparent harm to existing levels of residential amenity and policy SP1 would be accorded with.

Policy EC1 (Employment and Economic Growth in Manchester) - The relevant sections of policy EC 1 have been related to the contribution of the development to:

i. Improving access to jobs for all via public transport, walking and cycling;
ii. Demonstrating that employment-generating development has fully considered opportunities to provide jobs for local people, through construction or use;
iii. Improving the portfolio of employment premises, by providing a range of employment sites and premises for small, medium and large businesses;
iv. Ensuring the continued social, economic and environmental regeneration of the City.

The development would facilitate the sustained operation of the site, which makes a contribution to the local economy and employment provision with access to sustainable transport modes. The development would thereby be positively related to policy EC1.

Policy EN1 (Design Principles and Strategic Character Areas) - States that, amongst other things, opportunities for good design to enhance the overall image of the City. Limited intervention would be undertaken to the application building, and its setting would be improved by landscaping and boundary treatment. Policy EN1 has been related to the assessment of the quality of the elevational design and its contribution to the built environment, which is considered to be satisfactory.

Policy EN 14 (Flood Risk) - Relates to the assessment of flood risk and provision of appropriate site drainage. The development site is located in Flood Zone 1. with a lesser risk of surface water flooding. Given the nature of the proposed works, it is not apparent that the development would affect the existing circumstances regarding flood risk or otherwise require additional drainage.

Policy EN19 Waste - Relates to waste management and requires that consideration is given to consideration of the submitted details relating to the applicant's proposals for the provision of a waste management plan to demonstrate how:

i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
ii. How the sustainable waste management needs of the end user will be met.

The existing arrangements would be maintained. Waste during construction could be stored within the site pending removal. The development would thereby continue to comply with policy EN19.

Policy DM 1 Development Management - Discusses a range of issues that all development should have regard to. The following specific issues are relevant to the consideration of this application:

i. The impact of the development on the character of the surrounding area;
ii. Effects on amenity, including privacy;
ii. Refuse storage and collection;

iv. Vehicular access and car parking.

The development It is considered that the development would be appropriately related to its context in relation to the proposed use and would improve the appearance of the streetscene. The development would not affect the operational arrangements that are currently in place. The development would thereby be appropriately related to policy DM1.

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

Policy DC26 Development and noise - The following elements of policy DC26 are relevant to the consideration of the proposal:

Policy DC26.1- The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:
a. The effect of new development proposals which are likely to be generators of noise and
b. The implications of new development being exposed to existing noise sources which are effectively outside planning control.

The development would maintain the existing relationship to neighbouring uses with regard to the generation of noise and disturbance, including nearby housing.

Positive and proactive engagement with the applicant - An amendment to the DMO, which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.

In this case, officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined within a timely manner.

Principle of the development – The development relates to a building with limited architectural merit. The development would uplift its appearance and encourage sustained future occupation. The proposed elevational changes would improve the relationship of the building to the streetscene and its relationship to neighbouring houses. The principle of the development is therefore considered to be acceptable.

Design – The proposed elevational treatment reflects the function of the application building. The use of profiled cladding commonly accepted elsewhere within the city and would be appropriate in this context. The scale of the application property would not be affected by the proposal. The use of contrasting colours in the elevational treatment would provide appropriate visual interest, whilst securing a sense of visual cohesion. A condition has been included relating the development to the detail shown on the approved drawings. A materials condition has been included relating to external roof and elevation materials doors and roller shutters. The proposed materials would comprise:

i. North, east and part of the south elevation – Anthracite profile cladding.
ii. North-west section of the principal elevation – Greyrock metallic dark grey panels interspersed with vertical jet black wall panels.
iii. The south-west section of the western elevations and returning section of the southern elevation - Greyrock metallic dark grey panels

It is considered that the conditioned use of materials, the development would have an appropriate relationship to the surrounding context.

Construction management – Given the characteristics of the development and available space within the site, it is considered that the development could be appropriately implemented without a construction management plan.

Network Rail – It appears that sufficient space would be maintained between the northern elevation and the adjacent railway line. Whilst it is not apparent that the implementation of the development would impact on the operation of the railway, the comments of Network Rail have been included as an informative.

Flood risk – The site is in Flood Zone 1 with a lesser risk of surface water flooding. Given the nature of the proposed works, it is not apparent that the development would affect the existing circumstances regarding flood risk or otherwise require additional drainage.

Crime and security – An informative has been included recommended that new doors windows and related fittings meet Secured by Design standards.

Canopy structure – The building incorporates a flat roof metal framed canopy structure to the western elevation that has been constructed without the benefit of planning permission. The applicant has agreed to its removal. A condition has been included to ensures the undertaking of its removal and appropriate reinstatement works.

Bats – As the development includes works to the roof of the building, and informative has been included advising of measures to be undertaken if bats are included as part of the implementation of the development.

Conclusion – On balance, the development is considered to acceptable and satisfactorily related to its context.

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

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is

in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal would thereby be acceptable and has been determined accordingly.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as local planning authority on the specified dates:

Proposed site and roof plan Ref: 1532/P-001 Rev B received on 6 January 2026
Proposed external materials details Ref: 1532/P-010 Rev C received on 6 January 2026
Proposed elevations Ref: 1532/P-201 Rev B received on 23 December 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing Ref: 1532/P-010 Rev. C. The implemented materials shall be maintained in situ thereafter.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Within three months of the date of the planning permission hereby granted, the metal framed flat roof canopy structure attached to the eastern elevation of the building shall be removed as agreed by HNA Architects email of 23 December 2025. The related external areas shall be appropriately reinstated following the completion of works.

Reason – In the interests of the amenities of the area and appearance of the streetscene pursuant to policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

Informative

1) Network Rail - All works must be undertaken without over-sailing the railway boundary or airspace and any scaffolding must have a 3 metre failsafe.

2) The applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

3) It is recommended that all new windows and doors, together with related glazing, locks and fittings, meet Secured by Design standards.

Appendix 1 – List of consultees & neighbours notified

Network Rail

42 Matthews Street, Manchester, M12 5BB
9 Morton Hall Road, Manchester, M12 5UG
Fight Factory Manchester Limited, Unit 17, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Approved Hydraulics, Bennett Street, Manchester, M12 5AU
Unit 10, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 10A, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 9, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 15, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 18, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 12, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
BEAST RAMPZ SKATEPARK, 39 Matthews Street, Manchester, M12 5BB
51 Bennett Street, Manchester, M12 5ND
53 Bennett Street, Manchester, M12 5ND
55 Bennett Street, Manchester, M12 5ND
57 Bennett Street, Manchester, M12 5ND
12 Wigley Street, Manchester, M12 5BA
14 Wigley Street, Manchester, M12 5BA
16 Wigley Street, Manchester, M12 5BA
1 Morton Hall Road, Manchester, M12 5UG
3 Morton Hall Road, Manchester, M12 5UG
5 Morton Hall Road, Manchester, M12 5UG
7 Morton Hall Road, Manchester, M12 5UG
8 Morton Hall Road, Manchester, M12 5UG
6 Morton Hall Road, Manchester, M12 5UG
2 Morton Hall Road, Manchester, M12 5UG
10 Wigley Street, Manchester, M12 5BA
4 Morton Hall Road, Manchester, M12 5UG
Unit 16, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 13, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Unit 14, Vaughan Street Industrial Estate, Vaughan Street, Manchester, M12 5BT
Shovlin Plant Hire, Bennett Street, Manchester, M12 5AP
Greater Manchester Recovery, Bennett Street, Manchester, M12 5AQ
Unit 3, Montague House, Matthews Street, Manchester, M12 5BB
Unit 2, Montague House, Matthews Street, Manchester, M12 5BB
Unit 1, Montague House, Matthews Street, Manchester, M12 5BB

Appendix 2 – Planning constraints

Article 4 Direction - North Manchester PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA