

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129738/FO/2021

Date registered valid: 24 March 2021

Proposal: Temporary change of use land at Red Bank car park from a car park to a temporary compound and storage with associated fencing in association with the Transpennine Route Upgrade

Address: Red Bank Car Park , Faber Street, Manchester, M4 4EN

Ward(s): Cheetham Ward

Applicant: Network Rail, One Eversholt Street, London, NW1 2DN

Agent (if any): Mr Michael Gradwell Network Rail 1st Floor Square One, 4 Travis Street, Manchester, M1 2NY

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Temporary approval

Date of recommendation: 22 April 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 21 April 2021

Standard consultations:

Printed: 26 March 2021 Expired: 16 April 2021

Neighbour notifications

Printed: 26 March 2021 Expired: 16 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

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of site and surroundings

The application site relates a to surface car park on land bounded by Back Red Bank, Roger Street, Faber Street and Dantzic Street. The site is of an irregular shape measuring approximate 0.5 hectares in area.

The site comprises hardstanding area used for car parking, enclosed by a wire fence. Vehicular access is served from Roger Street.

To the north of the site are industrial premises and hardstanding areas for car parking. The River Irk runs adjacent to the site from the north to the south on the eastern side. Further to the east, lies Manchester Victoria Railway Line and associated bridge that extends through to the city centre.

Description of development

Temporary planning permission is sought for use of part of the car park area for use as a temporary compound, to be used in association with the delivery of railway upgrades in the vicinity of the site.

The proposed development will include the installation of double stacked portacabins providing personal needs facilities for workers, storage facilities, portable storage containers, the parking of vehicles and the storage of building materials and other items to support the Transpennine

Route Upgrade Railway works at Dantzic Street, out of Manchester Victoria, Manchester in 2021.

It is envisaged that the area will be used for a temporary period until the end of August 2021 and will at times require 24 hour working.

The site is secured by temporary 2.4 metre, free standing, solid metal fencing to sit inside the existing wire fencing.

At the time of the site visit it clear that the fencing had portable structure have already been installed.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Strategic Development – No objection. The practicalities of the proposal have already been agreed with Network Rail and their contractor.

Environmental Health – No comments to make.

Highway Services – It is considered that the number of anticipated vehicle movements can be accommodated on the highway network.

The vehicle access is already in situ although new gating arrangements are proposed. The arrangements are acceptable although we would recommend that site access signing is erected and a H-bar marking provided across the vehicle access to keep it clear of unwanted parked vehicles.

It is noted that there is a bridge height restriction on Roger Street (4.5m).

Greater Manchester Police (Design for Security) – It is recommended that the perimeter fencing is replaced with weld mesh fencing.

Comments are also made with respect to the specification of the storage containers, site access, CCTV and lighting. It is advised that the storage containers should be sited within a separate compound to prevent access from other areas.

Flood Risk Management –As the site is within a Flood Zone 2 & 3 queries were raised, in relation to the proposed hoardings and their ability to allow flood water to pass through.

It was also questioned whether the proposed site cabin could be repositioned due to the position within Flood Zone 3.

In addition, it was questioned whether the septic tank located within the Flood Zone 3 area, is this existing or proposed? If proposed, then it was raised that Environmental Health may have concerns.

Policy

The following policy and guidance is considered relevant to the consideration of the is application:

- Saved policies DC26 and E3.3 of the UDP;

- Policies DM1, SP1, T1, T3 CC1, CC10, CC8, EN14, EN16, EN17 and EN19 of the Core Strategy,
- Transport Strategy for the City Centre (2010);
- National Planning Policy Framework (NPPF).

Issues

Principle

The principle of the proposal is considered acceptable and in accordance with the aforementioned policy and guidance.

Due to its temporary nature and the use of the site to facilitate a programme works to the Transpennine Route Upgrade, it is considered that the use of the site would align with Councils wider strategic objectives in improving rail links within and outside of the city.

The temporary compound will be used to conduct works on the adjacently located railway. The proposal is an early intervention that is part of a much wider ambition to deliver faster passenger services across the Transpennine route. As such the proposal is compliant with relevant policies in both the Development Plan and the NPPF. Any negative aspects of the development are considered short term and temporary in duration. The benefits of the proposal are therefore considered to outweigh immediate locational and planning concerns. These are outlined further below.

Residential Amenity

There are no residential properties that are situated within close proximity of the site, which would be directly or significantly affected by the proposed development. The impact to residential amenity is therefore considered sustainable, particularly given the limited duration of the works.

Network Rail have produced an Environmental Social Management Plan to be implemented as part of the development to promote all best practicable measures during construction. This includes, the re-use of material to minimise off-site disposal, appropriate site entrance signs and advance warnings of works for road closures, on-site parking for staff, delivery schedules that avoid busy periods and formal processes in which to manage/monitor mud on the roads.

A Section 61 noise and vibration control consent/agreement is to also be in place when working outside of normal working hours.

Given the above, it is believed that the impact to the amenity of the area is acceptable.

Impact to the Highway

Access to the site is through the existing entrance off Roger Street.

Due to the nature of the works and in order to limit disruption to the railway, some of the works at the site will use planned night time railway possessions. This has the ability to help reduce the impact on temporary road closures. An estimated 6 HGV movements per day will occur over a period of around 12 (24hr periods) days/ nights. This volume is not considered to be significant in the context of the volumes of traffic using nearby roads and the surrounding city centre network

In light of the former use of the site for car parking, coupled with the anticipated number and frequency of trips by contractors' vehicles, the potential impact on traffic and transport is not considered to be significant. Highway Services raise no issues in this regard.

Visual Appearance

The proposed compound and associated boundary treatment will be temporary in nature.

In terms of physical structures, the proposed development will comprise a modular cabin measuring 7m by 12m in area and double stacked to two storeys in height. The cabins are coloured grey to be in keeping with the character of the surrounding area. A solid security hoarding will be positioned to the site perimeter around a proportion of the existing car park at a maximum height of 2.4 metres. Artificial lighting associated with the main compound is already present on the site and which serves the existing car parking area and that which it adjoins.

Whilst it acknowledged that the compound may temporarily impact the landscape and visual amenity of the immediate area, the immediate area is largely industrial in appearance and includes a number of surface car parks. It not therefore considered that at present the immediate area contains any sensitive or characterful features that would be unduly affected.

The proposed development is considered appropriate in terms of scale and appearance, given the existing site context, the necessity for the work and its temporary nature. As such, the impact to visual amenity is not considered to be significant.

Flood Risk and Drainage

The site lies primarily within a Flood Zone 2 area (medium risk) and adjacent to the River Irk which is within a Flood Zone 3 area (High Risk).

The Council's Flood Risk Management team raised some initial queries with respect to the boundary fencing and its ability to allow flood water to escape, as well as questioning the existence of a septic tank and its future removal, as well questioning whether the portable structures could be relocated away from the Flood Zone 3.

As can be seen from the accompanying correspondence, the applicant has provided a response to these issues to the satisfaction of the Flood Risk Management team. As such, given the nature and temporary duration of proposed works, no conditions are recommended.

Security

The proposed cabins are anti-vandal proof in design. Security hoarding will be positioned around the proportion of the car park at a maximum height of 2.4 metres. External security lighting which serves/d the car park will remain. The site is to be manned on a 24 hour basis.

Whilst it is the preference of Greater Manchester Police (Design for Security) for the proposed fencing to be swapped with weld mesh fencing, the proposed solid metal hoarding has already been erected.

It is considered that given the temporary nature of the works, the time it would take to erect new fencing and the costs involved, it would be unreasonable and excessive to stipulate alternative fencing on this occasion. The proposed fencing satisfactorily encloses the site and given on-site security arrangements, the impact to security is considered satisfactory.

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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The permission hereby granted is for a limited period only, expiring on 31 August 2021. The use and structures comprising the development for which permission is hereby temporarily granted, is required to be discontinued on that date and removed from site within one month of the use ceasing.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry of this temporary permission, pursuant to policies SP1, CC1, CC10, CC8 and DM1 of the Manchester Core Strategy.

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

Drawings numbered 21.0134-001/a, 151667-TSA-SKE-RBC-001/A and 151667-TSA-SKE-RBC-002/A, received by the City Council as Local Planning Authority on 16 March 2021.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Apartment 201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 717, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 211, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 206, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 604, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 414, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 705, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 913, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 208, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 217, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 309, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 607, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 801, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 904, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 916, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 316, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 304, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 814, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 907, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1309, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1302, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1007, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1005, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 909, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 907, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 604, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 406, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 405, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 307, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 808, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 211, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 210, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 208, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 304B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 601B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 507B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 709, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 712, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 908, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 313, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 511, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 115, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 806, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 917, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 104, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 803, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 813, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 303, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 207, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 401, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 416, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 601, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 205, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 804, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 809, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 901, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 903, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 210, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 212, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 407, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 808, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 509, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Arch 8, Red Bank, Manchester, M4 4HF
Apartment 816, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 915, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 711, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1002, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 413, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 909, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 609, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1404, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1308, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1207, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1009, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 908, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 709, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 509, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 506, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 401, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 301, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1305, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Arch 21, Red Bank, Manchester, M4 4HF
Apartment 303B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 501B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 405B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1101A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 518, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 911, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 215, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 811, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 603, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 415, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 714, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 318, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 111, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 417, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 516, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 706, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 914, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 409, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 608, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1004, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 515, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1408, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1405, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1307, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1306, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1304, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1108, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1107, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1003, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1002, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1001, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 708, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 407, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 706, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 501, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 408, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 906, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 104, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 9, Red Bank, Manchester, M4 4HF
SPORTS SPECIFIC, Arch 18, Red Bank, Manchester, M4 4HF
Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 506B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 706B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 804B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 405A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 802, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 317, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 403, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 1001, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 402, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 815, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 114, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 506, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 507, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 411, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 218, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 412, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 109, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 508, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1402, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1204, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1106, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1006, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 807, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 804, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 803, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 802, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 703, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 702, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 601, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 504, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 502, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 409, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 903, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 304, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 209, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 201, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 606B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 707B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 701B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 703B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Arch 15, Red Bank, Manchester, M4 4HF
Apartment 314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 105, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Arch 17, Red Bank, Manchester, M4 4HF
12 - 14 Chase Street, Manchester, M4 4FJ
Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 609, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Arch 10, Red Bank, Manchester, M4 4HF
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY

Arch 16, Red Bank, Manchester, M4 4HF

Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 1006A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 903A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 314, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 810, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 408, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 513, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 418, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 703, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 214, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 503, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 605, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Flat 1205, Vallea Court, 1 Red Bank, Manchester, M4 4FH

Flat 605, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Flat 606, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Apartment 705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Unit 1 To 2, Millgate, Dantzic Street, Manchester, M4 4DW

Unit 4, Millgate, Dantzic Street, Manchester, M4 4JW

Arch 12, Red Bank, Manchester, M4 4HF

Apartment 602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 806A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 805A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 707A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1103A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX
Mixamate Ltd, Hargreaves Street, Manchester, M4 4EJ
Apartment 106, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 905, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 302, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 807, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 710, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 312, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 101, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 602, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 501, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 310, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1102, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1406, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1401, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 707, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 607, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 404, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 403, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 402, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 203, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 111, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 108, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 20, Red Bank, Manchester, M4 4HF
Apartment 907B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 307B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 803B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
50 Red Bank, Manchester, M4 4HF
Flat 1409, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1407, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Arch 24, Red Bank, Manchester, M4 4HF
Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 510, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 108, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 614, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 307, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 301, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 117, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 505, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Arch 22, Red Bank, Manchester, M4 4HF
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
121 Dantzic Street, Manchester, M4 4DW

Arch 14, Red Bank, Manchester, M4 4HF
Arch 13, Red Bank, Manchester, M4 4HF
Millgate, Dantzic Street, Manchester, M4 4DW
Apartment 912, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 102, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 113, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 201, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 701, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 308, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1209, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1208, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1206, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 805, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 801, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 704, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 608, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 602, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 508, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 503, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 305, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 901, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 809, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 207, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 206, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 205, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 110, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 105, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 101, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 23, Red Bank, Manchester, M4 4HF
Apartment 604B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 704B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 904A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 902A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1104A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1001A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 302A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 804A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 307A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1004A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1002A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 103, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 910, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 906, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 805, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 216, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 406, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 203, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 611, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 616, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 404, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 618, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 702, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 902, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 512, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1403, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1301, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1109, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1105, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1101, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1008, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 806, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 705, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 603, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 505, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 309, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 905, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 904, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 902, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 303, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 202, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 106, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 102, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 402B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 505B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 702A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 402A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 514, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 613, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 502, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 718, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 707, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 716, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 209, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 202, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 410, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 812, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 204, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 405, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 610, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 615, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1003, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1005, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 311, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 617, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 704, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 315, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 713, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 715, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 306, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 708, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 110, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 112, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 504, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 612, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1303, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1202, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1104, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1103, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1004, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 701, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 507, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 107, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 308, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 306, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 302, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 103, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 403B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 406B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 305B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 606, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 213, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 305, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 107, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 116, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 517, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1203, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1201, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 204, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 109, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 19, Red Bank, Manchester, M4 4HF
Arch 11, Red Bank, Manchester, M4 4HF
Apartment 801B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 504A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 503A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 404A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 407A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX
121A Dantzic Street, Manchester, M4 4DW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH1