

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132600/FO/2021

**Date registered valid:** 24 December 2021

**Proposal:** Erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works

**Address:** Plot 9 First Street, Manchester, M15 4FN

**Ward(s):** Deansgate Ward

**Applicant:** First Street (Developments) Limited C/o Agent

**Agent (if any):** Mrs Eve Grant Deloitte LLP Hanover Building, Corporation Street, Manchester, M4 4AH

**Case officer:** Eve Woolstencroft  
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**Recommendation:** Approve

**Date of recommendation:** 12 April 2022

## **Application details**

**Type of application:** Full Application Consent

**Development type:** Largescale Major Office

**Date of site visit:**

**Standard consultations:**

Printed: 14 January 2022 Expired: 4 February 2022

**Neighbour notifications**

Printed: 14 January 2022 Expired: 4 February 2022

**Site notice**

Posted: Expired:

**Press advert**

Published: 18 January 2022 Expired: 8 February 2022

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Listed building:** Not applicable

**Conservation area:**

**Tree Preservation Order:**

## **Description of Site/Area**

This vacant site is bounded by River Street, Medlock Street and future development sites in First Street known as Plot 9B and 10A. The site is 0.48 hectares and comprises of hardstanding with a small amount of vegetation. It was most recently used as a surface car park has been used for a number of years as a site compound for the construction of No.8 First Street. It is surrounded by a construction hoarding and access is taken from River Street.

The Grade II Listed Mackintosh Mill complex is approximately 70 metres to the east on Hulme Street. Other listed buildings close to the site include the Grade II Listed Cambridge Mill on Cambridge Street, Chorlton Mill on Hulme Street and Chatham Mill on Chester Street and the Grade II Listed Altrincham Railway Viaduct.

Historically, the First Street site was used for chemical and gas works, but has now been extensively remediated. There is an underground gas main along the northern and western perimeter of the site which has an easement and exclusion zone.

First Street includes offices, food and drink uses, car parking, hotel accommodation, conference space, high quality architecture and public realm. It also includes HOME, a cultural hub for film, theatre and exhibitions. Events take place within the area throughout the year. It is the subject of a regeneration framework and the site is located within the First Street Central character zone, which is a new office destination targeted at a range of commercial occupiers and competitively priced.

There are offices, apartments, shops, hotels, cafes and bars in the immediate area and Oxford Road Train Station is nearby. The nearest residential properties are at Mackintosh Mill and Chorlton Mill on Hulme Street. Parkway Gate student accommodation is on Chester Street.

### **Description of Development**

The Proposed Development would involve the erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.

The Proposed Development can be summarised as follows:

- 12,161m<sup>2</sup> of office space (Use Class E(c)) in a 18,977 m<sup>2</sup> (GIA) building;
- Maximum 26 accessible car parking spaces included within a basement;
- 130 cycle parking spaces;
- 9th floor terrace and pavilion for tenants use;
- Winter gardens for office accommodation;
- New access, public realm and landscaping.

### **Relevant Planning History:**

Planning Application reference: 121462/FO/2018

Proposal: Erection of a ground plus sixteen storey building comprising commercial office (Use Class B1); hotel (Use Class C1); standalone flexible, commercial space across part of the ground and first floor (Use Classes A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments, B1 (offices), and D2(Gymnasium); flexible ancillary commercial and retail uses at ground and first floor (Use Class B1, A3, A4); basement car park, landscaping and associated works.

Approved subject to 38 conditions on 14 December 2018.

### **Consultations & Notification Responses**

The application was advertised in the local press as a major development, as affecting a right of way and as affecting the setting of a listed building. Three notices were displayed on site and letters were sent to surrounding occupiers. No representations were received as a result of this.

Highways - No objections and recommended conditions relating to the submission of a construction management plan, offsite highways works, travel plan, cycle parking, electric vehicle charging and car park management.

Environmental Health - No objections and recommended conditions relating to the following: servicing and construction hours; opening hours of the commercial properties; a construction management plan; the control of lighting glare and overspill; a scheme for air quality management, a scheme for the acoustic insulation, the external areas and the associated plant and equipment; implementation of the waste management strategy; contaminated land information; and delivers and servicing hours.

Neighbourhood Tree Services – no comments

Flood Risk Management - Recommendation of conditions in relation to a surface water drainage strategy as well as a condition requiring a verification report to include management and maintenance of the sustainable drainage strategy.

Ward Councillors – no comments

United Utilities – Recommendation of conditions in relation to a surface water drainage strategy as well as management and maintenance of the sustainable drainage strategy.

Design for Security by Greater Manchester Police – no comments

Environment Agency – recommendation of conditions in relation to contaminated land, piling, surface water infiltration.

TFGM – no comments however have provided comments within the highways response.

GMAAS - accepts that any archaeological remains that do exist are not going to be of national, but of regional or local significance and recommend a condition to ensure archaeological works are carried out in line with the agreed Written Scheme of Investigation.

GMEU – no objection and recommendation of conditions to ensure no works to any trees or shrubs shall take place during the main bird breeding season and to ensure a scheme for the Biodiversity Enhancement Measures is submitted prior to first occupation of the development.

Pedestrians Society – no comments

Sustainable Travel Team – recommendation of amendments to the Travel Plan and for this to be conditioned.

## **Local Policy**

### **Core Strategy**

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), EC1 (Land for Employment and Economic Development), EC3 (The Regional Centre), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC6 (City Centre High Density Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN2 (Tall Buildings), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management)

The Core Strategy Development Plan Document 2012-2027 was adopted on 11 July 2012 and is the key document in Manchester's Local Development Framework. It sets out the long term strategic planning policies for Manchester. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. (Spatial Principles) - The development would be in a highly accessible location and reduce the need to travel by private car and would therefore support sustainable growth and help to halt climate change.

SO2. (Economy) - Supports a significant improvement of the City's economic performance to ensure that the benefits of growth are spread across the City. This would reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

The scheme would provide construction jobs along with permanent employment in a highly accessible location. The office would assist the development of the City's role as the main employment location and primary economic driver of the City Region.

S05. (Transport) - The development would be highly accessible, reducing the need to travel by private car and would make the most effective use of public transport. This would improve physical connectivity and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

S06. (Environment) - The development would protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP1 (Spatial Principles) - The development would be sustainable and would deliver economic and commercial development, including retail and leisure uses within the Regional Centre. It would be consistent with the City Centre Strategic Plan. The development would be close to sustainable transport, maximise the City's public transport infrastructure. It would help to create a neighbourhoods where people choose to be, work and live by: enhancing the built and natural environment and providing hotel and office accommodation; creating a well-designed place; creating character; reusing brownfield land and, reducing the need to travel.

Policy EC1 (Land for Employment and Economic Development) - The proposal would support the City's economic performance by developing a City Centre site and providing uses that generate employment. It would help to spread the benefits of growth across the City, helping to reduce economic, environmental and social disparities. The site is close to the City's transport infrastructure and the development would promote walking, cycling and public transport use.

The City Centre is a key location for employment growth and jobs would be created during construction and when in operational. The design would use the site efficiently and users and employees would have access to a range of transport modes.

Policy EC3 (The Regional Centre) - The proposal would deliver high quality office floorspace. The site is within an area for employment growth on a highly accessible site. This would help to spread the benefits of growth across the City, help to reduce economic, environmental and social disparities and create inclusive sustainable communities. The site is connected to nearby transport infrastructure in an appropriate location for office development. It would maximise walking, cycling and public transport use.

Policy CC1 (Primary Economic Development Focus (City Centre and Fringe) - The development would complement existing uses and is in accordance with the First Street Strategic Regeneration Framework.

Policy CC4 (Visitors - Tourism, Culture and Leisure) - The proposal would contribute to the quality and variety of the City Centre office accommodation offer.

Policy CC5 (Transport) - The proposal would improve pedestrian safety by providing secure accommodation and increasing natural surveillance. The development would help to improve air quality and reduce carbon emissions by being accessible by a variety of modes of transport.

Policy CC6 (City Centre High Density Development) - this high density development would maximise the efficient use of land.

Policy CC8 (Change and Renewal) - The proposal is a large scheme that would make a significant contribution to the employment role of the City Centre and would improve accessibility and legibility. The development would create jobs during construction and in operation. The scheme is consistent with the approved development framework for the area.

Policy CC9 (Design and Heritage) - The design would be appropriate to its City Centre context and character. The scale, height, massing, alignment, material and use are acceptable and would not adversely affect the setting of nearby listed buildings. This would be a high density development which would repair the urban fabric by developing a high quality building and high quality public realm.

Policy CC10 (A Place For Everyone) - Level access would be provided into the building and full access would be provided to all facilities on all levels via passenger lift. The site is in a highly accessible, sustainable location.

Policy T1 (Sustainable Transport) - The proposal would encourage modal shift away from car travel to more sustainable alternatives through its location, the implementation of a travel plan and the provision of 130 cycle parking spaces. Pedestrian routes would be improved through the provision of high quality public realm and the planting of street trees.

Policy T2 (Accessible Areas of Opportunity and Need) - The proposal would be accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 (Design Principles and Strategic Character Areas) - The proposal involves a high quality design which would enhance the character of the area and the overall image of Manchester. The design responds positively at street level with the provision of public space and active uses, which would improve permeability.

EN2 (Tall Buildings) - The proposed design is high quality and would be appropriately located within the site, contribute positively to sustainability, contribute positively to place making and would bring significant regeneration benefits, including through the development of a brownfield site.

Policy EN3 (Heritage) - There is an opportunity to enhance the architectural and urban qualities of the site. The development would have a positive impact on the character and appearance of the site and the settings of nearby listed buildings by repairing the urban fabric and developing a high quality building and high quality public realm. The site has an archaeological interest from historical industry, and a scheme of investigation is proposed.

Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development) - The proposal would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) - The development would comply with the CO2 emission reduction targets set out in this policy.

Policy EN8 (Adaptation to Climate Change) – The proposed building is of a sustainable design and achieves an improvement of 24.6% over the Building Regulations Part L 2010 Target Carbon Emission Rate.

The site is in flood risk zone 1 and generally has a low risk of flooding, but there is a potential residual risk of flooding from groundwater associated with the basement. The development has been designed with measures to avoid flooding and incorporates a blue roof can offer temporary storage of rainfall to mitigate runoff impacts and storage for reuse such as irrigation. The application is supported by an energy statement.

Policy EN9 (Green Infrastructure) - The development includes tree planting within the public realm and along Medlock Street and includes a rooftop garden at the 11th floor.

Policy EN14 (Flood Risk) - A Flood Risk Assessment and drainage strategy has been submitted in support of the application. The site falls within Flood Zone 1 (low probability). The application is supported by a drainage strategy.

EN15 (Biodiversity and Geological Conservation) - The redevelopment would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN16 (Air Quality) - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development. The application is supported by an air quality assessment.

Policy EN17 (Water Quality) - The development would not have an adverse impact on water quality. Surface water run-off and ground water contamination would be minimised.

Policy EN18 (Contaminated Land and Ground Stability) - A site investigation, which identifies possible risks arising from ground contamination has been prepared.

Policy EN19 (Waste) The development would be consistent with the principles of waste hierarchy. In addition the application is accompanied by a Waste Management Strategy.

Policy DM1 (Development Management) - This policy sets out the requirements for developments and outlines a range of general issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- o appropriate siting, layout, scale, form, massing, materials and detail;
- o design for health;
- o adequacy of internal accommodation and amenity space.
- o impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- o that development should have regard to the character of the surrounding area;
- o effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- o accessibility to buildings, neighbourhoods and sustainable transport modes;
- o impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and
- o impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

### **Saved Unitary Development Plan Policies**

Policy DC14.2 (Shop Fronts and Related Signs) - Level access would be provided through all entrances.

DC19.1 (Listed Buildings) - It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings.

Policy DC20 (Archaeology) - The site has an archaeological interest from historical industry, and a scheme of investigation is proposed.

DC26.1 and DC26.5 (Development and Noise) - The application is supported by acoustic assessments.

RC20 - Area 20 (Small Area Proposals) confirms longstanding objectives for the area and encourages the general enhancement of this area. It specifically states that the Medlock Street frontage is seen as a major gateway site. The proposals comply with these objectives.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals would comply with these principles where relevant.

### **Relevant National Policy**

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 8 & 9). Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraph 12 states that:

"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

The proposed development is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below.

Section 6 - (Building a strong and competitive economy) - supports economic growth to create jobs and prosperity, building on an area's inherent strengths. The proposal would support economic growth and create jobs and prosperity through construction and through the operation of the uses.

Section 7 (Ensuring the Vitality of Town Centres) - promotes competitive town centres and recognises that office and leisure uses can ensure the vitality of centres. A high quality development on a brownfield site, within a regeneration area and in need of redevelopment would improve the character and appearance of the area and increase the number of hotel beds and amount of office space within the City Centre.

Section 8 (Promoting healthy and safe communities) - This recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would incorporate a mix of uses and active street frontages, and would be safe and accessible. It would be fully integrated into the wider area and would relate well to and complement the nearby uses within First Street and at Great Jackson Street and within Knott Mill.

Section 9 (Promoting Sustainable Transport) - Focussing development in sustainable locations that limit the need to travel and offer a choice of transport modes contributes to sustainability and health objectives.

This site is close to Oxford Road and Deansgate railway stations, Deansgate/Castlefield and St Peter's Square Metrolink Stations, Metroshuttle Services and bus routes on Oxford Road and Deansgate. This would be sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 11 (Making Effective Use of Land) - Planning should promote the effective use of land, safeguard and improve the environment and ensure safe and healthy living conditions. The redevelopment of a brownfield site to construct a 9 storey building containing office accommodation use the site effectively.

Section 12 (Achieving Well-Designed Places) - promotes the high quality and inclusive design of individual buildings, public and private spaces and wider development schemes. The design has been reviewed through consultation and evolution. The building would respect the historic site and the character of the existing buildings and would be fully accessible. The proposals would also include high quality and inclusive public space.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) - Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

This is a highly sustainable location and the development would achieve an approximate 32.1% improvement over the Part L 2010 Building Regulations benchmark. The site is in flood risk zone 1 and therefore has a low risk of flooding, but has been designed with measures to avoid flooding.

Section 15 (Conserving and enhancing the natural environment) - advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity.

The potential risks of various forms of pollution, including ground condition and noise, has been considered. It is considered that the proposals, with appropriate mitigation measures, would not

have any significant adverse impacts on the natural environment and includes measures to protect and enhance the natural environment.

Section 16 (Conserving and Enhancing the Historic Environment) - sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest.

The site is not within a conservation area but does affect the settings of nearby Grade II listed buildings. The applicant has submitted a heritage statement that assesses the impact on the surrounding heritage assets. An archaeological desk-based assessment that shows that the site may contain archaeological features, which would not be of more than regional or local interest. A condition on any approval would secure a programme of archaeological work to record any features of interest.

### **Other Relevant City Council Policy Documents**

#### **Strategic Plan for Manchester City Centre 2015-2018**

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as First Street. This area has been transformed into a vibrant mixed use neighbourhood, building on the opportunities provided by its adjacency to the city centre. The key priorities for this area are:

- o Delivering the new residential led development at First Street South.
- o Development of the Little Peter Street Site for residential development with a mix of occupancy type.
- o Investigating the feasibility and appropriate designs for potential creative hubs within and adjacent the Hotspur Press and the railway arches along Whitworth Street West,
- o Continuing the branding, animation and marketing of the area to start to create a sense of place that will establish the area as a place to visit and do business in.
- o Developing the commercial phase for First Street Central.
- o Working with Network Rail to minimise the impact of the Northern Hub work at Oxford Road Station on the First Street development.

The proposed development would be consistent with achieving these priorities as it constitutes part of the commercial phase for First Street Central. The proposals would deliver the desired high quality 'Grade A' office space and additional hotel rooms, which complement the existing provision at the Melia Ininside hotel.

#### **The First Street Development Framework (FSDF)**

First Street has been one of the City Council's key regeneration priorities for over a decade.

The FSDF was endorsed by Manchester City Council in March 2011, published in 2012, updated in 2015 and further updated in November 2018. The SRF places a strong focus on creating a "sense of place". It recognises that First Street must become embedded within its wider neighbourhood, and become a provider of facilities, services and accommodation for that wider neighbourhood, if it is to unlock its own potential and provide the stimulus for much wider

physical regeneration activity in the years to come. The framework identified three distinct development areas of First Street, which incorporate the character zones First Street North, First Street Central, First Street South and the Creative Ribbon. The 2015 update included the extension of the First Street area into the sites west of Medlock Street.

The focus of the 2018 update is to update the development principles for the First Street Central area. The 2018 FSDF advises that Plots 9 and 10 of the First Street Central area are expected to form the next phase of development in the area and have been subject to further design and viability analysis. This analysis indicates that greater scale and density of office accommodation can be delivered on these plots to enable First Street to meet the level of demand in the area and maximise its contribution to the City's economic growth.

The focus of the 2020 update is to expand on the development principles for the sites located along the western side of Medlock Street, within First Street Central and also updates the development principles across the Framework area to reflect the Council's Green and Blue Infrastructure Strategy (2015) and target to be net zero carbon by 2038. This document should be read alongside the 2018 First Street Development Framework, and does not change the existing principles set out within that document.

The development is within the First Street Character Area and the proposals are in keeping with the requirements of the 2018 FSDF in terms of scale, design and the proposed uses.

### **Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)**

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential.

It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life.

The proposed development of the application site will support and align with the overarching programmes being promoted by the City Region via the GM Strategy through the provision of office uses that would provide jobs and are easily accessed by public transport.

### **Manchester Green and Blue Infrastructure Strategy 2015**

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development.

The proposal includes a landscape scheme with tree planting and hard and soft landscaping which would be public and a winter garden. The investment in public realm would continue a route through First Street that would be framed by public realm that includes soft landscaping. The site is also highly accessible by public transport and provides links to nearby green space.

### **Legislative requirements**

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

### **The Schemes Contribution to Regeneration**

Regeneration is an important consideration in terms of evaluating the merits of this application. The City Centre is the primary economic driver in the City Region and as such is crucial to its longer term economic success. The City Centre must continue to meet occupier requirements for new workspace and new working environments in order to improve the economic performance of the City Region. First Street has been identified as one of a number of priority fringe locations, which will underpin the next phase of growth of the City Centre economy. The principal regeneration objective at First Street is to create a major new office destination. First Street North has already delivered complementary uses and vibrancy and has strengthened First Street's 'sense of place'. It has generated footfall and improved connections to the City Centre. Schemes are now coming forward for First Street Central and South and the Creative Ribbon.

The proposed use for floors ground to eight is office (E (c)), with amenity and external terrace space on the 9th floor. The ground floor will accommodate distinct entrances for both the office and cycle store, as well as shared work space for informal meetings and breakout spaces. Thus, the building could respond positively to the operational needs of occupiers; the existing office buildings have already established the area as a credible business location. Number One First Street and No.8 First Street are almost fully let following lettings to major national occupiers including Autotrader, Gazprom, Jacobs, Odeon, WSP and Ford Credit Europe. This demonstrates how the area has successfully addressed its target market of occupiers seeking accommodation with all the benefits of being within the City Centre with the offer of flexible accommodation at a price-point more akin to an out-of-centre development.

Significant demand exists and it is essential that First Street is able to deliver the development necessary to meet a predicted uplift in this demand.

The development would be fully compatible with existing and proposed surrounding land uses, and would be a key part of the delivery of the next phase of development at First Street. As well as being consistent with the FSDF, the development would be in keeping with the objectives of the City Centre Strategic Plan and would complement and build upon Manchester City Council's current and planned regeneration initiatives and as such would be consistent with the City Council's current and planned regeneration initiatives and, as such, would be consistent with Sections 6 and 7 of the NPPF and Core Strategy Policies SO1, SO2, SP1, EC1, CC1, CC4, CC8, CC10, EN1 and DM1

### **Visual Amenity Including Tall Buildings Assessment and assessment of the Impact on the Historic Environment**

One of the main issues to consider in assessing the scheme is whether this is an appropriate site for a building of this height. The proposal has been thoroughly assessed against the City Council's policies on tall buildings, the NPPF and the following criteria as set out in the Tall Buildings: Historic England Advice Note 4 published On 10 December 2015 and the Guidance on Tall Buildings Document published by English Heritage and CABE in July 2007.

Design Issues, Relationship to Context and Impact on Historic Context

The effect of the proposal on key views, listed buildings, conservation areas, scheduled Ancient Monuments, archaeology and open spaces has been addressed.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting “special regard” will be given to the “desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. The effect of this section is that decision-makers considering harm to heritage assets cannot simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgement.

The statutory duty provided by section 66(1) of the Act goes beyond that and treats the preservation of the setting of a listed building as presumptively desirable. The effect of the statutory requirement is to impose a duty on decision-makers to give “considerable importance and weight” or “high priority” to the desirability of preserving listed buildings and their settings. Section 16 of the National Planning Policy Framework (NPPF) concerns the conservation and enhancing of the historic environment, including heritage assets. Paragraph 194 of the NPPF requires an applicant to duly and proportionately describe the significance of the heritage asset affected. In this instance, the applicant has provided detailed descriptions and potential impacts the development may have on the heritage asset. This has, in turn, allowed the LPA to suitably assess and identify the particular significance of the heritage asset, as required under paragraph 195, with necessary expertise (the LPA’s Conservation Team) consulted on the proposals and their comments and observations considered and acted upon where required. Paragraph 197 of the NPPF requires the LPA to consider the desirability of sustaining and enhancing the heritage asset’s significance and putting them to viable use, so long as this is consistent with their conservation. In addition, the positive contribution the heritage asset makes to sustainable communities (including economic vitality) and the desirability of the type of development proposed and how this may contribute positively to the local character and distinctiveness.

The impact upon the heritage asset can be measured on a ‘sliding scale’, from total loss being the most harmful, through substantial harm, to the least harmful being less than substantial harm. In any event, great weight must be given to the heritage asset’s conservation (Paragraph 199).

In terms of local policy, saved Unitary Development Plan (UDP) Policy DC19.1 states that in determining applications for listed building consent, or applications for development involving buildings of historic interest, the LPA shall have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. Relevant to this application, the LPA shall:

- Not permit a change of use of a listed building if it would have a detrimental effect on the character or appearance of the building;
- Not permit external or internal alterations nor additions to a listed building if it would have an adverse effect on its architectural or historic character;
- Seek to preserve and enhance the setting of the listed building by appropriate control over the design of new development in their vicinity;
- Not permit alterations to a listed building which would prevent the future use of any part of the building.

Core Strategy Policy CC9 (Design & Heritage) states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Core Strategy Policy EN3 (Heritage) requires new developments to be designed so as to support the Council in preserving or, where possible, enhancing the historic environment and buildings of acknowledged importance, including listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset

A Heritage Statement, Design and Access Statement and a Tall Building Evaluation and Townscape Assessment have been submitted. The assessment includes the cumulative impact of development proposed nearby.

The site is not within a conservation area and doesn't include any structures. The following listed buildings are within the vicinity of the site and would potentially be affected: The Grade II Listed Mackintosh Mill complex is approximately 70 metres to the east on Hulme Street. Other listed buildings close to the site include the Grade II Listed Cambridge Mill to the south east on Cambridge Street, Chorlton Mill to the east on Hulme Street and Chatham Mill on Chester Street to the south east and the Grade II Listed Altrincham Railway Viaduct to the north.

The impact on these designated heritage assets and their setting has been assessed from a number of viewpoints as follows:

View 1 Looking North East up River Street,

The Proposed Development fills a currently empty plot. It shields Cambridge Mill and Chorlton Old Mill on Wilmott and Hulme Street from view at this angle – however these are considered to be too far away (230m) to be considered significant in relation to this view.

The Proposed Development is highly prominent from this Street, however both sides of River Street are also significantly built up. Within this View you can just about see the Mill Chimney Stack on Cambridge Street, however as the Listed Assets around Cambridge Street are not currently significant in the existing view, the Proposed Development is not considered to cause harm to the setting of the Listed Assets.

Overall, the Proposed Development is thought to have a negligible impact to the Historic Environment

View 2 Looking south west down Hulme Street

Although the development will be prominent in this area, given the development context with the endorsed SRF, it is considered that the proposals will help restore the dense urban grain of the area and be well-read within a new development context, alongside the existing heritage assets. The Proposed Development will have a minor beneficial impact on the setting of the visible listed buildings.

The Proposed Development is particularly boxy in mass, echoing the mill structure and River Street Tower in the background.

Due to other high-rise buildings around the Site, such as the River Street Student Accommodation, the Proposed Development will be read as part of the surrounding cityscape.

The setting of the listed

buildings has already evolved over time, and they are now read in connection with the surrounding cityscape.

Therefore, the Proposed Development is considered to have a negligible to minor beneficial effect on the built environment.

View 3 - Looking north from the junction of Cambridge and Chester Street

The existing area is of poor quality, is overgrown and attracts graffiti on the hoarding. The permeability of the site is poor due to the large amount of hoarding.

The 'Former Cotton Mill' at Cambridge Street (Listed Building 1) is highly visible in this view. Again, the existing Site detracts from the setting of the building currently due to its poor quality. The structure of the Proposed Development, with the strong and simple façade, echoes the structure of the surrounding listed Mills, which are generally of square or rectangular floorplate throughout.

This Proposed Development will have a positive effect on the setting of the identified listed buildings in this viewpoint location; revitalising a Site that has been vacant for c. 40 years. It will also increase

permeability through into the city, through the introduction of new landscaped public realm, along First Street, Hulme Street, River Street and Medlock Street, feeding into the emerging First Street masterplan.

Overall, the Proposed Development is considered to have a negligible impact on the setting of the

identified listed buildings when considered from this view.

In view of the above, it is considered that the proposals would enhance the setting of the conservation area and the nearby listed buildings and would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.2, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

### **Urban Design, Visual Impact and Architectural Quality**

The key factors to evaluate are the building's scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The Core Strategy policy on tall buildings seeks to ensure that tall buildings complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City. It identifies sites within and immediately adjacent to the City Centre as being suitable for tall buildings.

The building would integrate well with the surrounding predominantly modern environment that includes heritage assets and would positively contribute to the group of tall buildings on this side of the City Centre, including towers at Cambridge Street, Owen Street, River Street and Plot 11 on Wilmott Street.

Given the above, it is considered that the proposed development would result in a high quality building that would be appropriate to its surroundings.

In view of the above, it is considered that the proposals would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.3, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

### **Credibility of the Design**

Tall buildings are expensive to build so the standard of architectural quality must be maintained through the process of procurement, detailed design and construction. The design has been subject to commercial review to ensure it remains commercially viable. The applicant has experience of delivering hotel and office development, such as the First Street Estate, One City Road, Viadux and Rossetti Square in the City Centre. The viability of the scheme has been costed on the quality of scheme shown in the submitted drawings. The applicant has appointed an experienced team capable of designing a development of height and scale.

The design team have previous experience of delivering tall buildings within the City (most notably Vita on Oxford Road, Axis and 10-12 Whitworth Street West) and have recognised the high profile nature of the application site and the requirement for design quality and architectural excellence. A significant amount of time has been spent developing the proposals and the scheme submitted for the planning application to ensure that it can be constructed and delivered.

In view of the above, it is considered that the proposals would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.2, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

## **Provision of a Well-Designed Environment**

The proposed office use could attract a range of occupants that would be beneficial to surrounding residents. The building is fully accessible for disabled people and the hotel would include 5% accessible bedrooms.

High quality materials are proposed and complementary colours would unify the site with its surroundings including the wider First Street area. The urban grain would be restored and high quality landscaped and tree lined pedestrian linkages would be provided through the site linking First Street with communities in Hulme, Castlefield and the wider City Centre. Connectivity would also be improved to Manchester's green and blue network including Hulme Park and the River Medlock.

In assessing the above criteria, it is considered that the applicant has thoroughly demonstrated that the proposals would satisfactorily meet the English Heritage and CABI guidance and that the proposals would provide a tall building of a quality acceptable to this site. In view of the above the proposals would also be consistent with sections 6, 7, 8, 9, 11, 12, and 16 of the NPPF, policies SP1, DM1, EN1, EN2, EN3, EN14, CC6 and CC9 of the Core Strategy and saved UDP policies DC18, DC19, DC20 and DC26.

## **Relationship to Transport Infrastructure**

A Transport Assessment concludes that the proposal would not have a material impact upon traffic and network capacity. Oxford Street and Deansgate are bus routes and the closest Metrolink Station is Deansgate/Castlefield. Oxford Road Train Station and Deansgate Train Station are nearby. There are good pedestrian and cycle links to the rest of the city centre. It is considered therefore that the site is in an optimum location for sustainable transport links. A Framework Travel Plan (TP) sets out a package of measures to reduce the transport and traffic impact of the development, including the provision of public transport, walking and cycling information. The Plan is intended to encourage individuals to choose alternative modes over single occupancy car use and where possible reduce the need to travel at all. The Transport Assessment demonstrates that there are sufficient public car parks within close proximity of the site and there would be 26 Car parking spaces and 130 cycle parking spaces on site within the basement.

A construction management plan would be required by condition.

The applicant is currently discussing the remaining issues with our Highway Services.

In light of the above, the development, it is considered that the proposal would not have a detrimental impact on transport infrastructure. It will be necessary to keep construction impacts to a minimum a condition would require the submission of a construction management. In view of the above, it is considered that the proposals are considered to be in accordance with Section 9 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

## **Sustainable Design and Construction**

An Energy and Environmental Standards and Energy Statement, sets out the sustainability measures proposed. Plot 9a has sustainability embedded into its design from first principles and will be market leading in terms of sustainability, becoming the first net zero carbon building in operation on the First Street Estate and the first to benefit from a mixed mode heating and cooling system using a mix of natural and mechanical ventilation. This will create a building with a NABERS rating of 5.5 stars above.

In order to meet these sustainability levels the physical characteristics of the building fabric have evolved as follows:

Glazing has reduced to 40% and the introduction of 60% of solid to the façade has been introduced to reduce solar gain and therefore reduce the energy demands by reducing the need to provide cooling.

The increase in solid façade will have additional insulation which will improve the thermal performance of the façade which will further reduce heat losses.

The solid façade will be made from a natural material; pre cast concrete has been chosen for its inherent reduction in embodied energy. Use of this material will provide significant savings in the energy used to construct the building. It will also improve the airtightness of the façade resulting in less energy escaping from the building.

The facade has been designed to allow for mixed mode ventilation with opening vents panels operating at high level above the glazing to provide natural ventilation to the workplace.

The vent panels will be linked to the BMS and be mechanically controlled and operated. On temperate days the vent panels in the façade will automatically open to provide fresh air onto the floor plate. This fresh air will be pulled across the floor plate by mechanical extractors and will provide fresh air to all parts of the workplace.

Using natural ventilation reduces the energy requirement by removing the need to provide fresh air to office floor plates. When the air outside is too cold or hot, the panels will close and a normal office ventilation system will operate to provide fresh air. The access to natural ventilation will also help to improve employee wellbeing.

The panels are located at high level to make sure those sitting close to the façade do not suffer from drafts. Natural ventilation helps to avoid recirculated air, reducing CO2 which in turn improves employee's performance and health.

The proposal would redevelop a brownfield site.

The proposal would achieve an approximate 32.1% improvement over the Part L 2010 Building Regulations benchmark. A preliminary BREEAM assessment has concluded that the development can achieve a 'Very Good' rating. The development would accord with the energy efficiency requirements and carbon dioxide emission reduction targets within the Core Strategy

Policies EN4 and EN6 and the Manchester Guide to Development Supplementary Planning Document. The development would be designed and specified in accordance with the principles of the energy hierarchy in line with Policy EN4 of the Core Strategy. The building fabric would achieve high levels of insulation and there would be high specification energy efficiency measures.

Given the above, it is considered therefore that the design and construction would be sustainable, in accordance with Core Strategy Policies EN4 and EN6 the principles of the energy hierarchy have been applied to the development and it is considered therefore that the development would have sustainable design and construction.

#### Contribution to Public Spaces and Facilities

The proposal includes the creation of new streets to restore the urban grain and the upgrading of the materials of the existing streets and would provide permeability. A new section of public realm would also continue the pedestrian route that runs through First Street North to form a valuable link to the communities of South Manchester with trees, vegetation and benches. The high-quality landscaping and tree lined routes would unify the public realm with the wider First Street area.

There would be active frontages to all elevations, which would add activity and animation to surrounding streets. The uses proposed would enliven the area and provide natural surveillance to all frontages.

In view of the above, it is considered that the proposals would be in accordance with Sections 12 and 16 of the National Planning Policy Framework, policies SO6, CC9, EN1, EN3, SP1 and DM1 of the Core Strategy for the City of Manchester and saved policies DC14.1 and 14.3 and DC19.1 of the Unitary Development Plan for the City of Manchester.

#### Effect on the Local Environment

This examines, amongst other things, the impact the scheme would have on nearby and adjoining residents. It includes the consideration of issues such as impact on daylight, sunlight and overshadowing, wind, noise and vibration, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building.

##### (a) Daylight, Sunlight and Overlooking

The nature of high density developments in City Centre locations means that amenity issues, such as daylight, sunlight and the proximity of buildings to one another have to be dealt with in an appropriate way.

A daylight and sunlight analysis has been undertaken, which makes reference to the BRE Guide to Good Practice - Site Layout Planning for Daylight and Sunlight Second Edition BRE Guide (2011).

The BRE Guide is generally accepted as the industry standard and is used by local planning authorities to consider these impacts. The guide is not policy and aims to help rather than constrain designers. The guidance is advisory, and there is a need to take account of locational circumstances, such as a site being within a town or city centre where higher density development is expected and obstruction of natural light to existing buildings is often inevitable.

The following residential properties and amenity areas have been considered due to their sensitivity and proximity to the site:

- Chorlton Mill on Hulme Street
- MacIntosh Mill on Hulme Street

#### Daylight

The BRE Guidance confirms that its daylight provisions are intended for use for rooms in neighbouring dwellings where daylight is required, which would include living rooms, kitchens and bedrooms. It goes on to confirm that windows serving bathrooms, toilets, store rooms, circulation areas, and garages need not be analysed.

There are several different methods of measuring daylight amenity. The BRE recommend that the Vertical Sky Component ("VSC") test is used when considering the impact that a new development will have on the daylight amenity of an existing neighbouring building.

The VSC is a unit of measurement that represents the amount of visible sky that is capable of being received at the external face of a window. Daylight is derived directly from the sky. On that basis, the more unobstructed sky or sky visibility available to a window, the potential daylighting capability of the room served by it will increase.

The unit is expressed as a percentage, as it is the ratio between the amount of visible sky available to the window being tested, compared to that available from a totally unobstructed sky. To put this unit of measurement into perspective, the maximum percentage VSC value of a window located in a vertical plane is 50%, but in practice the VSC values do not typically exceed 40%, because of projecting window reveals and window heads which lessen / reduce the angles of measurement.

The BRE Guidance for daylight confirms that: "... daylighting of an existing building may be adversely affected ... if ... the VSC measured at the centre of an existing ... window is less than 27%, and less than 0.8 times its former value"

In this regard, an aspirational target of 27% VSC is established for each window.

However, if a window already receives less than 27% VSC, then a reduction in the existing value of up to 20% (i.e. 0.8 x) is accepted as permissible on the basis that such a reduction is unlikely to be noticed by the room's occupants.

The report finds that the cumulative condition 171 windows (95%) would either continue to achieve the 27% VSC target, or achieve VSC values that are at least 0.8x the baseline values, which are accepted by the BRE on the grounds that it would not be noticed by the room occupants.

The remaining 9 windows (5%), serving room reference R1 from ground to fourth floor level in Chorlton Mill, are all positioned either directly behind or immediately adjacent to the large chimney. As a consequence, none of these windows achieve the BRE target in the baseline condition.

Notwithstanding, the impact of the Proposed Development on the rooms served by these windows is considered non-significant, on the basis that:

All 5 rooms served by these window are also served by at least two other windows that would achieve the BRE target (or continue to achieve at least 0.8x baseline values); and

All 5 of these rooms would pass the BRE's NSL test, with negligible reductions in daylight distribution that are unlikely to be noticeable to the room occupants.

All rooms appraised (100%) within Chorlton Mill would pass the NSL test in the cumulative condition.

On that basis, the impact of the Proposed Development on daylight amenity in the cumulative condition, in our opinion, appropriate and non-significant.

#### Sunlight

For sunlight impact assessment the BRE Guide sets the following criteria:

(a) Whether sunlight is enjoyed for at least 25% of the annual probable sunlight hours (APSH) throughout the year; and

(b) Whether 5% of the annual probable sunlight hours would be received during the winter months (21st September - 21st March).

The report finds that cumulative condition, 81 rooms (94%) of the 86 the rooms appraised would continue to achieve the BRE's Winter and Annual sunlight targets, or experience reductions that are acceptable to the BRE on the grounds that they would not be noticeable to the room occupants.

5 rooms (5%) would achieve the annual sunlight target but not the winter target.

To the immediate south of these rooms is the point at which Chorlton Mill 'steps out' towards Cambridge Street, limiting the availability of direct sunlight from the south. To the east these windows directly overlook the mass of Macintosh Mill.

The position and outlook of these windows means that they have a greater reliance on direct sunlight from the south east. In the cumulative condition, sunlight from the south east is significantly impacted by a development that includes a 45 storey tower (MCC planning reference 125573/FO/2019).

Given the Site's location due east of the Site and the mass of Macintosh Mill that stands in front of

these windows, the impact of the Proposed Development on winter sunlight amenity is appropriate and non-significant.

Overall it is concluded that the development would have a non-significant impact on either building for Sunlight and Daylight Amenity and would therefore have an acceptable impact.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

### Overlooking

The closest residential properties would be within MacIntosh Mill. The minimum window to window separation distance between the proposed development and these existing properties would be approximately 87 metres between the east facade of the proposed building and the west façade of Macintosh Mill. It is considered therefore that the proposed development would not have a detrimental impact in terms of overlooking on the existing residential properties or other buildings near the site.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

### (b) Wind

A wind Microclimate report has been submitted which concludes the following:

- Wind conditions within the existing site and surrounds are expected to be safe and comfortable for all users.
- Upon introduction of the proposed development wind conditions are expected to meet the safety criteria for pedestrians.
- Wind conditions at the ground level within and around the proposed development are expected to be suitable for planned pedestrian activities.
- Wind conditions at the elevated terrace are generally expected to be acceptable for proposed recreational activities.

Given the above, it is considered that, acceptable conditions would be retained and it is considered that the proposals are in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

### (c) Air Quality

An Air Quality Assessment has assessed the impact of the development on air quality at construction and operation stages. The development has the potential to cause air quality impacts during the construction phase and during the operational phase. Additionally, given that the site is located within an air quality management area there is the potential for the expose of future occupiers to elevated pollution levels.

The construction process is expected to produce dust creating a 'medium risk' and increased emissions. Any adverse impacts would be temporary and could be controlled using mitigation measures.

The road traffic exhaust emissions of the operational stage would be vehicles travelling to and from the site and are unlikely to have a significant effect on air quality. The proposed boilers are also considered to be unlikely to have a significant impact. The assessment confirms that throughout the design of the scheme, air quality affects have been considered and the proposal benefits from inherent air quality mitigation. There are therefore considered to be no adverse impacts of the operational phase of the development on air quality.

Given the above, it is considered that the proposal would have an acceptable impact on air quality and would be suitable for the proposed use.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

#### (d) Noise and Vibration

The impact of the use on amenity through noise generation and from plant and equipment has been considered. An acoustic report outlines how the premises can be acoustically insulated to prevent unacceptable levels of noise breakout and to ensure adequate levels of acoustic insulation between different uses. These and further measures relating to the restaurant, bar or gymnasium use could be controlled through a condition. The proposed commercial uses are not anticipated to generate unacceptable levels of noise and disturbance, subject to the acoustic condition mentioned above.

Therefore, subject to compliance with conditions in relation to the hours during which servicing can take place, hours of operation for the commercial uses, the acoustic insulation of the building and any associated plant and equipment, it is considered that the proposal would not have an adverse impact through noise and vibration.

In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

#### (e) TV reception

A baseline Television Reception Survey anticipates that the development is likely to have a neutral impact on television broadcast services for local residents as a result of the proposal. Any impact would most likely be in the shadow zone within 50m to the south east of the site, within which there are no viewers. The report concludes that significant interference to television reception is not expected at any residential locations as there are no Satellite dishes or Freeview antennas located in any theoretical signal shadow areas.

A condition requiring a post-construction survey and any mitigation measures should be attached to any permission to ensure that any mitigation measures are appropriately targeted. It is considered, therefore, that the proposal would not have an adverse impact on TV reception. In view of the above, it is considered that the proposals are considered to be in accordance with Section 8 of the National Planning Policy Framework, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

#### (f) Vehicle Movements

The impact of the proposals in terms of the highway network have been considered and it is considered that the proposed use would not have a significant impact on vehicle movements. As discussed above, the site is well located close to alternative transport means.

In view of the above, it is considered that the proposals are considered to be in accordance with Sections 9 and 15 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

### **Contribution to Permeability**

The contribution of the proposals to permeability, linkages on foot and, where appropriate, the opening up or closure of views to improve how a place can be easily understood and traversed, has been considered.

The proposal would include high quality public realm, which would provide amenity space and through-routes linking the wider First Street area to the communities of South Manchester. The ground floor layout would maximise the active frontages to surrounding streets, which would help to increase activity and vitality as well as increasing passive surveillance.

It is considered therefore that the proposals would contribute positively to permeability, linkages and the legibility of the City Centre and wider townscape.

In view of the above, it is considered that the proposals are considered to be in accordance with Sections 9 and 15 of the National Planning Policy Framework, policies SO1, SO5, SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester.

### **Waste and Recycling**

The refuse store is located on the ground floor with access to the service yard to the south of the building to the container provision proposed in the development's refuse store is expected to meet this demand as it provides space for 24x Eurobins and a total of 11x 240 litre bins.

It is expected that each waste stream generated by the office use will be collected via a private collection regime x5 times per week. With the office use's collection frequency outlined, the subsequent refuse container provision is now described.

The total required refuse container provision, based on a collection frequency on x5 per week, equates to a total of 12x Eurobins and 5x 240 litre bins.

Waste from the Refuse Store will be taken out by waste operators immediately prior to collection and returned to the bin store swiftly by management afterwards once emptied into a refuse vehicle. The development benefits from a service bay adjacent to the refuse store where refuse containers can be wheeled to and from the vehicle.

Given the above, it is considered that the proposal is in accordance with policies DM1 and EN19 of the Core Strategy.

### **Full access and Inclusive Design**

The building would be accessible to all and is designed to meet the accessible standards as set out in Approved Document Part M 2015 Edition and the 2010 Equality Act. All feasible and practicable measures described within Design for Access 2 (DFA2) have also been incorporated into the design.

Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe. In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document commissioned by Manchester City Council. These are as follows:

- Width and surfacing of access routes.
- Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- Street furniture located off main access routes. –
- Seating provided at regular intervals (where possible outside of Gas Main offsets). › A range of seating designs, some including back and armrests.
- Inclusion of well designed signage and wayfinding features.
- Inclusion of lighting to allow ease of navigation after dark.

The proposed development would not adversely impact on any relevant protected characteristics in accordance with S149 (Public Sector Equality Duty) of the Equality Act 2010.

The proposals would therefore be consistent with sections 8 and 12 of the National Planning Policy Framework and Policies SO1, SO5, SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and saved UDP policy DC14.2.

### **Crime and Disorder**

The proposed uses would bring additional vitality to the area. The development would overlook all frontages and would enliven the street scene and help to provide natural surveillance of the public realm. It is supported by a Crime Impact Statement carried out by Greater Manchester

Police, which confirms support for the design approach and detailed design measures would be incorporated into the finished scheme. It is recommended a condition be attached to any approval requiring the implementation of the crime impact statement and to require the development to achieve 'Secured by Design' accreditation.

In view of the above the proposals are consistent with section 8 of the National Planning Policy Framework, and policies SP1 and DM1 of the Core Strategy.

### **Green and Blue Infrastructure**

The proposals include high quality public realm spaces with appropriate tree planting and soft landscaping as well as winter gardens. Trees would be planted on three of the streets surrounding the development and would be planted along Medlock Street and the First Street link from River Street to Hulme Street.

The proposal also incorporates a blue roof which can store rain water and

The development would include the planting of two trees for each tree removed.

The proposal would improve access to the River Medlock via First Street and to Hulme Park via Hulme Street and Medlock Street. It is considered therefore that the proposal would increase the green infrastructure and improve access to the River Medlock and Hulme Park and is consistent with the Manchester Green and Blue Infrastructure Strategy 2015.

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

### **Ecology and Biodiversity**

The proposal would have no adverse effect on statutory or non-statutory designated sites. The submitted Ecological Survey and Assessment reasonably discounts the potential for any adverse effects on protected species, such as badgers, bats, water voles, great crested newts and reptiles. However, the proposal provides an opportunity to secure biodiversity enhancement for fauna and conditions should be attached to any approval requiring such measures.

In view of the above the proposals are considered to be consistent with section 15 of the National Planning Policy Framework, and policies SO6, SP1, DM1, EN9 and EN15 of the Core Strategy.

### **Contaminated Land and Impact on Water Resources**

There is the possibility that some contamination may exist on the site. A Contaminated Land Risk Assessment and Remediation Strategy have been submitted. A condition is recommended to ensure adequate measures are undertaken to prevent risks from contamination and requiring a verification report following completion of site works. Adjacent land within the First Street area has been successfully remediated as part of previous and ongoing developments.

In view of the above, the proposals would be consistent with section 15 of the National Planning Policy Framework and policy EN18 of the emerging Core Strategy.

### **Flood Risk**

The site lies within Flood Zone 1, which has a low probability of flooding. A Drainage and Flood Risk Statement concludes that the use is appropriate and would comply with NPPF guidance. It considers how surface water would be managed and suggests a surface water management scheme including the incorporation of SUDs into the scheme. Conditions should therefore be attached requiring the agreement, implementation and maintenance of a sustainable drainage system.

Given the above and for reasons outlined elsewhere in this report in relation to the consistency of the proposed development with the City's wider growth, regeneration and sustainability objectives, the development would be consistent with section 14 of the National Planning Policy Framework and Core Strategy policy EN14.

## **Conclusion**

This office development would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and sustainable travel patterns. The site is appropriate for a tall building and the development would be well designed and of a high quality. It would fulfil an important role in providing hotel and office accommodation within the City Centre.

Office development would be consistent with GM Strategy's key growth priorities to meet the demands of a growing economy and population, in a well-connected location within a major employment centre. There is an identified need for these uses within the City Centre Strategic Plan and the First Street SRF. It would therefore assist in the promotion of sustained economic growth within the City.

It is considered that the development would not have a significant detrimental impact on the settings of nearby listed buildings. The development would have an acceptable impact on residential amenity and would regenerate a site that is in need of investment and development, reinstating the urban grain, providing additional public realm and increasing permeability within the area.

It is considered that the submitted information has given sufficient information to assess the environmental impacts of the development and that, with the mitigation measures proposed and those already designed into the development, those impacts would not be significant or would be balanced out by the public benefits that the scheme would bring.

Given the above, it is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including the Adopted Core Strategy, the relevant Strategic Regeneration Frameworks and the Community Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved.

## **Human Rights Act 1998 considerations**

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

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

**Recommendation:** Approve

### **Article 35 Declaration**

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals. This has led to the development of an acceptable final design.

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

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:

05662\_MP\_00\_1000 Site Location Plan

05662\_MP\_00\_1001 Red Line Boundary Plan

05662\_MP\_00\_1200 Rev A Proposed Ground Floor Site

05662\_B1\_02\_2199 Rev C Basement Floor, General Arrangement Plan

5662\_B1\_02\_2200 Rev C Ground Floor, General Arrangement Plan

05662\_B1\_02\_2201 Rev C 1st Floor, General Arrangement Plan

05662\_B1\_02\_2202 Rev C 2nd / 4th / 6th / 8th Floor General Arrangement Plan

05662\_B1\_02\_2203 Rev C 3rd / 5th / 7th Floor General Arrangement

05662\_B1\_02\_2209 Rev C 9th Floor General Arrangement Plan

05662\_B1\_02\_2210 Rev C 10th Floor Roof General Arrangement Plan

05662\_B1\_04\_2200 Rev B Elevation AA River Street

05662\_B1\_04\_2201 Rev B Elevation BB Medlock Street

05662\_B1\_04\_2202 Rev B Elevation CC South Elevation

05662\_B1\_04\_2203 Rev B Elevation DD First Street

05662\_B1\_05\_2200 Rev A Section AA

05662\_B1\_10\_4201 Bay Study 01 River Street Entrance

05662\_B1\_10\_4202 Bay Study 02 Winter Gardens

05662\_B1\_10\_4203 Bay Study 03 External Terrace

PL1471.1-PLA-XX-00-DR-L-0001 Landscape GA

PL1471.1-PLA-XX-00-DR-L-0010 Illustrative Masterplan

Documents received received by the City Council as Local Planning Authority on 24 December 2021:

Design and Access Statement prepared by JMA

Planning and Tall Building Statement (including Statement of Consultation and Green and Blue Infrastructure Statement) prepared by Deloitte;

Accommodation Schedule prepared by JMA;

Air Quality Assessment prepared by Cundall;

Arboricultural Impact Assessment prepared by Urban Green;

BREEAM Ecology prepared by Bre;

Contaminated Land Preliminary Risk Assessment prepared by Ramboll;

Crime Impact Statement prepared by Greater Manchester Police;

Daylight and Sunlight Amenity Impact Assessment Report prepared by Gray Scanlan Hill;

Drainage Strategy prepared by Ramboll;

Energy and Sustainability Strategy Statement prepared by Cundall

Flood Risk Assessment prepared by Ramboll;

Framework Travel Plan prepared by Vectos;

Heritage Statement prepared by Deloitte;

Local Labour Agreement prepared by ASK;

Noise Impact Assessment prepared by Cundall;

Extended Phase 1 Habitat Survey prepared by Penny Anderson Associates;

Project (Construction) Management Plan prepared by BAM;

Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited;

Transport Statement prepared by Vectos;

Ventilation Strategy by Cundall;

Wind Microclimate Report prepared by Arcaero; and

Written Scheme of Investigation for Archaeological Mitigation prepared by Pre-Construct Archaeology Limited.

Documents received by the City Council as Local Planning Authority on 16 February 2022:

Façade Sample Panel Brochure by JMA;

Waste and Servicing Strategy by Vectos; Public Realm Green Suds Technical Note by Ramboll

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.

3) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- A Community Consultation Strategy;
- A method statement to protect the River Medlock from accidental pollution spillages, dust and debris during demolition and construction;
- Display of an emergency contact number;
- Details of Wheel Washing;
- Noise and vibration and dust emission suppression measures that shall base the assessment on British Standard 5228 and any other relevant standards;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- A dilapidation survey, including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

The construction and demolition works shall be carried out in accordance with the approved construction management plan.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) (a) The development shall be carried out in accordance with the programme of archaeological works contained within Written Scheme of Investigation for Archaeological Mitigation (prepared by Pre-Construct Archaeology updated December 2021) received by the City Council as Local Planning Authority on 24 December 2021. The works are to be undertaken in accordance with the Written Scheme of Investigation., which covers the following:

1. A phased programme and methodology of investigation and recording that includes: a 'strip, map and record' excavation.
2. A programme for post-investigation assessment to include: production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of an information panel.

5. Provision for archive deposition of the report and records of the site investigation.

(b) Prior to above ground works, a validation report for the above points shall be submitted for approval by the City Council as Local Planning Authority

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in Section 16, Paragraph 199 of the National Planning Policy Framework.

5) (a) Notwithstanding the details submitted with the application, prior to any above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

\*baseline samples and specifications of all materials to be used on all external elevations;

\*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and

\*a programme for the production of the full sized sample panels a strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

6) a) No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

-Further to the preliminary assessment, a site investigation scheme, providing information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

-The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

-A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority upon completion of the approved landscaping works.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed piling activity is protective of controlled waters in line with paragraph 170 of the National Planning Policy Framework and pursuant to policies DM1, EN17 and EN18 of the Core Strategy.

8) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Core Strategy Policy EN18.

9) No development, other than enabling works, shall commence until a Surface Water Drainage scheme, in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Core Strategy policies EN8 and EN14.

10) Prior to first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Core Strategy policies EN8 and EN14.

11) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

12) Prior to development commencing a local labour agreement, relating to the construction phase of development, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

14) Prior to the commencement of any external works/landscaping a programme for the submission of final details, including where relevant samples and jointing details of all public realm, landscaping and roof garden works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- a) Details of the proposed hard landscape materials;
- b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building
- c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and soft landscaping;
- e) Details of the proposed street furniture including seating, bins and lighting;
- f) Details of any external steps and handrails;
- g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

15) No removal of or works to any trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act (1981) (as amended) and by the Conservation of Habitats and Species Regulations (2017) or as subsequently amended in order to comply with Policy EN15 of the adopted Core Strategy for the City of Manchester.

16) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

17) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Upon completion of the development and within 6 months of the equipment becoming operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the equipment becoming operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) Before first occupation of the development hereby approved a signage strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

19) a) Prior to the installation of any external lighting, the lighting scheme shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to first occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

20) Full details of all external seating, including the locations, layouts, furniture details, operational details, security measures and disabled access measures shall be submitted to and approved in writing by the City Council before any external seating is installed and operated on site. The external seating shall be installed and operated only in accordance with the approved details.

The use of amplified music and/or sounds is not permitted in the external areas of the site at any time.

Reason - In order to protect the amenity of local occupiers and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3,

CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

21) Within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area: an assessment of the impact of the development on television signal reception within the potential impact area identified in the Television Reception Impact Assessment by GTech Surveys Limited dated 15 December 2021 shall be submitted to and approved in writing by the City Council as local planning authority. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey dated 15 December 2021. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

22) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) The development hereby approved shall be carried out in accordance with the Energy & Sustainability Statement ref. PFS-CDL-ZZ-XX-RP-SY-70202 prepared by Cundall stamped as received by the City Council, as Local Planning Authority, on the 24 December 2021.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

24) The approved scheme for the storage and disposal of refuse 'Waste & Servicing Strategy Report ref. VN81029 dated December 2021' received by the City Council as Local Planning Authority on 24 December 2021, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

25) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the rooves.

Reason - In the interests of visual amenity to enable careful attention to the level of visual clutter is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

26) The winter gardens shall be limited to use by the office occupiers and ancillary uses of the building only and no amplified sound or music shall be played within these areas at any time.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

27) The development hereby approved shall comply with the recommendations contained within sections 4 and 5 of the submitted Crime Impact Statement prepared by Greater Manchester Police and referenced URN:2018/0533/CIS/02 received by the City Council as local planning authority on 24 December 2021. These measures shall be fully implemented prior to occupation and shall be maintained for the duration of the uses hereby approved. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

28) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday 10:00 to 18:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

29) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- a) The lay-by on River Street;
- b) The signalised pedestrian crossing providing access across Medlock Street;
- c) The works to the adopted highway, including footway improvements;
- d) Tactile paving and dropped kerbs across the car park access point

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason -To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012)

30) No part of the development shall be occupied until the space and facilities for the parking of 130 bicycles have been provided in accordance with the approved drawing referenced 05662\_B1\_02\_2200 REV B. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

31) The development hereby approved shall be carried out in accordance with the Framework Travel Plan prepared by Vectos dated December 2021. In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of occupants during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

32) The windows at ground floor shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless they relate to service areas.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) a) Prior to the first occupation of the development, details, location and specification of 22 kw electric car charging points (5 spaces) and 60kW electric car charging points (2 spaces) for more than 20% (7 spaces overall) of the car parking spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.

(b) The number of fast charging electric car charging points for the offices shall be reviewed annually as part of the travel plan requirements of condition 31 of this planning permission

(commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional charging points identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

## **Informatives**

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
MCC Flood Risk Management  
Strategic Development Team  
United Utilities Water PLC  
Greater Manchester Police  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Ecology Unit  
Greater Manchester Pedestrians Society  
Oliver West (Sustainable Travel)

Flat 119, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 101, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 93, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 88, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 84, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 82, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 10, City South, 39 City Road East, Manchester, M15 4QA  
Flat 39, City South, 39 City Road East, Manchester, M15 4QA  
Flat 60, City South, 39 City Road East, Manchester, M15 4QA  
Flat 71, City South, 39 City Road East, Manchester, M15 4QD  
Flat 72, City South, 39 City Road East, Manchester, M15 4QD  
Flat 74, City South, 39 City Road East, Manchester, M15 4QD  
Flat 104, City South, 39 City Road East, Manchester, M15 4QE  
Flat 126, City South, 39 City Road East, Manchester, M15 4QE  
Flat 148, City South, 39 City Road East, Manchester, M15 4QE  
Flat 161, City South, 39 City Road East, Manchester, M15 4QE  
Flat 179, City South, 39 City Road East, Manchester, M15 4QE  
Flat 16, City South, 39 City Road East, Manchester, M15 4QA  
Flat 149, City South, 39 City Road East, Manchester, M15 4QE  
Flat 181, City South, 39 City Road East, Manchester, M15 4QE  
Flat 69, City South, 39 City Road East, Manchester, M15 4QD  
Flat 1, City South, 39 City Road East, Manchester, M15 4QA  
Flat 136, City South, 39 City Road East, Manchester, M15 4QE  
Flat 141, City South, 39 City Road East, Manchester, M15 4QE  
Flat 50, City South, 39 City Road East, Manchester, M15 4QA  
Flat 73, City South, 39 City Road East, Manchester, M15 4QD  
Flat 128, City South, 39 City Road East, Manchester, M15 4QE  
Flat 163, City South, 39 City Road East, Manchester, M15 4QE  
Flat 175, City South, 39 City Road East, Manchester, M15 4QE  
Ground Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
12 First Street, Manchester, M15 4GU  
10 First Street, Manchester, M15 4GU  
Unit B1, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW  
Flat 84, 1 Cambridge Street, Manchester, M1 5GB  
Flat 83, 1 Cambridge Street, Manchester, M1 5GB  
Flat 75, 1 Cambridge Street, Manchester, M1 5GB  
Flat 63, 1 Cambridge Street, Manchester, M1 5GB  
Flat 46, 1 Cambridge Street, Manchester, M1 5GB

Flat 25, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1015, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1012, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1010, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 909, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 902, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 828, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 821, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 820, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 815, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 805, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 804, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Ground Floor, 1 City Road East, Manchester, M15 4PN  
Engine House, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BW  
Premier Lodge, River Street, Hulme, Manchester, M15 5FJ  
Flat B14, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Unit G5, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Odeon, 8 First Street, Manchester, M15 4RP  
Flat B13, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 521, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 520, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Basement Unit B5, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 1, 1 Cambridge Street, Manchester, M1 5GB  
Flat 264, 1 Cambridge Street, Manchester, M1 5GB  
Flat 713, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 628, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 525, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 260, 1 Cambridge Street, Manchester, M1 5GB  
Flat 244, 1 Cambridge Street, Manchester, M1 5GB  
Flat 234, 1 Cambridge Street, Manchester, M1 5GB  
Flat 226, 1 Cambridge Street, Manchester, M1 5GB  
Flat 218, 1 Cambridge Street, Manchester, M1 5GB  
Flat 209, 1 Cambridge Street, Manchester, M1 5GB  
Flat 205, 1 Cambridge Street, Manchester, M1 5GB  
Flat 199, 1 Cambridge Street, Manchester, M1 5GB  
Flat 188, 1 Cambridge Street, Manchester, M1 5GB  
Flat 165, 1 Cambridge Street, Manchester, M1 5GB  
Flat 164, 1 Cambridge Street, Manchester, M1 5GB  
Flat 147, 1 Cambridge Street, Manchester, M1 5GB  
Flat 127, 1 Cambridge Street, Manchester, M1 5GB  
Flat 119, 1 Cambridge Street, Manchester, M1 5GB  
Flat 115, 1 Cambridge Street, Manchester, M1 5GB  
Flat 104, 1 Cambridge Street, Manchester, M1 5GB  
Flat 76, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 49, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 34, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 25, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 24, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 22, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 19, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 12, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 3, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 2, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 46, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF

Flat 2, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 305, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 314, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 316, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 216, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 215, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 209, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 114, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 99, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 80, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 79, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 4, City South, 39 City Road East, Manchester, M15 4QA  
Flat 8, City South, 39 City Road East, Manchester, M15 4QA  
Flat 12, City South, 39 City Road East, Manchester, M15 4QA  
Flat 85, City South, 39 City Road East, Manchester, M15 4QD  
Flat 86, City South, 39 City Road East, Manchester, M15 4QD  
Flat 97, City South, 39 City Road East, Manchester, M15 4QE  
Flat 103, City South, 39 City Road East, Manchester, M15 4QE  
Flat 121, City South, 39 City Road East, Manchester, M15 4QE  
Flat 127, City South, 39 City Road East, Manchester, M15 4QE  
Flat 73, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 711, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 4, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 42, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 35, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 100, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 103, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 101, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B11, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B12, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B10, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B9, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B8, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat Sa6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G1, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 319, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 219, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Bate And Taylor Architects, Macintosh House, 4A Cambridge Street, Manchester, M1 5GG  
Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW  
Ribeye Steakhouse, 3 Isabella Banks Street, Manchester, M15 4RL  
1 Tony Wilson Place, Manchester, M15 4FN  
22 Hulme Street, Manchester, M1 5BW  
Flat 507, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 510, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 512, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 103, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 108, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 110, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 203, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 207, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 217, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 301, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 205, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 212, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY

Flat 215, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 105, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 210, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 505, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 406, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 401, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 403, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 309, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 304, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 306, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat G3, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G9, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G8, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G2, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G7, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat G4, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 150, City South, 39 City Road East, Manchester, M15 4QE  
Flat 132, City South, 39 City Road East, Manchester, M15 4QE  
Flat 138, City South, 39 City Road East, Manchester, M15 4QE  
Flat 146, City South, 39 City Road East, Manchester, M15 4QE  
Flat 153, City South, 39 City Road East, Manchester, M15 4QE  
Flat 183, City South, 39 City Road East, Manchester, M15 4QE  
Flat 24, City South, 39 City Road East, Manchester, M15 4QA  
Flat 165, City South, 39 City Road East, Manchester, M15 4QE  
Flat 33, City South, 39 City Road East, Manchester, M15 4QA  
Flat 35, City South, 39 City Road East, Manchester, M15 4QA  
Flat 106, City South, 39 City Road East, Manchester, M15 4QE  
Flat 3, City South, 39 City Road East, Manchester, M15 4QA  
Flat 17, City South, 39 City Road East, Manchester, M15 4QA  
Flat 89, City South, 39 City Road East, Manchester, M15 4QD  
Flat 120, City South, 39 City Road East, Manchester, M15 4QE  
Flat 65, City South, 39 City Road East, Manchester, M15 4QD  
Flat 157, City South, 39 City Road East, Manchester, M15 4QE  
Flat 111, City South, 39 City Road East, Manchester, M15 4QE  
Flat 144, City South, 39 City Road East, Manchester, M15 4QE  
Flat 74, 1 Cambridge Street, Manchester, M1 5GB  
Flat 37, 1 Cambridge Street, Manchester, M1 5GB  
Flat 36, 1 Cambridge Street, Manchester, M1 5GB  
Flat 27, 1 Cambridge Street, Manchester, M1 5GB  
Flat 11, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1024, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1018, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1011, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1005, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1003, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 921, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 918, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 913, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 727, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 724, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 719, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 716, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 609, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 267, 1 Cambridge Street, Manchester, M1 5GB

Flat 266, 1 Cambridge Street, Manchester, M1 5GB  
Flat 254, 1 Cambridge Street, Manchester, M1 5GB  
Flat 241, 1 Cambridge Street, Manchester, M1 5GB  
Flat 222, 1 Cambridge Street, Manchester, M1 5GB  
Flat 214, 1 Cambridge Street, Manchester, M1 5GB  
Flat 211, 1 Cambridge Street, Manchester, M1 5GB  
Flat 210, 1 Cambridge Street, Manchester, M1 5GB  
Flat 197, 1 Cambridge Street, Manchester, M1 5GB  
Flat 193, 1 Cambridge Street, Manchester, M1 5GB  
Flat 130, 1 Cambridge Street, Manchester, M1 5GB  
Flat 111, 1 Cambridge Street, Manchester, M1 5GB  
Flat 99, 1 Cambridge Street, Manchester, M1 5GB  
Flat 92, 1 Cambridge Street, Manchester, M1 5GB  
Flat 425, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat G6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Third Floor, 1 City Road East, Manchester, M15 4PN  
Flat 512, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 419, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 413, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 321, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 318, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 301, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 226, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 223, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 206, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 121, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 112, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 102, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 101, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 92, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 86, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 13, City South, 39 City Road East, Manchester, M15 4QA  
Flat 34, City South, 39 City Road East, Manchester, M15 4QA  
Flat 37, City South, 39 City Road East, Manchester, M15 4QA  
Flat 45, City South, 39 City Road East, Manchester, M15 4QA  
Flat 55, City South, 39 City Road East, Manchester, M15 4QA  
Flat 83, City South, 39 City Road East, Manchester, M15 4QD  
Flat 96, City South, 39 City Road East, Manchester, M15 4QE  
Flat 110, City South, 39 City Road East, Manchester, M15 4QE  
Flat 25, City South, 39 City Road East, Manchester, M15 4QA  
Flat 154, City South, 39 City Road East, Manchester, M15 4QE  
Flat 166, City South, 39 City Road East, Manchester, M15 4QE  
Flat 178, City South, 39 City Road East, Manchester, M15 4QE  
Flat 177, City South, 39 City Road East, Manchester, M15 4QE  
Flat 42, City South, 39 City Road East, Manchester, M15 4QA  
Flat 57, City South, 39 City Road East, Manchester, M15 4QA  
Flat 117, City South, 39 City Road East, Manchester, M15 4QE  
Flat 2, City South, 39 City Road East, Manchester, M15 4QA  
Flat 164, City South, 39 City Road East, Manchester, M15 4QE  
Flat 276, 1 Cambridge Street, Manchester, M1 5GB  
Flat 81, 1 Cambridge Street, Manchester, M1 5GB  
Flat 77, 1 Cambridge Street, Manchester, M1 5GB  
Flat 73, 1 Cambridge Street, Manchester, M1 5GB  
Flat 51, 1 Cambridge Street, Manchester, M1 5GB

Flat 45, 1 Cambridge Street, Manchester, M1 5GB  
Flat 41, 1 Cambridge Street, Manchester, M1 5GB  
Flat 35, 1 Cambridge Street, Manchester, M1 5GB  
Flat 33, 1 Cambridge Street, Manchester, M1 5GB  
Flat 32, 1 Cambridge Street, Manchester, M1 5GB  
Flat 29, 1 Cambridge Street, Manchester, M1 5GB  
Flat 23, 1 Cambridge Street, Manchester, M1 5GB  
Flat 21, 1 Cambridge Street, Manchester, M1 5GB  
Flat 17, 1 Cambridge Street, Manchester, M1 5GB  
Flat 5, 1 Cambridge Street, Manchester, M1 5GB  
Flat 42, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 71, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 58, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 52, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 32, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 1, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 7, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat B4, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 22, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 20, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 18, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 15, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 211, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 218, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 407, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 409, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 413, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 503, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 508, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 327, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 309, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 307, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 306, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 304, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 303, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 302, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 225, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 220, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 213, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 212, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 210, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 204, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 127, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 125, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 123, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 117, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 116, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 89, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 87, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 85, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 6, City South, 39 City Road East, Manchester, M15 4QA  
Flat 23, City South, 39 City Road East, Manchester, M15 4QA  
Flat 26, City South, 39 City Road East, Manchester, M15 4QA  
Flat 30, City South, 39 City Road East, Manchester, M15 4QA

Flat 64, City South, 39 City Road East, Manchester, M15 4QD  
Flat 77, City South, 39 City Road East, Manchester, M15 4QD  
Flat 109, City South, 39 City Road East, Manchester, M15 4QE  
Flat 180, City South, 39 City Road East, Manchester, M15 4QE  
Flat 21, City South, 39 City Road East, Manchester, M15 4QA  
Flat 811, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 1004, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 926, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 905, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 725, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 714, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 710, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 704, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 701, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 625, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 610, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 524, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 273, 1 Cambridge Street, Manchester, M1 5GB  
Flat 265, 1 Cambridge Street, Manchester, M1 5GB  
Flat 252, 1 Cambridge Street, Manchester, M1 5GB  
Flat 240, 1 Cambridge Street, Manchester, M1 5GB  
Flat 237, 1 Cambridge Street, Manchester, M1 5GB  
Flat 208, 1 Cambridge Street, Manchester, M1 5GB  
Flat 201, 1 Cambridge Street, Manchester, M1 5GB  
Flat 194, 1 Cambridge Street, Manchester, M1 5GB  
Flat 184, 1 Cambridge Street, Manchester, M1 5GB  
Flat 175, 1 Cambridge Street, Manchester, M1 5GB  
Flat 166, 1 Cambridge Street, Manchester, M1 5GB  
Flat 159, 1 Cambridge Street, Manchester, M1 5GB  
Flat 158, 1 Cambridge Street, Manchester, M1 5GB  
Flat 156, 1 Cambridge Street, Manchester, M1 5GB  
Flat 154, 1 Cambridge Street, Manchester, M1 5GB  
Flat 150, 1 Cambridge Street, Manchester, M1 5GB  
Flat 146, 1 Cambridge Street, Manchester, M1 5GB  
Flat 145, 1 Cambridge Street, Manchester, M1 5GB  
Flat 138, 1 Cambridge Street, Manchester, M1 5GB  
Flat 136, 1 Cambridge Street, Manchester, M1 5GB  
Flat 131, 1 Cambridge Street, Manchester, M1 5GB  
Flat 121, 1 Cambridge Street, Manchester, M1 5GB  
Flat 96, 1 Cambridge Street, Manchester, M1 5GB  
Flat 94, 1 Cambridge Street, Manchester, M1 5GB  
Flat 74, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 70, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 68, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 67, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 61, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 59, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 51, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 48, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 47, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 38, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 37, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 26, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 21, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Flat B6, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat B3, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 102, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 54, City South, 39 City Road East, Manchester, M15 4QA  
Flat 91, City South, 39 City Road East, Manchester, M15 4QD  
Flat 314, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 99, City South, 39 City Road East, Manchester, M15 4QE  
Flat 123, City South, 39 City Road East, Manchester, M15 4QE  
Flat 143, City South, 39 City Road East, Manchester, M15 4QE  
Flat 7, City South, 39 City Road East, Manchester, M15 4QA  
Flat 46, City South, 39 City Road East, Manchester, M15 4QA  
First Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Flat 156, City South, 39 City Road East, Manchester, M15 4QE  
Flat 131, City South, 39 City Road East, Manchester, M15 4QE  
Flat 112, City South, 39 City Road East, Manchester, M15 4QE  
Flat 114, City South, 39 City Road East, Manchester, M15 4QE  
Flat 145, City South, 39 City Road East, Manchester, M15 4QE  
Flat 11, City South, 39 City Road East, Manchester, M15 4QA  
Flat 133, City South, 39 City Road East, Manchester, M15 4QE  
Flat 130, City South, 39 City Road East, Manchester, M15 4QE  
4 First Street, Manchester, M15 4GU  
Unit B6, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW  
Flat 1028, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 87, 1 Cambridge Street, Manchester, M1 5GB  
Flat 86, 1 Cambridge Street, Manchester, M1 5GB  
Flat 68, 1 Cambridge Street, Manchester, M1 5GB  
Flat 67, 1 Cambridge Street, Manchester, M1 5GB  
Flat 65, 1 Cambridge Street, Manchester, M1 5GB  
Flat 53, 1 Cambridge Street, Manchester, M1 5GB  
Flat 50, 1 Cambridge Street, Manchester, M1 5GB  
Flat 49, 1 Cambridge Street, Manchester, M1 5GB  
Flat 34, 1 Cambridge Street, Manchester, M1 5GB  
Flat 15, 1 Cambridge Street, Manchester, M1 5GB  
Flat 12, 1 Cambridge Street, Manchester, M1 5GB  
Flat 3, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1026, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1023, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1013, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 922, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 1001, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 917, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 901, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 824, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 814, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 720, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 712, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 722, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 801, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 623, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 620, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 616, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 611, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 607, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 310, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ

Flat 40, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 30, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 216, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 311, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 504, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 426, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 423, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 421, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 417, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 411, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 402, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 315, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 228, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 214, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 207, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 118, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 111, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 110, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 107, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 78, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 44, City South, 39 City Road East, Manchester, M15 4QA  
Flat 51, City South, 39 City Road East, Manchester, M15 4QA  
Flat 52, City South, 39 City Road East, Manchester, M15 4QA  
Flat 53, City South, 39 City Road East, Manchester, M15 4QA  
Flat 105, City South, 39 City Road East, Manchester, M15 4QE  
Flat 113, City South, 39 City Road East, Manchester, M15 4QE  
Flat 116, City South, 39 City Road East, Manchester, M15 4QE  
Flat 170, City South, 39 City Road East, Manchester, M15 4QE  
Flat 176, City South, 39 City Road East, Manchester, M15 4QE  
Flat 49, City South, 39 City Road East, Manchester, M15 4QA  
Flat 98, City South, 39 City Road East, Manchester, M15 4QE  
Flat 107, City South, 39 City Road East, Manchester, M15 4QE  
Flat 160, City South, 39 City Road East, Manchester, M15 4QE  
Flat 32, City South, 39 City Road East, Manchester, M15 4QA  
Flat 101, City South, 39 City Road East, Manchester, M15 4QE  
Flat 122, City South, 39 City Road East, Manchester, M15 4QE  
Flat 27, City South, 39 City Road East, Manchester, M15 4QA  
Flat 61, City South, 39 City Road East, Manchester, M15 4QA  
Flat 67, City South, 39 City Road East, Manchester, M15 4QD  
Flat 81, City South, 39 City Road East, Manchester, M15 4QD  
Flat 90, City South, 39 City Road East, Manchester, M15 4QD  
Flat 22, City South, 39 City Road East, Manchester, M15 4QA  
Flat 139, City South, 39 City Road East, Manchester, M15 4QE  
Flat 172, City South, 39 City Road East, Manchester, M15 4QE  
Sixth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Fourth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
6 First Street, Manchester, M15 4GU  
Flat 282, 1 Cambridge Street, Manchester, M1 5GB  
Flat 280, 1 Cambridge Street, Manchester, M1 5GB  
Flat 602, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 605, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 526, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 523, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 263, 1 Cambridge Street, Manchester, M1 5GB

Flat 262, 1 Cambridge Street, Manchester, M1 5GB  
Flat 259, 1 Cambridge Street, Manchester, M1 5GB  
Flat 249, 1 Cambridge Street, Manchester, M1 5GB  
Flat 248, 1 Cambridge Street, Manchester, M1 5GB  
Flat 243, 1 Cambridge Street, Manchester, M1 5GB  
Flat 227, 1 Cambridge Street, Manchester, M1 5GB  
Flat 221, 1 Cambridge Street, Manchester, M1 5GB  
Flat 213, 1 Cambridge Street, Manchester, M1 5GB  
Flat 212, 1 Cambridge Street, Manchester, M1 5GB  
Flat 200, 1 Cambridge Street, Manchester, M1 5GB  
Flat 195, 1 Cambridge Street, Manchester, M1 5GB  
Flat 192, 1 Cambridge Street, Manchester, M1 5GB  
Flat 191, 1 Cambridge Street, Manchester, M1 5GB  
Flat 163, 1 Cambridge Street, Manchester, M1 5GB  
Flat 155, 1 Cambridge Street, Manchester, M1 5GB  
Flat 153, 1 Cambridge Street, Manchester, M1 5GB  
Flat 148, 1 Cambridge Street, Manchester, M1 5GB  
Flat 120, 1 Cambridge Street, Manchester, M1 5GB  
Flat 107, 1 Cambridge Street, Manchester, M1 5GB  
Flat 100, 1 Cambridge Street, Manchester, M1 5GB  
Flat 113, 1 Cambridge Street, Manchester, M1 5GB  
Flat 114, 1 Cambridge Street, Manchester, M1 5GB  
Flat 69, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 66, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 60, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 46, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 40, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 31, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 16, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 15, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 11, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 7, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 5, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat B1, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 65, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 64, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 18, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 29, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 14, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 10, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 6, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 36, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 37, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 8, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 213, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 302, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 69, 1 Cambridge Street, Manchester, M1 5GB  
Flat 277, 1 Cambridge Street, Manchester, M1 5GB  
Flat 82, 1 Cambridge Street, Manchester, M1 5GB  
Flat 79, 1 Cambridge Street, Manchester, M1 5GB  
Flat 57, 1 Cambridge Street, Manchester, M1 5GB  
Flat 54, 1 Cambridge Street, Manchester, M1 5GB  
Flat 52, 1 Cambridge Street, Manchester, M1 5GB  
Flat 48, 1 Cambridge Street, Manchester, M1 5GB

Flat 44, 1 Cambridge Street, Manchester, M1 5GB  
Flat 42, 1 Cambridge Street, Manchester, M1 5GB  
Flat 30, 1 Cambridge Street, Manchester, M1 5GB  
Flat 24, 1 Cambridge Street, Manchester, M1 5GB  
Flat 19, 1 Cambridge Street, Manchester, M1 5GB  
Flat 14, 1 Cambridge Street, Manchester, M1 5GB  
Flat 9, 1 Cambridge Street, Manchester, M1 5GB  
Flat 2, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1020, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1017, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1016, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1014, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 925, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 904, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 827, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 826, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 819, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 809, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 808, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 807, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 806, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 802, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 726, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 718, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 709, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 626, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 622, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 615, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 612, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 604, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 601, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 274, 1 Cambridge Street, Manchester, M1 5GB  
Flat 271, 1 Cambridge Street, Manchester, M1 5GB  
Flat 257, 1 Cambridge Street, Manchester, M1 5GB  
Flat 256, 1 Cambridge Street, Manchester, M1 5GB  
Flat 229, 1 Cambridge Street, Manchester, M1 5GB  
Flat 220, 1 Cambridge Street, Manchester, M1 5GB  
Flat 206, 1 Cambridge Street, Manchester, M1 5GB  
Flat 190, 1 Cambridge Street, Manchester, M1 5GB  
Flat 187, 1 Cambridge Street, Manchester, M1 5GB  
Flat 180, 1 Cambridge Street, Manchester, M1 5GB  
Flat 174, 1 Cambridge Street, Manchester, M1 5GB  
Flat 162, 1 Cambridge Street, Manchester, M1 5GB  
Flat 412, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 402, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 410, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 411, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 414, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 415, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 140, 1 Cambridge Street, Manchester, M1 5GB  
Flat 160, 1 Cambridge Street, Manchester, M1 5GB  
Flat 152, 1 Cambridge Street, Manchester, M1 5GB  
Flat 151, 1 Cambridge Street, Manchester, M1 5GB  
Flat 137, 1 Cambridge Street, Manchester, M1 5GB

Flat 135, 1 Cambridge Street, Manchester, M1 5GB  
Flat 134, 1 Cambridge Street, Manchester, M1 5GB  
Flat 128, 1 Cambridge Street, Manchester, M1 5GB  
Flat 126, 1 Cambridge Street, Manchester, M1 5GB  
Flat 125, 1 Cambridge Street, Manchester, M1 5GB  
Flat 109, 1 Cambridge Street, Manchester, M1 5GB  
Flat 103, 1 Cambridge Street, Manchester, M1 5GB  
Flat 102, 1 Cambridge Street, Manchester, M1 5GB  
Flat 101, 1 Cambridge Street, Manchester, M1 5GB  
Flat 98, 1 Cambridge Street, Manchester, M1 5GB  
Flat 93, 1 Cambridge Street, Manchester, M1 5GB  
Flat 91, 1 Cambridge Street, Manchester, M1 5GB  
Flat 43, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 39, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 28, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 14, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 3, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 26, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 25, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 19, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 106, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 308, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 313, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 317, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 509, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 509, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 424, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 422, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 325, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 322, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 320, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 319, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 310, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 224, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 221, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 218, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 122, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 120, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 106, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 105, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 96, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 91, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 83, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 28, City South, 39 City Road East, Manchester, M15 4QA  
Flat 68, City South, 39 City Road East, Manchester, M15 4QD  
Flat 82, City South, 39 City Road East, Manchester, M15 4QD  
Flat 63, City South, 39 City Road East, Manchester, M15 4QA  
Flat 140, City South, 39 City Road East, Manchester, M15 4QE  
Flat 31, City South, 39 City Road East, Manchester, M15 4QA  
Flat 9, City South, 39 City Road East, Manchester, M15 4QA  
Flat 102, City South, 39 City Road East, Manchester, M15 4QE  
Flat 134, City South, 39 City Road East, Manchester, M15 4QE  
Flat 182, City South, 39 City Road East, Manchester, M15 4QE  
Flat 119, City South, 39 City Road East, Manchester, M15 4QE

Flat 135, City South, 39 City Road East, Manchester, M15 4QE  
Flat 14, City South, 39 City Road East, Manchester, M15 4QA  
Flat 29, City South, 39 City Road East, Manchester, M15 4QA  
Flat 48, City South, 39 City Road East, Manchester, M15 4QA  
Flat 142, City South, 39 City Road East, Manchester, M15 4QE  
Flat 155, City South, 39 City Road East, Manchester, M15 4QE  
Flat 43, City South, 39 City Road East, Manchester, M15 4QA  
Flat 87, City South, 39 City Road East, Manchester, M15 4QD  
Fifth Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Third Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Second Floor, 1 Tony Wilson Place, Manchester, M15 4FN  
Flat 281, 1 Cambridge Street, Manchester, M1 5GB  
Flat 80, 1 Cambridge Street, Manchester, M1 5GB  
Flat 78, 1 Cambridge Street, Manchester, M1 5GB  
Flat 71, 1 Cambridge Street, Manchester, M1 5GB  
Flat 70, 1 Cambridge Street, Manchester, M1 5GB  
Flat 66, 1 Cambridge Street, Manchester, M1 5GB  
Flat 64, 1 Cambridge Street, Manchester, M1 5GB  
Flat 56, 1 Cambridge Street, Manchester, M1 5GB  
Flat 47, 1 Cambridge Street, Manchester, M1 5GB  
Flat 28, 1 Cambridge Street, Manchester, M1 5GB  
Flat 7, 1 Cambridge Street, Manchester, M1 5GB  
Flat 4, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1027, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1007, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 924, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 916, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 915, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 914, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 912, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 908, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 903, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 823, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 812, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 705, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 624, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 619, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 606, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 528, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 527, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 518, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 517, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 255, 1 Cambridge Street, Manchester, M1 5GB  
Flat 217, 1 Cambridge Street, Manchester, M1 5GB  
Flat 251, 1 Cambridge Street, Manchester, M1 5GB  
Flat 247, 1 Cambridge Street, Manchester, M1 5GB  
Flat 236, 1 Cambridge Street, Manchester, M1 5GB  
Flat 204, 1 Cambridge Street, Manchester, M1 5GB  
Flat 189, 1 Cambridge Street, Manchester, M1 5GB  
Flat 186, 1 Cambridge Street, Manchester, M1 5GB  
Flat 183, 1 Cambridge Street, Manchester, M1 5GB  
Flat 182, 1 Cambridge Street, Manchester, M1 5GB  
Flat 176, 1 Cambridge Street, Manchester, M1 5GB  
Flat 167, 1 Cambridge Street, Manchester, M1 5GB

Flat 144, 1 Cambridge Street, Manchester, M1 5GB  
Flat 142, 1 Cambridge Street, Manchester, M1 5GB  
Flat 133, 1 Cambridge Street, Manchester, M1 5GB  
Flat 132, 1 Cambridge Street, Manchester, M1 5GB  
Flat 129, 1 Cambridge Street, Manchester, M1 5GB  
Flat 124, 1 Cambridge Street, Manchester, M1 5GB  
Flat 116, 1 Cambridge Street, Manchester, M1 5GB  
Flat 112, 1 Cambridge Street, Manchester, M1 5GB  
Flat 75, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 72, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 63, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 54, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 53, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 33, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 27, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 20, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 4, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 28, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 23, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 41, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 31, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 27, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 21, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 16, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 13, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 206, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 315, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 404, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 501, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 504, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 511, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 514, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 506, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 428, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 406, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 405, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 403, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 323, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 311, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 227, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
9 Jack Rosenthal Street, Manchester, M15 4RA  
Flat 205, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 126, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 115, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 108, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 104, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 103, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 98, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 95, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 77, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 15, City South, 39 City Road East, Manchester, M15 4QA  
Flat 20, City South, 39 City Road East, Manchester, M15 4QA  
Flat 58, City South, 39 City Road East, Manchester, M15 4QA  
Flat 76, City South, 39 City Road East, Manchester, M15 4QD

Flat 95, City South, 39 City Road East, Manchester, M15 4QD  
Flat 152, City South, 39 City Road East, Manchester, M15 4QE  
Flat 167, City South, 39 City Road East, Manchester, M15 4QE  
Flat 66, City South, 39 City Road East, Manchester, M15 4QD  
Flat 158, City South, 39 City Road East, Manchester, M15 4QE  
Flat 159, City South, 39 City Road East, Manchester, M15 4QE  
Flat 36, City South, 39 City Road East, Manchester, M15 4QA  
Flat 137, City South, 39 City Road East, Manchester, M15 4QE  
Flat 162, City South, 39 City Road East, Manchester, M15 4QE  
Flat 56, City South, 39 City Road East, Manchester, M15 4QA  
Flat 88, City South, 39 City Road East, Manchester, M15 4QD  
Flat 38, City South, 39 City Road East, Manchester, M15 4QA  
Flat 168, City South, 39 City Road East, Manchester, M15 4QE  
Flat 5, City South, 39 City Road East, Manchester, M15 4QA  
Flat 19, City South, 39 City Road East, Manchester, M15 4QA  
Flat 124, City South, 39 City Road East, Manchester, M15 4QE  
Unit B2, Chorlton Mill, 26 Hulme Street, Manchester, M1 5BW  
Flat 85, 1 Cambridge Street, Manchester, M1 5GB  
Flat 43, 1 Cambridge Street, Manchester, M1 5GB  
Flat 31, 1 Cambridge Street, Manchester, M1 5GB  
Flat 26, 1 Cambridge Street, Manchester, M1 5GB  
Flat 22, 1 Cambridge Street, Manchester, M1 5GB  
Flat 20, 1 Cambridge Street, Manchester, M1 5GB  
Flat 10, 1 Cambridge Street, Manchester, M1 5GB  
Flat 6, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1021, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1009, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 927, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 907, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 906, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 818, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 813, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 803, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 717, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 708, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 706, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 608, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 621, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 617, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 614, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 522, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 519, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 268, 1 Cambridge Street, Manchester, M1 5GB  
Flat 258, 1 Cambridge Street, Manchester, M1 5GB  
Flat 246, 1 Cambridge Street, Manchester, M1 5GB  
Flat 242, 1 Cambridge Street, Manchester, M1 5GB  
Flat 239, 1 Cambridge Street, Manchester, M1 5GB  
Flat 232, 1 Cambridge Street, Manchester, M1 5GB  
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Flat 215, 1 Cambridge Street, Manchester, M1 5GB  
Flat 207, 1 Cambridge Street, Manchester, M1 5GB

Flat 198, 1 Cambridge Street, Manchester, M1 5GB  
Flat 196, 1 Cambridge Street, Manchester, M1 5GB  
Flat 179, 1 Cambridge Street, Manchester, M1 5GB  
Flat 178, 1 Cambridge Street, Manchester, M1 5GB  
Flat 161, 1 Cambridge Street, Manchester, M1 5GB  
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Flat 117, 1 Cambridge Street, Manchester, M1 5GB  
Flat 108, 1 Cambridge Street, Manchester, M1 5GB  
Flat 105, 1 Cambridge Street, Manchester, M1 5GB  
Flat 90, 1 Cambridge Street, Manchester, M1 5GB  
Flat 57, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 56, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 45, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 41, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 36, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 23, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 9, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 8, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 6, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 39, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 38, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 17, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 102, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 107, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 201, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 303, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 312, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 408, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 416, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 502, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 412, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 506, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 418, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 414, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 328, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 317, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 313, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 312, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 308, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 305, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 222, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 211, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 202, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 113, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 109, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Second Floor, 1 City Road East, Manchester, M15 4PN  
Flat 97, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 94, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 90, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 81, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 47, City South, 39 City Road East, Manchester, M15 4QA

Flat 115, City South, 39 City Road East, Manchester, M15 4QE  
Flat 129, City South, 39 City Road East, Manchester, M15 4QE  
Flat 147, City South, 39 City Road East, Manchester, M15 4QE  
Flat 151, City South, 39 City Road East, Manchester, M15 4QE  
Flat 171, City South, 39 City Road East, Manchester, M15 4QE  
Flat 18, City South, 39 City Road East, Manchester, M15 4QA  
Flat 75, City South, 39 City Road East, Manchester, M15 4QD  
Flat 93, City South, 39 City Road East, Manchester, M15 4QD  
Flat 100, City South, 39 City Road East, Manchester, M15 4QE  
Flat 118, City South, 39 City Road East, Manchester, M15 4QE  
Flat 62, City South, 39 City Road East, Manchester, M15 4QA  
Flat 70, City South, 39 City Road East, Manchester, M15 4QD  
Flat 125, City South, 39 City Road East, Manchester, M15 4QE  
Flat 59, City South, 39 City Road East, Manchester, M15 4QA  
Flat 84, City South, 39 City Road East, Manchester, M15 4QD  
8 First Street, Manchester, M15 4RP  
Flat 60, 1 Cambridge Street, Manchester, M1 5GB  
3 Tony Wilson Place, Manchester, M15 4FN  
Flat 88, 1 Cambridge Street, Manchester, M1 5GB  
Flat 89, 1 Cambridge Street, Manchester, M1 5GB  
Flat 40, City South, 39 City Road East, Manchester, M15 4QA  
Flat 41, City South, 39 City Road East, Manchester, M15 4QA  
Flat 92, City South, 39 City Road East, Manchester, M15 4QD  
Flat 61, 1 Cambridge Street, Manchester, M1 5GB  
Flat 62, 1 Cambridge Street, Manchester, M1 5GB  
Jacobs, 5 First Street, Manchester, M15 4GU  
Flat 816, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 817, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 185, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 181, 1 Cambridge Street, Manchester, M1 5GB  
Flat 32, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 11, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 34, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 29, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 33, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 104, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Kettlebell Kitchen, 11 Jack Rosenthal Street, Manchester, M15 4RA  
1 City Road East, Manchester, M15 4PN  
Flat 169, City South, 39 City Road East, Manchester, M15 4QE  
Flat 78, City South, 39 City Road East, Manchester, M15 4QD  
Flat 94, City South, 39 City Road East, Manchester, M15 4QD  
Flat 173, City South, 39 City Road East, Manchester, M15 4QE  
Flat 80, City South, 39 City Road East, Manchester, M15 4QD  
1A Cambridge Street, Manchester, M1 5GB  
Flat 278, 1 Cambridge Street, Manchester, M1 5GB  
Flat 279, 1 Cambridge Street, Manchester, M1 5GB  
Flat 58, 1 Cambridge Street, Manchester, M1 5GB  
Flat 59, 1 Cambridge Street, Manchester, M1 5GB  
Flat 55, 1 Cambridge Street, Manchester, M1 5GB  
Flat 707, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 275, 1 Cambridge Street, Manchester, M1 5GB  
Flat 270, 1 Cambridge Street, Manchester, M1 5GB  
Flat 269, 1 Cambridge Street, Manchester, M1 5GB

Flat 272, 1 Cambridge Street, Manchester, M1 5GB  
Flat 173, 1 Cambridge Street, Manchester, M1 5GB  
Flat 172, 1 Cambridge Street, Manchester, M1 5GB  
Flat 170, 1 Cambridge Street, Manchester, M1 5GB  
Flat 168, 1 Cambridge Street, Manchester, M1 5GB  
Flat 177, 1 Cambridge Street, Manchester, M1 5GB  
Flat 171, 1 Cambridge Street, Manchester, M1 5GB  
Flat 169, 1 Cambridge Street, Manchester, M1 5GB  
Flat 141, 1 Cambridge Street, Manchester, M1 5GB  
Flat 209, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 202, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 109, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 204, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 208, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 316, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 513, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 513, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 511, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 515, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 508, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 503, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 502, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 427, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 516, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 510, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 507, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 416, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 505, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 501, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 420, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 415, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 408, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 409, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 404, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 410, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 407, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 401, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
GAZPROM MARKETING, First Floor, 1 City Road East, Manchester, M15 4PN  
Flat 79, City South, 39 City Road East, Manchester, M15 4QD  
Flat 108, City South, 39 City Road East, Manchester, M15 4QE  
Flat 174, City South, 39 City Road East, Manchester, M15 4QE  
17 Jack Rosenthal Street, Manchester, M15 4RA  
15 Jack Rosenthal Street, Manchester, M15 4RA  
Flat 76, 1 Cambridge Street, Manchester, M1 5GB  
Flat 72, 1 Cambridge Street, Manchester, M1 5GB  
Flat 40, 1 Cambridge Street, Manchester, M1 5GB  
Flat 39, 1 Cambridge Street, Manchester, M1 5GB  
Flat 38, 1 Cambridge Street, Manchester, M1 5GB  
Flat 18, 1 Cambridge Street, Manchester, M1 5GB  
Flat 16, 1 Cambridge Street, Manchester, M1 5GB  
Flat 13, 1 Cambridge Street, Manchester, M1 5GB  
Flat 8, 1 Cambridge Street, Manchester, M1 5GB  
Flat 1025, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1022, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH

Flat 1019, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1008, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1006, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 1002, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RH  
Flat 928, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 923, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 920, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 919, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 911, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 910, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 825, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 822, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 810, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 728, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 723, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 721, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 715, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 703, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 702, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RG  
Flat 627, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 618, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 253, 1 Cambridge Street, Manchester, M1 5GB  
Flat 613, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 603, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RF  
Flat 261, 1 Cambridge Street, Manchester, M1 5GB  
Serviced Apartment 250, 1 Cambridge Street, Manchester, M1 5GB  
Flat 245, 1 Cambridge Street, Manchester, M1 5GB  
Flat 238, 1 Cambridge Street, Manchester, M1 5GB  
Flat 235, 1 Cambridge Street, Manchester, M1 5GB  
Flat 233, 1 Cambridge Street, Manchester, M1 5GB  
Flat 230, 1 Cambridge Street, Manchester, M1 5GB  
Flat 225, 1 Cambridge Street, Manchester, M1 5GB  
Flat 219, 1 Cambridge Street, Manchester, M1 5GB  
Flat 216, 1 Cambridge Street, Manchester, M1 5GB  
Flat 203, 1 Cambridge Street, Manchester, M1 5GB  
Flat 202, 1 Cambridge Street, Manchester, M1 5GB  
Flat 149, 1 Cambridge Street, Manchester, M1 5GB  
Flat 123, 1 Cambridge Street, Manchester, M1 5GB  
Flat 118, 1 Cambridge Street, Manchester, M1 5GB  
Flat 110, 1 Cambridge Street, Manchester, M1 5GB  
Flat 106, 1 Cambridge Street, Manchester, M1 5GB  
Flat 97, 1 Cambridge Street, Manchester, M1 5GB  
Flat 95, 1 Cambridge Street, Manchester, M1 5GB  
Flat 62, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 55, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 50, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 44, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 35, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 30, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 17, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
Flat 10, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 5, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GG  
Flat 44, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 601, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ

Flat 111, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 9, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 45, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 43, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 24, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 12, Cambridge Mill, 5 Cambridge Street, Manchester, M1 5GF  
Flat 214, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BY  
Flat 307, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 318, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 405, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 326, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 324, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 219, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 217, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 208, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 203, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 201, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB  
Flat 124, Vita House, 13 Jack Rosenthal Street, Manchester, M15 4RB

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Area Team Boundary - Name: CITY1