

Planning

Growth & Development

Delegated officer report for planning application

Application no. 128758/FO/2020

Date registered valid: 11 March 2021

Proposal: The change of use of the ground floor of the building from use class B8 (storage and distribution) to use class E (office use) together with associated alterations

Address: Ground Floor Chatham Mill , 8 Lower Ormond Street, Manchester, M1 5QF

Ward(s): Deansgate Ward

Applicant: Mr Daniel Jones M-One Studios Ltd Chatham Mill , 8 Lower Ormond Street, Manchester, M1 5QF

Agent (if any): Mr Peter Knight Scanlans Property Consultants 3rd Floor Boulton House, 17-21 Chorlton Street, Manchester , M1 3HY

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 July 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1 April 2021

Standard consultations:

Printed: 15 March 2021 Expired: 5 April 2021

Neighbour notifications

Printed: 15 March 2021 Expired: 5 April 2021

Site notice

Posted: 1 April 2021 Expired: 22 April 2021

Press advert

Published: 23 March 2021 Expired: 13 April 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This application relates to a building known as Chatham Mill, which is a former mill building that is located at 8 Chester Street in the Southern Gateway of the City Centre. The building is currently in mixed use with workshop areas, offices and some vacant space. There is a yard associated with the building that provides parking.

The building is Grade II listed but is not located in a Conservation Area. The building can be seen in context with a few Grade II listed buildings including Chorlton Mill.

The area surrounding the application site is mixed as there are commercial premises (shops/restaurants/bars etc), as well as Use Class C3 residential apartments, student accommodation blocks and university buildings, nearby.

The area of the building subject of this application is on the ground floor and is currently vacant and was last used as a workshop.

Description of development

Planning permission is sought for the use of the premises as offices (Use Class E) comprising small individually lettable office units for small businesses.

Externally the works are limited to external security lights and amendments to install heating.

An application for listed building consent referenced 128759/LO/2021 has also been submitted for the physical works.

Consultations & Notification Responses

Highway Services - Advised that overall the proposals are acceptable, but that 16 secure cycle parking spaces are needed.

Environmental Health - Recommended conditions in relation to servicing hours, construction hours, opening hours, external lighting, externally mounted equipment and waste management.

Greater Manchester Ecology Unit - GMEU have no comments to make on the proposal, as it does not affect any roof voids, roof features or other architectural features which have a likelihood of supporting protected species.

Greater Manchester Police - Recommended measures in relation to physical security and management and maintenance.

GM Fire Rescue Service - No comments received.

Publicity - The application was advertised in the local press as affecting a listed building and conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers. Two replies have been received and are summarised as follows:

1) The Freeholder Partnership of the building is not aware of any recent works to the building.

The applicant, M One Studios Ltd, has managed the common areas of the mill unprofessionally in recent years and have requested payment for services for which they have no right to charge, and have blocked off access to our long-established parking spaces in the yard for the past 6 months without valid cause or authority. They have frequently allowed parking rights to be violated in a parking yard that has very limited availability and have sectioned off areas of that yard to serve their own purposes. They have infringed on our lease in doing so, without proper authority.

Despite not owning this land, the applicant has sought to exercise absolute control over the private parking facility in recent years without the consent of the Freeholder or Leaseholders.

The existing 1100 bins are frequently overflowing on the property. Consequently, the suggestion that no extra waste provision needs to be considered is nonsensical.

M One Limited, has failed to provide adequate electrical certification for certain areas of the building that they currently occupy, resulting in a large uplift in the excess figure on the group insurance policy that we contribute to. This is despite numerous requests from the insurance broker to remedy the situation.

2) Overall, we are in support of the application - the appropriateness of change of use from B8 to B1 and the much needed refurbishment of this dilapidated space which will hopefully lead to more occupants and more of a buzz to the building (which will be good for all occupants/businesses alike).

But as the neighbour directly above, we do hope details of the building intersections, drainage, utilities, fire safety, acoustic separation and works dust/noise mitigation will be provided to remain safe and satisfy our concerns.

We hope that the council will ensure through the planning conditions that the design and materials used are of good quality, sympathetic to the existing listed building requirements and delivered with care.

Issues

The main issues for consideration relate to the impact of the proposals on the impact on residential amenity, the character and appearance of the listed building, regeneration, the setting of nearby listed buildings and the surrounding conservation area; and the availability of disabled access. The main policies that relate to the proposal are Section 6 (Building a Strong and Competitive Economy), Section 7 (Ensuring the Vitality of Town Centres), Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework (NPPF), Policies SP1 (Spatial Principles), CC1 (Primary Economic Development Focus: City Centre and Fringe), CC5 (Transport), 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), EN3 (Heritage), EN19 (Waste) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Impact on the Heritage Assets Affected

The proposal is to subdivide the space will be harmful to the open plan nature of this part of the mill building. The amount of subdivision is regrettable, but the use of clear glazing would minimise the harm and the creation of these offices would benefit small businesses and those working alone, but in need of a business address. The position of the partitions would be designed to coordinate with the existing beams and columns and would not require drilling nor fixing into the original structural beams. Where the partitions abut the beams, the joint would be fire sealed using a proprietary flexible clear fire-retardant mastic.

The partitions would be fixed by installing a metallic rail that would be fixed to the building using screws that would be inserted into the concrete floor and to the fireproof boards to be installed at ceiling level.

The loss of original fabric is the most regrettable of the works. However, the two openings are required to provide Means of Escape and the ability for all occupants, including those physically impaired, to circulate adequately. The existing openings would be enlarged rather than demolishing a larger centre section the original wall.

The beams would remain exposed and would be painted with Thermoguard Fire Varnish Intumescent Wood Basecoat and Thermoguard Fire Varnish Interior Overcoat in a clear matt finish. A sample of this and before and after photos will be required by condition.

Fireproof boarding would be installed to the underside of the joist. This is regrettable but is required for fire compartmentation and sound transfer abatement. There is no opportunity to install this on the floor of the floor above.

The boiler/heating and extracts haven't been designed yet and nor has the termination detail. These details will be required by condition.

The removal of internal finishes such as plaster would need careful consideration so as not to damage original fabric and a method statement for the plaster removal would be required by condition.

Conditions will also require details of some of the measures recommended by Greater Manchester Police, including external lighting and works to doors and windows should they need to be implemented.

All other proposed works are not considered to cause harm.

It is considered that the above described benefits of the proposal would outweigh the less substantial harm caused to the affected heritage asset and are consistent with paragraphs 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. An additional benefit would be that the refurbishment of is needed as this part of the building has been neglected and is need of reuse.

In view of the above the proposals would also be consistent with Sections 12 and 16 of the NPPF, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1 and saved Unitary Development Plan Policies DC18.1 and DC19.1.

Residential Amenity

The nearest residential properties to the site would be on the adjacent site within Chorlton Mill. The proposed office use is considered compatible with residential uses.

The waste management strategy is acceptable.

The recent overflowing waste is as a result of reduced waste collections due the effects of the Covid restrictions that everybody has experienced. The applicant has confirmed that they have and will continue to monitor waste provision and will implement appropriate measures to mitigate waste build up. Mitigation would include, but not be limited to, provision of more bins and additional weekly refuse collections as necessary.

All conditions recommended by the City Council's Environmental Health Service would be applied to the application as conditions or informatives.

In view of the above subject to compliance with conditions the proposals would be consistent with Section 8 of the NPPF and Core Strategy Policies EN1, SP1 and DM1.

Crime and Disorder

The recommendations made by Greater Manchester Police would be required to be implemented by condition, where they don't require the removal of original fabric and features.

In view of the above the proposals would be consistent with Section 8 of the NPPF, policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Highway Impacts

In comparison to the former use, Highway Services expect the level of trips generated to be similar and as such no highways concerns are expected.

The site is well accessed by sustainable modes. The closest Metrolink facility is located at St. Peters Square (0.7m north of the development site) and provides connections to Manchester Airport, Salford Quays, Ashton-under-Lyne, Altrincham, East Didsbury and Manchester Victoria.

Regular bus services are routed along Cambridge Street (120m west of the development site) and provides connections to Wythenshawe and Manchester Airport. Bus stops are also available on Oxford Road (225m south-east of the development site) and provides connections to Manchester Piccadilly, The Trafford Centre, Altrincham, Chorlton, Leigh, Ancoats, Atherton and Arrowfield Estate.

Manchester Oxford Road train station is situated approximately 240m north of the development site and provides connections to Liverpool, Warrington, Manchester Airport, Barrow-in-Furness and Hazel Grove.

There are 41 existing car parking spaces located within the site's curtilage and these would remain. It is understood that parking on-site is restricted to permit holders only. No car parking is proposed and is not required to be provided due to the accessibility of the site by public transport.

16 secure cycle parking spaces would be provided for the accommodation of staff/ visitor cycles.

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 SP1, DM1, CC5, CC10, T1, T2 and EN16 of the Core Strategy for the City of Manchester

Disabled Access

The premises would be accessible for all.

In view of the above it is considered that the proposals would be consistent with Section 8 of the NPPF, policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

Conclusion

The appropriate refurbishment and restoration of listed buildings is consistent with national and local planning policy and beneficial to the heritage assets affected, to culture, to history etc. The development would fulfil an important role in improving the historic environment within the City Centre. The impact on residential amenity would not be unusual in this context.

The use is an appropriate use for the building and within the locality.

The proposals represent sustainable development and would deliver social, economic and environmental benefits.

The applicant has confirmed that they own the premises and the car park and have submitted a copy of the relevant HM Land Registry Title Plan (Title number GM388814).

The problems raised by the objector that aren't covered above are not relevant considerations.

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 the decision can be delegated.

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.

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:

The location plans referenced 10029 7 (v2) received by the City Council as local planning authority on 19 March 2021

The drawings referenced:

10029 2
10029 4 (v3)
10029 7 (v2)
10029 9 (v2)
10029 10

10029 11
10029 12
10029 14

received by the City Council as local planning authority on 19 March 2021

FRCL DR 00 XX 07 Rev F

received by the City Council as local planning authority on 21 May 2021

10029 5 (v2)
10029 8
10029 T17.A3L

received by the City Council as local planning authority on 15 June 2021

The Fire Clear Data Sheet received by the City Council as local planning authority on 21 May 2021

The Fire Tec E30 Designers Guide received by the City Council as local planning authority on 21 May 2021

The Completed Waste Management Proforma Scanlans received by the City Council as local planning authority on 19 March 2021

The Expelair specification received by the City Council as local planning authority on 15 June 2021

The Thermaguard Fire Varnish Interior Intumescent Overcoat and wood basecoat specifications received by the City Council as local planning authority on 25 June 2021

The email from Sean Bastow of Greater Manchester Police Design for Security dated 30 March 2021

The email from Peter Knight of Scanlans dated 25/06/21 and 12/07/21

The letter from Peter Knight of Scanlans dated 15/06/21 (excluding point 7)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, EN1, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally approved in writing by Manchester City Council as Local Planning Authority ahead of works commencing in respect of that element (a) - d):

a) The M and E details, including boiler, flues, external penetrations and termination details. To include samples of all external materials.

b) The W.C vents, including external penetrations and termination details. To include samples of all external materials.

c) Any external lighting, to include detailed drawings, product specifications and colour treatment, fixing details and sustainability information, including details of cabling and other works.

d) Any replacement of external doors and/or windows, to be supported by a condition survey, full justification for replacement, full details of any new doors or windows.

The works shall be carried out only as agreed in accordance with the approved details

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) a) Prior to the installation and operation of any externally mounted ancillary equipment, a scheme shall be 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. The equipment shall be acoustically insulated in accordance with the approved scheme prior to first operation.

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.

b) Upon completion of the development and within 3 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.

5) a) Before any external lighting is installed on site, a scheme for the design and installation of all lighting shall be submitted to approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) The lighting shall be installed fully and only in accordance with the approved information (a).

c) Within three months of the first operation of the lighting a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report (a). 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. These identified measures shall then be implemented within one months of the of the approval of the resport.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to conditions SP1 and DM1 of the Core Strategy for the City of Manchester.

6) No part of the development shall be occupied until the space and facilities for the secure parking of 16 bicycles have been provided in accordance with the approved drawing referenced 10029 T17.A3L received by the City Council as local planning authority on 15 June 2021. 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.

7) The approved scheme for the storage and disposal of refuse as detailed within the The Completed Waste Management Proforma Scanlans received by the City Council as local planning authority on 19 March 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.

8) The proposed development shall be designed and managed in accordance with the recommendations contained within the email from Sean Bastow of Greater Manchester Police Design for Security dated 30 March 2021 as updated by the letter from Peter Knight of Scanlans dated 15/06/21. These measures shall be fully implemented before the use hereby approved commences.

Reason: To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

9) The premises shall not be open outside the following hours:-

Monday to Friday - 06:00 to 22:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday

No loading or unloading is permitted on Sundays and Bank Holidays

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

11) Notwithstanding the approved plans and documents as specified in condition 2, the planning permission hereby granted is for a development that has full access into and throughout the site and into and throughout all areas of the premises for all persons, including those whose mobility is impaired.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T1, T2, SP1 and DM1 of the Manchester Core Strategy.

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 the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

2) For the avoidance of doubt, this application does not grant or imply grant of planning permission for the installation and operation of internal or external air-conditioning equipment, which will require separate planning permission and listed building consent.

3) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service (Tel. 0161 234 5004):

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Ecology Unit
Greater Manchester Police
GM Fire Rescue Service

Flat 161, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 144, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 225, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 86, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 69, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 58, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 53, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 180, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 140, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 138, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 123, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 121, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 112, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 110, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 103, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G02, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G12, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 23, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 28, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 27, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 14, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 146, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 95, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat L07, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat L03, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat L02, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 829, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 806, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 724, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 710, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 633, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 631, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 630, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 629, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 625, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 605, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 602, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 526, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 521, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 402, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 307, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 232, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 223, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 181, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 176, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 165, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 214, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 171, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 98, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 66, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 61, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 52, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 48, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 42, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 40, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 15, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 218, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 163, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 123, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 205, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 125, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 124, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 116, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 115, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 111, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 102, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G06, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G01, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G04, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G14, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G10, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Second Floor South T H Andrews And Co Ltd, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
West Wing Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat 21, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 2, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 2, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 5, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 8, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 10, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 35, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 24, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 6, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 203, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 13, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 833, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 824, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 820, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 124, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 133, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 129, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 126, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 112, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 208, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 103, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 79, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 57, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 204, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 198, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 175, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Flat 803, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
8 Chester Street, Manchester, M1 5GE
Flat 817, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 811, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 809, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 804, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 717, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 709, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 634, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 610, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 533, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 525, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 413, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 409, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 404, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 323, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 321, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 310, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 308, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 303, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 229, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 221, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 220, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 219, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 218, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 216, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 108, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 148, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Third Floor South Wing, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat G03, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 107, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 101, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G22, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Ground Floor, Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G20, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G17, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
5 Chester Street, Manchester, M1 5QS
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 230, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 229, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
The Courtyard, Chester Street, Manchester, M1 5SH
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
John Dalton Building, Chester Street, Manchester, M1 5GD
Ground Floor Unit, Student Village, Lower Chatham Street, Manchester, M1 5ST
5 Hulme Street, Manchester, M1 5GL
Unit 7, The Quadrangle, Hulme Street, Manchester, M1 5GL
Nando's, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
West Wing First Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Panchos Burritos, Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS
6 - 8 Lower Ormond Street, Manchester, M1 5QF
The Courtyard, 2 Chester Street, Manchester, M1 5GE
Unit 8, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat 12, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 15, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL

Flat 4, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 1, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 6, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 37, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 834, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 835, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 12, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 10, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 29, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 24, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 27, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Unit 10, The Quadrangle, Hulme Street, Manchester, M1 5GL
First Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Sketch360, Studio 15A, Lower Ormond Street, Manchester, M1 5QJ
East Wing Second Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
5A Hulme Street, Manchester, M1 5GL
Unit 6, The Quadrangle, Hulme Street, Manchester, M1 5GL
Flat G16, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 19, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Flat 18, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 14, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 16, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 17, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 203, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 202, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 201, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 114, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 1, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 25, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 22, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 16, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 228, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 201, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 110, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 104, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 97, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 65, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 45, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 85, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 89, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat L10, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat L05, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 828, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 823, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 814, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 808, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 723, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 714, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 713, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 816, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 623, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX

Flat 617, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 8, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 204, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 122, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G09, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 30, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 23, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 20, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 18, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 8, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 5, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 213, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 82, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 41, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 34, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 6, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 4, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 219, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 99, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 194, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 200, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 106, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 84, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 83, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 60, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 44, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 35, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 32, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 209, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 197, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 184, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 160, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 125, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 530, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 614, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 632, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 601, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 529, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 515, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 531, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 511, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 506, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 504, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 335, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 327, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 312, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 507, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 305, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 214, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 212, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 233, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 224, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 225, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX

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Flat 96, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 92, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 88, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 64, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 50, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 25, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 19, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 7, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 206, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 195, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 190, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 188, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 186, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 136, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 172, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 153, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 150, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 128, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 209, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 208, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 149, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 191, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 179, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 167, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 131, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 202, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 164, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 94, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 117, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 207, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 120, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 118, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 113, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 109, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 105, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G08, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat G13, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 3, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 6, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 10, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 20, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 22, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 7, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 2, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 33, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 32, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 26, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 9, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 4, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 3, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 170, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 93, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 70, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 23, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Flat 20, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 16, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 11, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 216, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 832, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 827, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 812, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 719, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 718, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 716, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 715, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 59, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 81, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Serviced Apartment 73, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 71, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 55, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 47, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 39, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 26, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 21, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 17, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 8, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 3, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 221, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 217, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 193, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 111, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
South Wing Ground Floor, 6 - 8 Lower Ormond Street, Manchester, M1 5QF
Flat 7, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 100, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 211, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 78, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 4, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 5, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 9, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 7, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 3, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 24, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 1, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 34, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 12, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 11, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 2, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 1, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 18, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 9, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 503, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 412, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 405, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 403, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 408, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 185, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 174, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

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Flat 36, 2 Lower Ormond Street, Manchester, M1 5QG
Flat G15, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 9, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 31, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 13, 2 Lower Ormond Street, Manchester, M1 5QG
Flat 220, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 80, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 74, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 67, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Flat 38, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Flat 199, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 712, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 701, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 628, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 622, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 620, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 613, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 611, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 607, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 505, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 502, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 421, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 410, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 407, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 328, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 320, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX
Flat 311, Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CITY1