

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144844/FO/2025
Date registered valid: 6 March 2026
Proposal: Erection of freestanding canopy to side of Manchester Superstore.
Address: 2 Greenhill Road, Manchester, M8 9LG
Ward(s): Cheetham Ward

Applicant: Mr George Sykiotis
Agent (if any): Mr Muthahar Khan, Studio Tashkeel Architecture
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 30 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 March 2026

Standard consultations:

Printed: 11 March 2026 Expired: 1 April 2026

Neighbour notifications

Printed: 11 March 2026 Expired: 1 April 2026

Site notice

Posted: 12 March 2026 Expired: 2 April 2026

Press advert

Published: 17 March 2026 Expired: 9 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: No

Tree Preservation Order: No

The application site relates to 2 Greenhill Road within the north Manchester ward of Cheetham. The site relates to a piece of land in-between the Grade II listed asset (the former Hot Shots Snooker Club on Cheetham Hill Road, also known as Manchester Superstore) and a potential Non-Designated Heritage Asset (the former Trinity United Church). The applicant owns both properties, but the proposed works are in connection with the Grade II Manchester Superstore site.

The Grade II Manchester Superstore was formerly a snooker/billiards hall situated at the end of a terrace of commercial properties which front onto Cheetham Hill Road. The former snooker hall was spot listed on 11th February 1993 and has a Grade II listing. The former hall dates from 1906 according to the listing and is painted roughcast on brick. The building is of eclectic style with Edwardian, Baroque and Art Nouveau elements and is an unusual survival of its time and date.

Description of area

The immediate context is predominantly commercial, with residential uses above ground floor commercial premises.

To the east are residential dwellings on Ansdell Street and Trinity Church to the north, and retail premises to the south. It is located on a major route into and out of the City.

Description of development

The current application seeks planning permission for the erection of freestanding canopy to side of Manchester Superstore.

The canopy would be set back by 8 metres from the primary elevation with 384 Cheetham Hill Road and would be freestanding, being set 0.2 metres off the side elevation of the Manchester Superstore.

The canopy would have approximate dimensions of Height: 2.6 x Length: 21 x Width: 4.8 metres. The canopy would consist of 30cmsq aluminum support post, aluminum glazing system with toughened/ laminated glass infill. The structure would be powder coated in a dark green colouration.

During the course of the application, the agent supplied information as to the need and purpose of the proposed canopy. The canopy would facilitate the storage of Euro Bins and wooden pallets, plus offer an area of waste segregation. The current area for waste storage is open and unkept. The aim is to ensure that this currently unused space is managed and maintained in an orderly manner. The proposed canopy seeks to tidy up the setting of both the NDHA and the Listed Building and improve the contribution to significance made by setting. The agent confirmed the space is not intended for additional storage (including food waste), but to provide a sheltered working area, ensuring staff are protected from weather conditions and can carry out their duties safely and efficiently. The size of the canopy is considered necessary for the functionality of the proposed use.

The applicant has also committed to other works as part of the proposal. This includes introducing areas of soft landscaping to the front and side of the proposal. The amount of hardstanding will also increase to allow the bins to be sited on. It is understood as existing the land to the rear was covered by mounds of earth.

The scheme also involves the insertion of a new door within the current fence enclosing the site. As such door is to be the same height as the existing boundary treatment, consent would not be required for this element. No assessment will be made on this application.

Negotiations during the Course of the Application

The agent has worked with the LPA to address issues and concerns with the scheme.

Amendments include the further set back of the structure from the front of the adjacent Manchester Superstore and the change in materiality.

Due consideration has been given from the applicant in respect of the intended size of the proposal, further information has been provided in respect of the proposed use of the structure, and the history of waste arrangements at the site has been discussed.

Inaccuracies within the submitted drawings have been addressed.

The agent requests permission is sought on a permanent basis, as opposed to the 5 years originally applied for. The description of development was amended accordingly, so the reference to a temporary consent is omitted.

Planning History

144690/FO/2025- Conversion of existing vacant church to Furniture Showroom (sui generis) and installation of a mezzanine floor.
Approved 24 March 2026.

110350/LO/2015/N1- Listed Building Consent for the installation of a canopy to the front elevation.
Refused & Enforced 5 January 2016.

110349/FO/2015/N1- Part retrospective application for the installation of a canopy to front elevation of the Grade II listed building.
Refused & Enforced 5 January 2016.

097831/FO/2011/N1- Erection of aluminium framed glazed canopy to shop front.
Approved 21 June 2012.

097832/LO/2011/N1- LISTED BUILDING CONSENT Erection of a aluminium framed glazed canopy to shop front.
Approved 21 June 2012.

086899/FO/2008/N1- Retrospective Application for steel roller shutters to existing canopy
Refused & Enforced 522 September 2008.

075159/FO/2005/N1- Change of use to retail (Class A1) including external alterations to building.
Approved 25 October 2005.

075161/LO/2005/N1- LISTED BUILDING CONSENT for internal and external alterations to building including ramped access to front elevation in association with change of use of building to Class A1 (Retail)
Approved 27 October 2005.

Further planning history can be found prior to the year 2000.

Consultations & Notification Responses

Local Residents

Local residents were consulted and no responses were received.

MCC Neighbourhood Team Leader (Arboriculture)

The MCC Neighbourhood Team Leader (Arboriculture) were consulted, however no comments were received during the course of the application.

Highway Services

The following comments were received by colleagues in Highway Services:
The proposed canopy will be located entirely within the site's red-line boundary and will not project over the adopted highway.

Refuse collection is understood to take place from an established collection point on Cheetham Hill Road and will continue as existing. Bins will be stored within the site curtilage and presented

to the highway on collection days. Ongoing monitoring and management of refuse demand is recommended.

In addition, at present, Development Control is not aware of any ongoing or significant highway related issues associated with refuse servicing from Cheetham Hill Road. However, it is important that bin presentation and collection continue to be actively managed to prevent obstruction, nuisance or safety concerns.

It is noted that refuse servicing was previously undertaken from Greenhill Road. However, servicing from Cheetham Hill Road is preferable given the local highway hierarchy and reduces the potential for conflict with residential traffic and pedestrian movements on Greenhill Road.

Issues **POLICY**

The National Planning Policy Framework (NPPF) (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective
- c) an environmental objective

The following specific policies are considered to be particularly relevant to the proposed development:

Chapter 6. Building a strong, competitive economy

Chapter 8. Promoting healthy and safe communities

Chapter 9. Promoting sustainable transport

Chapter 12. Achieving well-designed places

Chapter 16. Conserving and enhancing the historic environment

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved

unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024. The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The policy is of relevance:

JP- S1- Sustainable development

JP-J2- Employment Sites and Premises

JP-P2- Heritage

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone Joint Development Plan

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management);

Policy SP1 (Spatial Principles) (partially superseded by PfE);

Policy EN1 (Design Principles and Strategic Character Areas);

Policy EC1 (Employment and Economic Growth in Manchester) (partially superseded by PfE);

Policy EC2 (Existing Employment Centre);

Policy EC4 (North Manchester);

Policy T1 (Sustainable Transport) (partially superseded by PfE);

Policy T2 (Accessible Areas of Opportunity and Need);

Policy EN3 (Heritage) (partially superseded by PfE);

Policy EN9 (Green Infrastructure);

Policy EN19 (Waste).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC19. Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABE as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

ISSUES

Principle of Development

The current application seeks planning permission for the erection of freestanding canopy to side of Manchester Superstore. Such structure would be freestanding and would be sited to the north of the Manchester Superstore. The canopy would facilitate the storage of Euro Bins and wooden pallets, plus offer an area of waste segregation. The current area is currently open and unkept, and the proposal would ensure waste is managed and maintained in an orderly manner. The agent confirmed the space is not intended for additional storage (including food waste), but to provide a sheltered working area, ensuring staff are protected from weather conditions and can carry out their duties safely and efficiently. Given the LPA have a better understanding of the need for the canopy, and given amendments to the design and positioning of the canopy, on the basis of the above, the LPA can support the principle of development.

Whilst the principle of development is considered acceptable, consideration must be given to the proposal's appearance, impact on the visual amenity of the area, impact on the neighbouring properties' residential amenity and impact to the listed building, and the NDHA of the Church.

History of Bin Store Provision and Highway Considerations

During the course of the application, discussions took place with the agent as to the bin store arrangements at the site as existing. Bins are currently stored to the north of the Manchester Superstore, although on site the area was in a poor state.

It is noted that attached to the consent of 075159/FO/2005/N1- 384 Cheetham Hill Road- Change of use to retail (Class A1) including external alterations to building, a condition requested information in relation to waste storage. No attempt was made to discharge the

condition and as such, a waste strategy was never agreed. It is understood that bins were previously stored to the rear of the site, however this gave rise to issues with servicing from the alleyway connecting the site to Greenhill Road. As such, bins are stored to the side and the bins are presented to Cheetham Hill Road on the day of collection.

Discussions took place with colleagues in Highway Services who confirmed the existing servicing arrangements from Cheetham Hill Road were acceptable. Colleagues recommended the ongoing monitoring and management of refuse demand, and an informative to this effect would be attached to any approval granted. Colleagues were not aware of any issues with the current arrangements and colleagues confirmed collection from Cheetham Hill Road is preferable given the local highway hierarchy and reduces the potential for conflict with residential traffic and pedestrian movements on Greenhill Road.

Given this, it is not considered the ratification of the existing arrangements would inadvertently give rise to highway issues and as such is considered pursuant to Policy T1, EN19 and DM1 of the Core Strategy.

Residential Amenity

The area is primarily characterised by commercial properties and would sit in-between two commercial properties (the retail use of the applicant site and the Trinity Church which has recently received consent for a furniture showroom (sui generis)- see planning ref: 144690/FO/2025). However, there are residential uses at upper floors of the row of terraced properties to the south of Cheetham Hill Road. There are further residential properties to the north and north east of the applicant site, along Greenhill Road and Ansdell Street.

Due to the nature of the proposal, a freestanding canopy, the proposal would not be considered to give rise to harm in respect of overlooking, loss of light nor overbearing implications, and so pursuant to Policy DM1 and SP1 of the Core Strategy.

To ensure the canopy is only ever used as a shelter for bin storage, a condition to this effect would be attached to any approval granted. This would ensure the canopy does not become used for additional storage of the shop, or for a further area for the display of goods or produce. With the inclusion of this condition, it ensures the canopy would not become used other than its intended use and would ensure the site does not become over-intensified, which could give rise to adverse residential amenity implications.

Visual Amenity

The structure would be set back from the primary elevation of the host property by 8 metres. During the course of the application, the set back from the primary elevation was increased from 4 to 8 metres. The canopy would also sit behind the existing access gates into the site. Such set back is considered necessary to reduce the visual harm from the proposal.

As the proposal would have a height of 2.6 metres and would be constructed with aluminum posts in a powder coated dark green colouration with glazing, it is not considered that it would result in a visually intrusive structure to the streetscene.

Further, the applicant has proposed areas of soft landscaping to help reduce any visual harm. It is noted that the area in-between the two buildings once of soft landscaping has been lost over time and has been covered in hardstanding. Such introduction of landscaping is welcomed and would again help reduce any visual harm caused by the proposal. The amount of hard

landscaping would also increase which is considered necessary for the canopy and bin area to function- this would be covered in a scratched concrete finish. Although areas of soft and hard landscaping have been identified, no information has been provided in respect to species or details of such landscaping and so a condition requesting full and final details would be attached to any approval granted.

Given the increased set back, amendments to the design and introduction of soft landscaping, the proposal is considered pursuant to Policy DM1 and SP1 of the Core Strategy.

Design, Scale and Appearance

The canopy has been subject to amendments.

The initial scheme presented a fibreglass and metal structure which was not considered to respond well to the materiality of the heritage assets. Following discussions with the agent, the scheme has been amended to a 30cmsq aluminium support post structure with glazing system with toughened/ laminated glass infill. The structure would be powder coated in a dark green colouration. The change in materiality is considered to better respond to the heritage sensitivities of the immediate setting and would result in a design of a higher quality. The powder coated finish would soften the harshness of the metal and the dark green is considered to respond well to the proposed soft landscaping and dark green elements seen on the Manchester Superstore building. Although such materiality can be accepted in principle, full and final details of the structure are required and a condition to this effect would be attached to any approval granted.

The structure would have a height of 3.6 metres and so is not considered to create an overly large structure.

Consideration has been given to the required size of the proposal and the length is required for the storage of bins and separation of waste/ wooden pallets.

On balance, the design can be considered acceptable, pursuant to Policy EN1 and DM1 of the Core Strategy.

Impact to Grade II listed asset (the former Hot Shots Snooker Club on Cheetham Hill Road, known as Manchester Superstore) and a potential Non-Designated Heritage Asset (the former Trinity United Church).

The Grade II Manchester Superstore was formerly a snooker/billiards hall situated at the end of a terrace of commercial properties which front onto Cheetham Hill Road. The former snooker hall was spot listed on 11th February 1993 and has a Grade II listing. The former hall dates from 1906 according to the listing and is painted roughcast on brick. The building is of eclectic style with Edwardian, Baroque and Art Nouveau elements and is an unusual survival of its time and date.

The Church dates from the late Nineteenth century and is constructed of red brick in the gothic style, with corner tower and arched window facing Cheetham Hill Road. Given its distinctive architectural style, townscape prominence, and community interest it would qualify as a non-designated heritage asset. The building is not listed.

The proposed canopy would be freestanding, sited 0.2 metres off the side elevation of the Manchester Superstore and would be sited in-between two significant structures.

As per the provisions within the NPPF, chapter 16 'Conserving and enhancing the historic environment', paragraph 210 advises that in determining applications, LPAs should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Core Strategy policy EN3 (Heritage) advises that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.

It is considered the harm to the setting of the Listed building and church would amount to less than substantial harm, although at the lower end. It is considered that the scheme would need to be outweighed by public benefits, and further consideration needed to be given to the initial design submitted as the original design.

During the course of the application, justification was provided as to why the canopy is required. Such justification is discussed further above in the report and due consideration was given to the applicant's aspiration to tidy up the area. A condition would be attached to any approval granted to ensure the canopy would be used for the storage of bins, as annotated on the plans. Further, the materiality of the structure was re-considered and the amended scheme with aluminum posts with a powder coated finish and of a dark green colouration, with a glazing system is considered to propose a more heritage led response to the applicant's requirements. The canopy is set further back from the primary elevation of the Grade II listed building and would not be read as easily from the streetscene when the two heritage assets are viewed from Cheetham Hill Road. Soft landscaping is also proposed to the side and front of the application site and would again help mitigate any harm to the listed building and potential non-designated heritage asset.

On balance and in this instance, the resultant harm to the Grade II listed building and NDHA would amount to less than substantial harm, although at the lower end. The public benefits of improving the wider area has been identified and, in this instance, can be accepted. The LPA acknowledge that due to the constraints of the site the area of land is appropriate for the storage of refuse and the proposed canopy would help ensure the area is used in a way that does not harm the two heritage structures. On balance and with the securement of additional information via conditions, the scheme can be considered to comply with Policy SP1, EN1 and EN9 within the Core Strategy, saved UDP policy DC19 and provisions within chapter 16 of the NPPF.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a proactive manner and have worked through issues arising during the course of the application. Appropriate conditions would be attached to any approval granted.

Condition(s) to be attached to decision for approval

1) 3 year time limit

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:

Documents:

-Application Form, received by the City Council as Local Planning Authority on 24 December 2025.

-Correspondence- Amendment to Description of Development, received by the City Council as Local Planning Authority on 30 April 2026.

Drawings:

-Location Plan, numbered PL_001C, received by the City Council as Local Planning Authority on 9 April 2026.

-Proposed- Ground and Roof Plans, numbered PL_003 REV E, received by the City Council as Local Planning Authority on 29 April 2026.

-Proposed- Elevations, numbered PL_004 REV D, received by the City Council as Local Planning Authority on 29 April 2026.

-Proposed- Sectional Elevation, numbered PL_008 REV B, received by the City Council as Local Planning Authority on 29 April 2026.

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

3) Materials

Notwithstanding the details submitted with the application, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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) Landscaping

a) Notwithstanding the details submitted with the application, no above ground works shall take place until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

5) Use

The proposed canopy shall be used for the storage of bins, wooden pallets and for waste segregation only, as shown on the approved 'Proposed- Ground and Roof Plans, numbered PL_003 REV E', received by the City Council as Local Planning Authority on 29 April 2026, and for no other purpose.

Reason - In the interests of visual and residential amenity, pursuant to policy SP1 and DM1 Core Strategy for the City of Manchester.

6) Canopy additions

No additions to the canopy including the hanging of tarpaulins, infill panels, roller shutters or any form of enclosure shall be permitted without the express consent of the City Council as Local Planning Authority.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Informatives

1)Bin provision

Ongoing monitoring and management of refuse demand is recommended, to prevent obstruction, nuisance or safety concerns.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design

1B Greenhill Road, Manchester, M8 9LN
5 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
358 Waterloo Road, Cheetham, Manchester, M8 9AB
Flat 2, 473A Cheetham Hill Road, Manchester, M8 9LR
Flat 1, 473A Cheetham Hill Road, Manchester, M8 9LR
First Floor And Second Floor, 475 Cheetham Hill Road, Manchester, M8 9LR
Ground Floor, 475 Cheetham Hill Road, Manchester, M8 9LR
382 - 388 Cheetham Hill Road, Manchester, M8 9LS
477 Cheetham Hill Road, Manchester, M8 9LR
7 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
6 Greenhill Road, Manchester, M8 9LG
4 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
6 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
8 Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
3 Progress Buildings, Halliwell Lane, Manchester, M8 9ER
Basement, 8A Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
Ground Floor, 471 - 473 Cheetham Hill Road, Manchester, M8 9LR
Flat 8, Progress Buildings, 491 - 493 Cheetham Hill Road, Manchester, M8 9HJ
1A Greenhill Road, Manchester, M8 9LN
475 Cheetham Hill Road, Manchester, M8 9LR
396 Cheetham Hill Road, Manchester, M8 9LE
398 Cheetham Hill Road, Manchester, M8 9LE
39 Ansdell Street, Manchester, M8 9LB
31 Ansdell Street, Manchester, M8 9LB
41 Ansdell Street, Manchester, M8 9LB
37 Ansdell Street, Manchester, M8 9LB
33 Ansdell Street, Manchester, M8 9LB
4 Greenhill Road, Manchester, M8 9LG
35 Ansdell Street, Manchester, M8 9LB
29 Ansdell Street, Manchester, M8 9LB
27 Ansdell Street, Manchester, M8 9LB
479 Cheetham Hill Road, Manchester, M8 9LR
479A Cheetham Hill Road, Manchester, M8 9LR
400 Cheetham Hill Road, Manchester, M8 9LE
David Pluck Racing, 481 Cheetham Hill Road, Manchester, M8 9LR
43 Ansdell Street, Manchester, M8 9LB

Appendix 2 – Planning constraints

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
Area Team Boundary - Name: NORTH AREA