

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129498/FO/2021

Date registered valid: 17 March 2021

Proposal: The temporary installation (for a period of five years) of a gas-fired outdoor mobile boiler room within external service yard.

Address: Units 17-18 Piccadilly Trading Estate , Gidding Road, Manchester, M12NP

Ward(s): Piccadilly Ward

Applicant: Mr Sam Dyson Track Brewing Company Ltd 5 Sheffield Street, Manchester, M1 2ND

Agent (if any): Mr Euan Kellie Euan Kellie Property Solutions Landmark House, Station Road, SK8 7BS

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

Recommendation: Temporary approval

Date of recommendation: 12 May 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 April 2021

Standard consultations:

Printed: 22 March 2021 Expired: 12 April 2021

Neighbour notifications

Printed: 22 March 2021 Expired: 12 April 2021

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The site is within an industrial estate named the Piccadilly Trading Estate, which includes a number of low rise light industrial units, most of which are still used for industrial purposes, but some of which now house breweries and storage. Piccadilly Trading Estate is bounded by Great Ancoats Street, St Andrews Square, Adair Street, Helmet Street and a boundary with an adjacent industrial site. This application relates to land associated with two industrial units, which are known as Units 17 and 18 and are located on Giddings Road which is within Piccadilly Trading Estate.

Great Ancoats Street is part of the Inner Relief Route that is a major orbital route around Manchester City Centre, from which radial entry routes provide access into, through and around the City Centre. The Inner Relief Route accommodates a high amount of traffic throughout the day and night.

In terms of uses, the area is currently undergoing major changes in the nature of its character. Whilst the area to the rear of the application site, which lies within a part of the City Centre known as the Eastern Gateway is characterised by low rise light industrial units; the area on the opposite side of Great Ancoats Street now accommodates a significant amount of residential accommodation and has received a significant amount of investment in recent years.

This area lies on the city centre fringe within an area known as the Lower Medlock Valley that is currently under development for residential use with some residential, commercial and retail floorspace already completed and thereby resulting in significant improvements and changes to the nature of the area.

The Eastern Gateway is a regeneration area bounded by London Road and the Inner Relief Route that the City Council has previously identified as suitable for substantial economic and residential development due to its proximity to high quality public and private transport networks, higher education and research institutions, and the expanding core of the regional centre. The Eastern Gateway is included in the Strategic Plan for the City Centre and it is extremely important to safeguard the visual amenity of the area and of old and new buildings to facilitate the type of development that would encourage and continue regeneration.

The Lower Medlock Valley is within the area of the New East Manchester Regeneration Area, which begins on the opposite side of Great Ancoats Street. Recent developments within the Lower Medlock Valley can be seen in the form of large scale modern residential development on the opposite side of Great Ancoats Street. The framework aims to rebuild the economic base of East Manchester, help local people who can work to access and make the most of work and opportunities, restructure the housing market, improve the physical appearance of the area and build on 10 years of transformation. It is important to encourage improvements to the areas surrounding this area as well as within to encourage further regeneration particularly on main routes into and around the regeneration area.

The site is not within a conservation area and is not within the setting of a listed building.

Description of development

Planning permission is sought to install and operate an external gas fired boiler room for a temporary period of 5 years, located in the yard adjacent to Units 17-18 at Piccadilly Trading Estate.

The outdoor boiler room would be operated by Track Brewing. It would be contained within a pre-assembled structure comprising of insulating sandwich stone white panels, with pedestrian doors and double lead doors for access and maintenance.

The proposed container would be 1,940mm (h); 1,861mm (w) and 2,565mm (l).

It would be operated from Monday to Friday between the hours of 08:00 and 18:00.

Consultations & Notification Responses

Highway Services - Confirmed that Highways have no objections to the proposed temporary installation of a gas-fired outdoor mobile boiler room within external service yard.

Also advised that the applicant should be advised that requirements for licensing, hoardings/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams.

Environmental Health - Recommended conditions to limit the hours of operation to Monday to Friday 08:00 to 18:00 and to require the submission and agreement of a validation report to confirm that the measures within the Planning Compliance Noise Report by KP Acoustics have been implemented and are adequate.

Greater Manchester Police - Recommend the following:

- The proposed outbuilding should be of robust construction and no items of value/ or cash should be stored within it overnight.
- Any existing CCTV should be reviewed to ensure the new boiler room is covered.

United Utilities Water PLC - Confirm that there would be minimal risk to the network or assets from the proposed effluent and hence they can see no reason why a trade effluent consent would not be authorised.

Environment Agency - Advised that the applicant/agent should contact the EA to discuss permitting requirements. Confirmed no objection based on the information submitted but would advise sharing the details of this with our LLFA officer in relation to a site-specific drainage plan of how connections to 3803 and wider are achieved.

GM Fire Rescue Service - No comments received.

High Speed Two (HS2) Limited - Advised the following:

The red line boundary plan illustrates that part of the land is within land safeguarded for Phase 2b of HS2. However, the application indicates that the proposed boiler will be outside safeguarded land. It is also noted that the applicant is seeking a temporary permission.

Having reviewed the plans submitted, it is unlikely that this proposal will create an impact upon the HS2's delivery and construction programme in that location.

In light of the above, HS2 Ltd have no objection to the temporary proposal.

Network Rail - Confirmed that they have no comments.

Flood Risk Management - Advised the following:

This is a very minor proposal with low flood risk & existing drainage and does not need to be burdened with extensive conditions. The UU letter is supportive but this is not formal consent and the following condition is required:

Condition 1: No development shall take place until evidence of trade effluent consent is 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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

Publicity - Letters were sent to surrounding occupiers. No replies were received.

Issues

The main issues for consideration relate to the impact of the proposals on the amenity of surrounding occupiers, visual amenity, regeneration, highway safety and resilience, drainage and crime and disorder. The main policies that relate to the proposal are Policies SP1, EC1, EN1, EN8, EN14, CC1, CC4, CC7, CC10, T1, T2 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10 and DC26 of the Unitary Development Plan.

Regeneration -

The boiler is proposed as Track Brewing's business is understood to be continuing to grow at an unprecedented rate. The additional boiler would allow increased brewing capacity and would constitute further investment in the site that would allow the onsite facilities to keep up with and support the extension of the business.

Track Brewing is seeking consent to erect this mobile outdoor as they consider it to be an integral piece of equipment and essential to the brewery operations.

Given the above the proposals are considered to be in accordance with Policies SP1, EC1, CC1 and DM1 of the Adopted Core Strategy for the City of Manchester.

Residential Amenity -

This is a critical issue, as amongst other things, it examines the impact that the scheme would have on nearby and adjoining occupiers. It includes the consideration of issues such as impact on noise and disturbance and privacy.

The closest residential accommodation is on the other side of Great Ancoats Street and on Chapeltown Street.

All conditions specified by the City Council's Environmental Health service will be applied to the application. These conditions would ensure that no noise disturbance is caused to nearby occupiers by the operation of the boiler.

The proposed hours of operation are reasonable for this mixed-use location.

The boiler is proposed as Track Brewing's business is understood to be continuing to grow at an unprecedented rate. The additional boiler would allow increased brewing capacity.

Track Brewing is seeking consent to erect this mobile outdoor as they consider it to be an integral piece of equipment and essential to the brewery operations.

Given the above the proposals are considered to be in accordance with Policies SP1, CC4, CC7, EN19 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC10.1-10.4 and DC26 of the Unitary Development Plan for the City of Manchester in relation to the impact on residential amenity.

Visual Amenity -

The works are considered to be acceptable as the external works would only be seen within the trading estate and are a typical feature of the estate. The boiler room would not be seen in context with anything other than the industrial units and their associated landscaping.

In view of the above the proposals would also be consistent with Core Strategy Policies SP1, EN1 and DM1.

Crime and Disorder -

The measures recommended by Greater Manchester Police would be required to be implemented by condition.

Given the above the proposals are considered to be in accordance with policies DM1 and SP1 of the Core Strategy for the City of Manchester in relation to the impact on crime and disorder.

Highway Safety and Impacts -

The City Council as Highways Authority are satisfied that the development proposals are acceptable.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework and Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester in relation to highway safety and impacts.

Flood Risk and Drainage -

The condition recommended by Flood Risk Management will be attached to the decision.

Given the above and for reasons outlined elsewhere in this report in relation to the consistency of the proposal 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.

Public Safety -

The application is supported by a number of documents including management of fire risk that will be required to be implemented by condition.

Given the above the proposals are considered to comply with the Regulatory Reform (Fire Safety) Order 2005 and the Core Strategy for the City of Manchester, in particular Policies CC10, SP1 and DM1 and section 8 of the NPPF.

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: Temporary approval

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 advice about information and amendments required to allow the approval of the application.

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

1) The planning permission hereby granted is for a limited period only, which shall expire on 30 June 2026. The use/development for which permission is hereby granted is required to be discontinued on or before that date (30 June 2026) and all associated development shall be removed, any use of the land/building authorised by this permission shall be discontinued, and the land/building shall be reinstated/made good in accordance with a scheme previously approved.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan referenced TQRQM21026101350031 received by the City Council as local planning authority on 17 March 2021

The drawing referenced 001 - Proposed General Arrangement received by the City Council as local planning authority on 17 March 2021

The following documents:

The Noise Impact Assessment prepared by KP Acoustics
Containerised Boiler Brochure prepared by Unical Steam
Data Sheet 1: Containerised Boiler Specifications prepared by Unical Steam
Data Sheet 2: Information Sheet Gas Burner prepared by FBR
Unical Container Image prepared by Unical Steam
Unical Boiler prepared by Thermal Steam Limited
Unical Steam Boiler Data Manual prepared by Unical Steamer
Approved Code of Practice prepared by HSE
Guidance on Safe Operation of Steam Boilers prepared by The Combustion Engineering Association and the Safety Assessment Federation

received by the City Council as local planning authority on 24 February 2021

Fire Emergency Action Plan and Fire Risk Assessment prepared by Track Brewing
Example Combustion Reports prepared by Paul Edwards Services in respect of Five Points Brewing Co boiler in Hackney, London

received by the City Council as local planning authority on 10 March 2021.

Service Schedule of Unical BAH12 Steam Boiler. Prepared by Thermal Steam Limited
Written Scheme of Examination HSE Pressure Systems Regulations 2000. Prepared by HSE
Method Statement: Preparation of a Boiler for its Statutory Annual Insurance Inspection. Prepared by JBC and submitted
Method Statement: Schedule of Service for a Pressure Jet Gas Boiler. Prepared by JBC

received by the City Council as local planning authority on 17 March 2021.

United Utilities letter re: trade effluent consent to discharge to sewer - Track Brewing Company Limited. Letter includes Sewerage Map of Piccadilly Trading Estate. Dated 28 April 2021
Drainage Internal Plans. Prepared by Gravity Systems

received by the City Council as local planning authority on 28 April 2021.

The letter from Euan Kellie of Euan Kellie Property Solutions dated 23 February 2021, including photographs showing site (Appendix 1) received by the City Council as local planning authority on 17 March 2021.

The emails from Euan Kellie Property Solutions dated 10 March 2021 and 16 March 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies P1, EC1, EN1, EN8, EN14, CC1, CC4, CC7, CC10, T1, T2 and DM1 of the Core Strategy and saved policies DC10 and DC26 of the Unitary Development Plan and Section 8 of the National Planning Policy Framework and the Regulatory Reform (Fire Safety) Order 2005.

3) No development shall take place until evidence of trade effluent consent is submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented fully and only as consented and shall be maintained for the duration of the use of the boiler hereby approved.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14 of the Core Strategy.

4) a) Before the installation and operation of the external boiler room hereby approved, shall be acoustically insulated in accordance with The Noise Impact Assessment prepared by KP Acoustics received by the City Council as local planning authority on 23 February 2021, in order to secure a reduction in the level of noise emanating from the equipment.

b) Upon completion of the development and prior to the equipment hereby approved being first used, a verification report shall be submitted to 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 acoustic consultant's report (a). 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 prior to the equipment hereby approved being first used along with a timescale that confirms when any necessary changes will be implemented.

c) The equipment hereby approved shall be operated fully and only in accordance with the approved documents for the duration of the use hereby approved.

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) The equipment hereby approved shall not be used outside the following hours:-

08:00 to 18:00 Monday to Friday

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.

6) The following measures shall be incorporated into the development and shall be retained for the duration of the use of the equipment hereby approved:

- a) The proposed external boiler room shall be of robust construction and no items of value/or cash shall be stored within it overnight, other than the boiler.
- b) Any existing CCTV shall be reviewed to ensure that the external boiler room is covered.

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

7) The boiler hereby approved shall be maintained in accordance with the following documents for the duration of its use:

Data Sheet 1: Containerised Boiler Specifications prepared by Unical Steam

Data Sheet 2: Information Sheet Gas Burner prepared by FBR

Unical Steam Boiler Data Manual prepared by Unical Steamer

Approved Code of Practice prepared by HSE

Guidance on Safe Operation of Steam Boilers prepared by The Combustion Engineering Association and the Safety Assessment Federation

received by the City Council as local planning authority on 24 February 2021

Fire Emergency Action Plan and Fire Risk Assessment prepared by Track Brewing received by the City Council as local planning authority on 10 March 2021.

Service Schedule of Unical BAHR 12 Steam Boiler. Prepared by Thermal Steam Limited

Method Statement: Preparation of a Boiler for its Statutory Annual Insurance Inspection.

Prepared by JBC and submitted

Method Statement: Schedule of Service for a Pressure Jet Gas Boiler. Prepared by JBC

received by the City Council as local planning authority on 17 March 2021.

The letter from Euan Kellie of Euan Kellie Property Solutions dated 23 February 2021, including photographs showing site (Appendix 1) received by the City Council as local planning authority on 17 March 2021.

The emails from Euan Kellie Property Solutions dated 10 March 2021 and 16 March 2021

Reason - To ensure that the risk of fire is not increased due to the installation of the hereby approved boiler and to ensure proper operation and maintenance in accordance with the Core Strategy for the City of Manchester, in particular Policies CC10, SP1, EN3 and DM1 and Section 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework and the Regulatory Reform (Fire Safety) Order 2005.

Informatives

1) The applicant should be advised that any requirements for licensing, hoardings/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester 0161 234 5004.

2) The applicant has recognised the requirements of the Medium Combustion Plant Regulations (Guidance on safe operation of steam boilers) and the requirements to obtain a relevant environmental permit (under the Environmental Permitting (England and Wales) (Amendment) Regulations 2018) for the operation of such plant at the proposed development site from the EA. The applicant is required to seek to open dialogue with the EA's permitting regime to obtain the necessary approvals for operation as soon as practicable. It should be noted that the grant of planning permission does not necessitate the grant of an environmental permit or vice versa. The applicant/agent can contact the EA to discuss permitting requirements via our National Customer Contact Centre, by email via (enquiries@environment-agency.gov.uk) or by telephone (03708 506 506). Further advice on permitting requirements is also available via Further advice is available on the gov.uk website: <https://www.gov.uk/topic/environmental-management/environmental-permits>.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
United Utilities Water PLC
Environment Agency
GM Fire Rescue Service
High Speed Two (HS2) Limited
Network Rail

Flat 42, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 108, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 100, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 30, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 22, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 6, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 2, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 84, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 82, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 69, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 48, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 43, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 40, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 13, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 12, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 801, 1 Every Street, Manchester, M4 7LT
Flat 701, 1 Every Street, Manchester, M4 7LT
Flat 605, 1 Every Street, Manchester, M4 7LT
Flat 604, 1 Every Street, Manchester, M4 7LT
Flat 602, 1 Every Street, Manchester, M4 7LT
Flat 406, 1 Every Street, Manchester, M4 7LT
Flat 402, 1 Every Street, Manchester, M4 7LT
Flat 302, 1 Every Street, Manchester, M4 7LT
Flat 4, 1 Every Street, Manchester, M4 7LT
Flat 606, 1 Advent Way, Manchester, M4 7LS
Flat 522, 1 Advent Way, Manchester, M4 7LS
Flat 520, 1 Advent Way, Manchester, M4 7LS
Flat 510, 1 Advent Way, Manchester, M4 7LS
Flat 507, 1 Advent Way, Manchester, M4 7LS
Flat 419, 1 Advent Way, Manchester, M4 7LS
Flat 205, 1 Advent Way, Manchester, M4 7LR
35 Advent Way, Manchester, M4 7LQ
36 Advent Way, Manchester, M4 7LQ
43 Advent Way, Manchester, M4 7LQ
53 Advent Way, Manchester, M4 7LQ
59 Advent Way, Manchester, M4 7LQ
Flat 64, 2 Advent Way, Manchester, M4 7LL
Flat 65, 2 Advent Way, Manchester, M4 7LL
Flat 69, 2 Advent Way, Manchester, M4 7LL
Flat 86, 2 Advent Way, Manchester, M4 7LL
Flat 106, 2 Advent Way, Manchester, M4 7LL
Flat 107, 2 Advent Way, Manchester, M4 7LL
Flat 801, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE

Flat 712, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 702, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 701, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 614, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 611, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 515, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 514, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 413, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 312, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 12, 2 Advent Way, Manchester, M4 7LH
Flat 25, 2 Advent Way, Manchester, M4 7LH
Victoria House, Great Ancoats Street, Manchester, M4 7AB
Mast 3 M0140, 4 Travis Street, Manchester, M1 2NY
Flat 34, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 95, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 72, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 36, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 11, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 30, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 112, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 109, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 89, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 79, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 66, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 64, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 21, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 901, 1 Every Street, Manchester, M4 7LT
Flat 702, 1 Every Street, Manchester, M4 7LT
Flat 601, 1 Every Street, Manchester, M4 7LT
Flat 505, 1 Every Street, Manchester, M4 7LT
Flat 503, 1 Every Street, Manchester, M4 7LT
Flat 403, 1 Every Street, Manchester, M4 7LT
Flat 1, 1 Every Street, Manchester, M4 7LT
Flat 515, 1 Advent Way, Manchester, M4 7LS
Flat 514, 1 Advent Way, Manchester, M4 7LS
Flat 509, 1 Advent Way, Manchester, M4 7LS
Flat 425, 1 Advent Way, Manchester, M4 7LS
Flat 424, 1 Advent Way, Manchester, M4 7LS
Flat 422, 1 Advent Way, Manchester, M4 7LS
Flat 407, 1 Advent Way, Manchester, M4 7LS
Flat 405, 1 Advent Way, Manchester, M4 7LS
Flat 401, 1 Advent Way, Manchester, M4 7LS
Flat 321, 1 Advent Way, Manchester, M4 7LR
Flat 311, 1 Advent Way, Manchester, M4 7LR
Flat 304, 1 Advent Way, Manchester, M4 7LR
Flat 302, 1 Advent Way, Manchester, M4 7LR
Flat 210, 1 Advent Way, Manchester, M4 7LR
Flat 107, 1 Advent Way, Manchester, M4 7LR
Flat 106, 1 Advent Way, Manchester, M4 7LR
12B Pollard Street, Manchester, M4 7AL
40 Advent Way, Manchester, M4 7LQ
46 Advent Way, Manchester, M4 7LQ
47 Advent Way, Manchester, M4 7LQ

52 Advent Way, Manchester, M4 7LQ
Flat 73, 2 Advent Way, Manchester, M4 7LL
Flat 75, 2 Advent Way, Manchester, M4 7LL
Flat 80, 2 Advent Way, Manchester, M4 7LL
Flat 81, 2 Advent Way, Manchester, M4 7LL
Flat 83, 2 Advent Way, Manchester, M4 7LL
Flat 87, 2 Advent Way, Manchester, M4 7LL
Flat 90, 2 Advent Way, Manchester, M4 7LL
Flat 98, 2 Advent Way, Manchester, M4 7LL
Flat 103, 2 Advent Way, Manchester, M4 7LL
Flat 802, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 705, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 508, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 609, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 607, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 605, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 502, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 411, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 314, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 306, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 302, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 301, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 213, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
2A Advent Way, Manchester, M4 7LD
Flat 6, 2 Advent Way, Manchester, M4 7LH
Flat 3, 2 Advent Way, Manchester, M4 7LH
Flat 1, 2 Advent Way, Manchester, M4 7LH
Flat 33, 2 Advent Way, Manchester, M4 7LH
Flat 28, 2 Advent Way, Manchester, M4 7LH
2 Raven Street, Manchester, M12 6PP
Flat 78, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 14, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 22, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 18, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 17, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 5, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 110, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 107, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 105, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 99, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 58, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 54, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 15, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 116, 1 Advent Way, Manchester, M4 7LR
37 Advent Way, Manchester, M4 7LQ
Flat 608, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 316, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 315, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 303, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Unit 3, 101 Fairfield Street, Manchester, M1 2WG
Flat 118, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 117, Block D, 12 Pollard Street, Manchester, M4 7AT

Flat 115, Block D, 12 Pollard Street, Manchester, M4 7AT
52 Heyrod Street, Manchester, M1 2WW
Flat 1002, 1 Every Street, Manchester, M4 7LT
Flat 805, 1 Every Street, Manchester, M4 7LT
Flat 506, 1 Every Street, Manchester, M4 7LT
Flat 305, 1 Every Street, Manchester, M4 7LT
Flat 204, 1 Every Street, Manchester, M4 7LT
Flat 2, 1 Every Street, Manchester, M4 7LT
15 Advent Way, Manchester, M4 7LD
9 Advent Way, Manchester, M4 7LD
3 Advent Way, Manchester, M4 7LD
Flat 415, 1 Advent Way, Manchester, M4 7LS
Flat 601, 1 Advent Way, Manchester, M4 7LS
Flat 518, 1 Advent Way, Manchester, M4 7LS
Flat 502, 1 Advent Way, Manchester, M4 7LS
Flat 403, 1 Advent Way, Manchester, M4 7LS
Flat 320, 1 Advent Way, Manchester, M4 7LR
Flat 313, 1 Advent Way, Manchester, M4 7LR
Flat 307, 1 Advent Way, Manchester, M4 7LR
Flat 306, 1 Advent Way, Manchester, M4 7LR
Flat 225, 1 Advent Way, Manchester, M4 7LR
Flat 117, 1 Advent Way, Manchester, M4 7LR
Flat 108, 1 Advent Way, Manchester, M4 7LR
Flat 3, 1 Advent Way, Manchester, M4 7LR
12F Pollard Street, Manchester, M4 7AL
48 Advent Way, Manchester, M4 7LQ
49 Advent Way, Manchester, M4 7LQ
51 Advent Way, Manchester, M4 7LQ
Flat 84, 2 Advent Way, Manchester, M4 7LL
Flat 88, 2 Advent Way, Manchester, M4 7LL
Flat 89, 2 Advent Way, Manchester, M4 7LL
Flat 93, 2 Advent Way, Manchester, M4 7LL
Flat 100, 2 Advent Way, Manchester, M4 7LL
Flat 101, 2 Advent Way, Manchester, M4 7LL
Flat 414, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 409, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 407, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 406, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 211, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 203, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 201, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 116, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 114, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 112, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 104, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 9, 2 Advent Way, Manchester, M4 7LH
Flat 2, 2 Advent Way, Manchester, M4 7LH
Flat 32, 2 Advent Way, Manchester, M4 7LH
Flat 26, 2 Advent Way, Manchester, M4 7LH
Flat 22, 2 Advent Way, Manchester, M4 7LH
Car Spaces, 128 Fairfield Street, Manchester, M12 6FP
Ciber Direct, 1 Churchgate Buildings, Manchester, M1 2WL
Flat 4, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 4, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 116, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 106, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 45, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 27, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 33, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 97, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 94, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 60, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 56, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 31, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 10, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 29, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 28, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 18, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 7, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 902, 1 Every Street, Manchester, M4 7LT
Flat 804, 1 Every Street, Manchester, M4 7LT
Flat 704, 1 Every Street, Manchester, M4 7LT
Flat 504, 1 Every Street, Manchester, M4 7LT
Flat 501, 1 Every Street, Manchester, M4 7LT
Flat 307, 1 Every Street, Manchester, M4 7LT
Flat 308, 1 Advent Way, Manchester, M4 7LR
Flat 319, 1 Advent Way, Manchester, M4 7LR
Flat 324, 1 Advent Way, Manchester, M4 7LR
Flat 1001, 1 Every Street, Manchester, M4 7LT
11 Advent Way, Manchester, M4 7LD
Flat 603, 1 Advent Way, Manchester, M4 7LS
Flat 602, 1 Advent Way, Manchester, M4 7LS
Flat 525, 1 Advent Way, Manchester, M4 7LS
Flat 524, 1 Advent Way, Manchester, M4 7LS
Flat 516, 1 Advent Way, Manchester, M4 7LS
Flat 513, 1 Advent Way, Manchester, M4 7LS
Flat 505, 1 Advent Way, Manchester, M4 7LS
Flat 420, 1 Advent Way, Manchester, M4 7LS
Flat 418, 1 Advent Way, Manchester, M4 7LS
Flat 417, 1 Advent Way, Manchester, M4 7LS
Flat 402, 1 Advent Way, Manchester, M4 7LS
Flat 221, 1 Advent Way, Manchester, M4 7LR
Flat 111, 1 Advent Way, Manchester, M4 7LR
Flat 105, 1 Advent Way, Manchester, M4 7LR
Flat 101, 1 Advent Way, Manchester, M4 7LR
Flat 11, 1 Advent Way, Manchester, M4 7LR
12A Pollard Street, Manchester, M4 7AL
41 Advent Way, Manchester, M4 7LQ
50 Advent Way, Manchester, M4 7LQ
60 Advent Way, Manchester, M4 7LQ
Flat 67, 2 Advent Way, Manchester, M4 7LL
Flat 206, 1 Advent Way, Manchester, M4 7LR
Flat 203, 1 Advent Way, Manchester, M4 7LR
Flat 208, 1 Advent Way, Manchester, M4 7LR
Flat 207, 1 Advent Way, Manchester, M4 7LR
Flat 5, 1 Advent Way, Manchester, M4 7LR
Flat 9, 1 Advent Way, Manchester, M4 7LR

Flat 703, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 415, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Serviced Apartment 408, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 405, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 404, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 313, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 210, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 207, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 115, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 111, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 106, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 11, 2 Advent Way, Manchester, M4 7LH
Flat 103, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
6 Advent Way, Manchester, M4 7LD
Flat 18, 2 Advent Way, Manchester, M4 7LH
Flat 10, 2 Advent Way, Manchester, M4 7LH
Ground Floor, 128 Fairfield Street, Manchester, M12 6FP
Ground Floor, 113 Fairfield Street, Manchester, M12 6EL
Flat 111, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 103, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 88, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 19, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 16, Block D, 12 Pollard Street, Manchester, M4 7AQ
127 Fairfield Street, Manchester, M12 6EL
Flat 28, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 26, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 25, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 12, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 503, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 101, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Units 7 To 8, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Units 3 To 5, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 104, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 102, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 92, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 74, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 61, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 57, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 51, Block D, 12 Pollard Street, Manchester, M4 7AT
Ibis Hotel, 2 Pollard Street, Manchester, M4 7DS
Flat 20, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 9, Block D, 12 Pollard Street, Manchester, M4 7AQ
Unit C, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Flat 603, 1 Every Street, Manchester, M4 7LT
Amato Food Products Ltd, 6 St Andrew's Square, Manchester, M1 2NS
Unit 12 To Unit 13, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 15, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Flat 502, 1 Every Street, Manchester, M4 7LT
Flat 404, 1 Every Street, Manchester, M4 7LT
Flat 306, 1 Every Street, Manchester, M4 7LT

Flat 3, 1 Every Street, Manchester, M4 7LT
13 Advent Way, Manchester, M4 7LD
Flat 609, 1 Advent Way, Manchester, M4 7LS
Flat 605, 1 Advent Way, Manchester, M4 7LS
Flat 604, 1 Advent Way, Manchester, M4 7LS
Flat 517, 1 Advent Way, Manchester, M4 7LS
Flat 508, 1 Advent Way, Manchester, M4 7LS
Flat 506, 1 Advent Way, Manchester, M4 7LS
Flat 501, 1 Advent Way, Manchester, M4 7LS
Flat 416, 1 Advent Way, Manchester, M4 7LS
Flat 414, 1 Advent Way, Manchester, M4 7LS
Flat 413, 1 Advent Way, Manchester, M4 7LS
Flat 411, 1 Advent Way, Manchester, M4 7LS
Flat 310, 1 Advent Way, Manchester, M4 7LR
Flat 219, 1 Advent Way, Manchester, M4 7LR
Flat 218, 1 Advent Way, Manchester, M4 7LR
Flat 217, 1 Advent Way, Manchester, M4 7LR
Flat 214, 1 Advent Way, Manchester, M4 7LR
Flat 209, 1 Advent Way, Manchester, M4 7LR
Flat 202, 1 Advent Way, Manchester, M4 7LR
Flat 201, 1 Advent Way, Manchester, M4 7LR
Flat 118, 1 Advent Way, Manchester, M4 7LR
Flat 113, 1 Advent Way, Manchester, M4 7LR
Flat 6, 1 Advent Way, Manchester, M4 7LR
Flat 10, 1 Advent Way, Manchester, M4 7LR
63 Advent Way, Manchester, M4 7LQ
Flat 77, 2 Advent Way, Manchester, M4 7LL
Flat 102, 2 Advent Way, Manchester, M4 7LL
128 Fairfield Street, Manchester, M12 6EL
5 - 7 Blackett Street, Manchester, M12 6EJ
Tanla Works, Heyrod Street, Manchester, M1 2WW
2 Heyrod Street, Manchester, M1 2WW
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Basement, 113 Fairfield Street, Manchester, M12 6EL
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 35, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 32, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 29, Block C, 12 Pollard Street, Manchester, M4 7AL
107 Fairfield Street, Manchester, M1 2WG
Unit A, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Unit E, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Thrapston House, Travis Street, Manchester, M1 2NG
Flat 74, 2 Advent Way, Manchester, M4 7LL
Flat 603, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 710, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 709, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 606, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 501, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 416, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 412, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 402, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 401, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 309, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD

Flat 308, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 304, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 206, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 109, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 107, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
8 Advent Way, Manchester, M4 7LD
Flat 19, 2 Advent Way, Manchester, M4 7LH
Flat 15, 2 Advent Way, Manchester, M4 7LH
Flat 14, 2 Advent Way, Manchester, M4 7LH
Flat 13, 2 Advent Way, Manchester, M4 7LH
Flat 8, 2 Advent Way, Manchester, M4 7LH
Flat 7, 2 Advent Way, Manchester, M4 7LH
Flat 5, 2 Advent Way, Manchester, M4 7LH
Flat 31, 2 Advent Way, Manchester, M4 7LH
Flat 27, 2 Advent Way, Manchester, M4 7LH
First Floor, 128 Fairfield Street, Manchester, M12 6FP
Mast O2 10653, 4 Travis Street, Manchester, M1 2NY
Car Spaces, 4 Travis Street, Manchester, M1 2NY
4 Travis Street, Manchester, M1 2NY
Unit 24, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
131 - 137 Fairfield Street, Manchester, M12 6FJ
100 - 102 Fairfield Street, Manchester, M1 2WR
Manchester Van Hire, Travis Street, Manchester, M1 2NG
57 Advent Way, Manchester, M4 7LQ
94 - 98 Fairfield Street, Manchester, M1 2WR
Unit D, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Unit 1, 101 Fairfield Street, Manchester, M1 2WG
K G Christys And Co Ltd, Helmet Street, Manchester, M1 2NT
Unit 2, 101 Fairfield Street, Manchester, M1 2WG
Unit 5, 101 Fairfield Street, Manchester, M1 2WG
CITY CENTRE GARAGE, Unit 4, 101 Fairfield Street, Manchester, M1 2WG
GREATER MANCHESTER WEST MENTAL HEALTH, The Bridge, 104 Fairfield Street,
Manchester, M1 2WR
Unit 23, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 11, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 6, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 10, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Units 25 To 28, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 9, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Unit 2, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP
Basement To First Floor, 113 Fairfield Street, Manchester, M12 6EL
Lower Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
113 Fairfield Street, Manchester, M12 6EL
Old Sorting Office, St Andrew's Street, Manchester, M1 2AH
Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 27, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 24, Block C, 12 Pollard Street, Manchester, M4 7AL
273 Great Ancoats Street, Manchester, M4 7DB
269 Great Ancoats Street, Manchester, M4 7DB
271 Great Ancoats Street, Manchester, M4 7DB
Costa Coffee, 263 Great Ancoats Street, Manchester, M4 7DB
265 Great Ancoats Street, Manchester, M4 7DB
First Floor, Aeroworks, Adair Street, Manchester, M1 2NQ

267 Great Ancoats Street, Manchester, M4 7DB
Unit 17 To Unit 18, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 14, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
Unit 16, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2DX
99 North Western Street, Ardwick, Manchester, M12 6JL
55 Advent Way, Manchester, M4 7LQ
58 Advent Way, Manchester, M4 7LQ
Flat 78, 2 Advent Way, Manchester, M4 7LL
Flat 82, 2 Advent Way, Manchester, M4 7LL
61 Advent Way, Manchester, M4 7LQ
Flat 76, 2 Advent Way, Manchester, M4 7LL
Flat 79, 2 Advent Way, Manchester, M4 7LL
Flat 85, 2 Advent Way, Manchester, M4 7LL
Flat 120, Block D, 12 Pollard Street, Manchester, M4 7AT
Car Space (s) At, 113 Fairfield Street, Manchester, M12 6EL
Flat 19, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 8, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 21, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 16, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block C, 12 Pollard Street, Manchester, M4 7AL
2 Helmet Street, Manchester, M1 2NT
Emitex House, 31 St Andrew's Street, Manchester, M1 2AH
Unit B, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Flat 102, 1 Every Street, Manchester, M4 7LT
Flat 104, 1 Every Street, Manchester, M4 7LT
54 Advent Way, Manchester, M4 7LQ
First Floor, 113 Fairfield Street, Manchester, M12 6EL
Flat 119, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 5, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 2, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 6, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 1, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 34, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 36, Block C, 12 Pollard Street, Manchester, M4 7AL
2 Pin Mill Brow, Manchester, M12 6EH
Flat 7, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
275 Great Ancoats Street, Manchester, M4 7DB
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block C, 12 Pollard Street, Manchester, M4 7AL
Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE
Flat 98, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 91, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 83, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 67, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 41, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 39, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 8, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 23, Block C, 12 Pollard Street, Manchester, M4 7AL

Flat 14, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 9, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 114, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 96, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 90, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 68, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 44, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 38, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 37, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 33, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 26, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 25, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 103, 1 Every Street, Manchester, M4 7LT
Flat 703, 1 Every Street, Manchester, M4 7LT
Flat 606, 1 Every Street, Manchester, M4 7LT
Flat 405, 1 Every Street, Manchester, M4 7LT
Flat 401, 1 Every Street, Manchester, M4 7LT
Flat 303, 1 Every Street, Manchester, M4 7LT
Flat 202, 1 Every Street, Manchester, M4 7LT
7 Advent Way, Manchester, M4 7LD
Flat 610, 1 Advent Way, Manchester, M4 7LS
Flat 608, 1 Advent Way, Manchester, M4 7LS
Flat 523, 1 Advent Way, Manchester, M4 7LS
Flat 504, 1 Advent Way, Manchester, M4 7LS
Flat 412, 1 Advent Way, Manchester, M4 7LS
Flat 406, 1 Advent Way, Manchester, M4 7LS
Flat 318, 1 Advent Way, Manchester, M4 7LR
Flat 315, 1 Advent Way, Manchester, M4 7LR
Flat 312, 1 Advent Way, Manchester, M4 7LR
Flat 309, 1 Advent Way, Manchester, M4 7LR
Flat 305, 1 Advent Way, Manchester, M4 7LR
Flat 223, 1 Advent Way, Manchester, M4 7LR
Flat 222, 1 Advent Way, Manchester, M4 7LR
Flat 216, 1 Advent Way, Manchester, M4 7LR
Flat 213, 1 Advent Way, Manchester, M4 7LR
Flat 204, 1 Advent Way, Manchester, M4 7LR
Flat 115, 1 Advent Way, Manchester, M4 7LR
Flat 110, 1 Advent Way, Manchester, M4 7LR
Flat 104, 1 Advent Way, Manchester, M4 7LR
Flat 4, 1 Advent Way, Manchester, M4 7LR
Flat 104, 2 Advent Way, Manchester, M4 7LL
Flat 96, 2 Advent Way, Manchester, M4 7LL
Flat 97, 2 Advent Way, Manchester, M4 7LL
Flat 99, 2 Advent Way, Manchester, M4 7LL
Serviced Apartment 803, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 708, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 610, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 510, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 410, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 311, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 216, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 202, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD

Flat 113, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 110, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 105, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 102, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 17, 2 Advent Way, Manchester, M4 7LH
Flat 16, 2 Advent Way, Manchester, M4 7LH
Flat 29, 2 Advent Way, Manchester, M4 7LH
Flat 21, 2 Advent Way, Manchester, M4 7LH
Second Floor, 128 Fairfield Street, Manchester, M12 6FP
Flat 52, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 86, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 70, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 32, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 24, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 31, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 10, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 93, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 85, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 81, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 71, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 63, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 53, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 49, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 47, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 46, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 35, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 23, Block D, 12 Pollard Street, Manchester, M4 7AQ
Flat 17, Block D, 12 Pollard Street, Manchester, M4 7AQ
115 Fairfield Street, Manchester, M12 6EL
Flat 101, 1 Every Street, Manchester, M4 7LT
Flat 803, 1 Every Street, Manchester, M4 7LT
Flat 705, 1 Every Street, Manchester, M4 7LT
Flat 301, 1 Every Street, Manchester, M4 7LT
Flat 201, 1 Every Street, Manchester, M4 7LT
Flat 607, 1 Advent Way, Manchester, M4 7LS
Flat 519, 1 Advent Way, Manchester, M4 7LS
Flat 512, 1 Advent Way, Manchester, M4 7LS
Flat 503, 1 Advent Way, Manchester, M4 7LS
Flat 410, 1 Advent Way, Manchester, M4 7LS
Flat 314, 1 Advent Way, Manchester, M4 7LR
Flat 409, 1 Advent Way, Manchester, M4 7LS
Flat 404, 1 Advent Way, Manchester, M4 7LS
Flat 323, 1 Advent Way, Manchester, M4 7LR
Flat 224, 1 Advent Way, Manchester, M4 7LR
Flat 215, 1 Advent Way, Manchester, M4 7LR
Flat 212, 1 Advent Way, Manchester, M4 7LR
Flat 114, 1 Advent Way, Manchester, M4 7LR
Flat 112, 1 Advent Way, Manchester, M4 7LR
Flat 109, 1 Advent Way, Manchester, M4 7LR
Flat 102, 1 Advent Way, Manchester, M4 7LR
Flat 7, 1 Advent Way, Manchester, M4 7LR
Flat 2, 1 Advent Way, Manchester, M4 7LR
39 Advent Way, Manchester, M4 7LQ

44 Advent Way, Manchester, M4 7LQ
45 Advent Way, Manchester, M4 7LQ
56 Advent Way, Manchester, M4 7LQ
Flat 70, 2 Advent Way, Manchester, M4 7LL
Flat 72, 2 Advent Way, Manchester, M4 7LL
Flat 91, 2 Advent Way, Manchester, M4 7LL
Flat 95, 2 Advent Way, Manchester, M4 7LL
Flat 711, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 704, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 615, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 612, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 604, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 602, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 513, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 512, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 509, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 505, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 310, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 307, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 305, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 215, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 214, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 212, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 208, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 205, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 204, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 108, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 20, 2 Advent Way, Manchester, M4 7LH
Flat 4, 2 Advent Way, Manchester, M4 7LH
Flat 30, 2 Advent Way, Manchester, M4 7LH
Flat 113, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 80, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 75, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 65, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 20, Block C, 12 Pollard Street, Manchester, M4 7AL
Flat 101, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 87, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 77, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 55, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 76, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 73, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 62, Block D, 12 Pollard Street, Manchester, M4 7AT
Flat 50, Block D, 12 Pollard Street, Manchester, M4 7AQ
P A Metals, Travis Street, Manchester, M1 2NQ
Flat 304, 1 Every Street, Manchester, M4 7LT
5 Advent Way, Manchester, M4 7LD
Flat 521, 1 Advent Way, Manchester, M4 7LS
Flat 511, 1 Advent Way, Manchester, M4 7LS
Flat 423, 1 Advent Way, Manchester, M4 7LS
Flat 421, 1 Advent Way, Manchester, M4 7LS
Flat 408, 1 Advent Way, Manchester, M4 7LS
Flat 325, 1 Advent Way, Manchester, M4 7LR
Flat 322, 1 Advent Way, Manchester, M4 7LR
Flat 317, 1 Advent Way, Manchester, M4 7LR

Flat 316, 1 Advent Way, Manchester, M4 7LR
Flat 303, 1 Advent Way, Manchester, M4 7LR
Flat 301, 1 Advent Way, Manchester, M4 7LR
Flat 220, 1 Advent Way, Manchester, M4 7LR
Flat 211, 1 Advent Way, Manchester, M4 7LR
Flat 103, 1 Advent Way, Manchester, M4 7LR
Flat 1, 1 Advent Way, Manchester, M4 7LR
Flat 8, 1 Advent Way, Manchester, M4 7LR
12E Pollard Street, Manchester, M4 7AL
12D Pollard Street, Manchester, M4 7AL
12C Pollard Street, Manchester, M4 7AL
34 Advent Way, Manchester, M4 7LQ
38 Advent Way, Manchester, M4 7LQ
42 Advent Way, Manchester, M4 7LQ
62 Advent Way, Manchester, M4 7LQ
Flat 66, 2 Advent Way, Manchester, M4 7LL
Flat 68, 2 Advent Way, Manchester, M4 7LL
Flat 71, 2 Advent Way, Manchester, M4 7LL
Flat 92, 2 Advent Way, Manchester, M4 7LL
Flat 94, 2 Advent Way, Manchester, M4 7LL
Flat 105, 2 Advent Way, Manchester, M4 7LL
Flat 108, 2 Advent Way, Manchester, M4 7LL
Flat 707, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 706, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 616, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 613, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 601, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FE
Flat 516, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 511, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 507, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 506, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 504, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 403, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
Flat 209, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD
4 Advent Way, Manchester, M4 7LD
Flat 24, 2 Advent Way, Manchester, M4 7LH
Flat 23, 2 Advent Way, Manchester, M4 7LH
Flat 59, Block D, 12 Pollard Street, Manchester, M4 7AT

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Historic Landfill Site 250m Buffer -
Area Team Boundary - Name: CITY2