

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129235/FO/2021

Date registered valid: 5 February 2021

Proposal: Erection of a two storey side extension to form cash and carry (sui generis)

Address: 163-165 Great Ducie Street, Manchester, M3 1FF

Ward(s): Cheetham Ward

Applicant: Imran Ashraf 25 Fairhaven Avenue, Whitefield, Manchester, M45 7QG

Agent (if any): Mr Dobney Seed Architects Seed Architects, 62 Chapel Street, Manchester, M3 7AA

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

Recommendation: Approve

Date of recommendation: 30 March 2021

Application details

Type of application: Full Application Consent

Development type: Minor Retail

Date of site visit: 9 March 2021

Standard consultations:

Printed: 10 February 2021 Expired: 3 March 2021

Neighbour notifications

Printed: 23 March 2021 Expired: 30 March 2021

Site notice

Posted: 9 March 2021 Expired: 30 March 2021

Press advert

Published: 16 February 2021 Expired: 9 March 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an existing row of 7 x two storey, commercial units comprising a combination of retail and office (Class E – formerly Classes A1 and A2) and cash and carry, wholesale units (sui generis). The building frontage incorporates roller shuttered shop frontage, with anti-ram bollards to the adjoining pavement.

The area of proposed development is limited to a yard located to the immediate south of the commercial parade, which is currently used for external car sales. Vehicular access to an existing rear service yard is served from Langston Street to the south.

The host parade is bounded by Great Ducie Street to the east with HMP Manchester beyond; Langston Street to the south, Barker Street to the west with commercial/retail units beyond and by the existing row of retail units off Great Ducie Street directly to the north.

The wider area is largely commercial in character.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is situated on the edge of the warehouse district as identified by the Strangeways Local Plan. Aside from HMP Manchester which is situated a short distance to the east, the immediate area is characterised by various commercial, wholesale and warehouses uses and is generally low-rise in scale.

The site adjoins the busy, main arterial route of the A56 which links the north of the city centre to the M60 motorway.

Description of development

Planning permission is sought for the erection of a two storey, side extension to the southern end of the existing commercial terrace, to form a cash and carry unit (sui generis) to both the ground and first floors (253 sqm total). The new unit is to replace an existing car sales area and is to utilise the existing service yard to the rear.

The application as originally submitted proposed a retail unit (Class E). However, due to the Council's concerns that such a use would not meet with Development Plan policy objectives for the area, which seeks to retain the area for high levels of economic activity focusing on the wholesale and warehousing trades, the proposed use was amended to that of a cash and carry, to reflect other nearby uses. Neighbouring occupiers were subsequently re-notified.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Highway Services – The site is considered to be suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities.

The proposed retail use will replace the existing car sales yard and whilst it is likely that the number of vehicle trips will increase, we consider that these can be accommodated on the highway network.

In the absence of any additional on-site parking we would recommend that secure cycle storage is provided for the use of customers and staff.

Existing waste storage is provided within the rear yard and accessed via Barker Street and this arrangement is acceptable from a highway perspective. Deliveries will also be received via the rear yard.

Pedestrian access proposals are acceptable

A condition in relation to construction management measures is recommended.

Environmental Health – No objection. Conditions are recommended in relation to external equipment and waste management.

MCC Flood Risk Management – The drainage of the site can be approved. The applicant should implement the appropriate flood mitigation measures as specified within FRA referenced: A3982.

GMP (Design for Security) – The application is supported if the proposed development is designed and constructed to Secured by Design standards. Various security measures are recommended.

Policy

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

Policies DM1, SP1, EC1, EC2, EN3, T2, EN14-EN19;

Saved policies CC10, DC19.1 and DC26 of the UDP;
Strangeways Local Plan;
The National Planning Policy Framework (NPPF)

Issues

Principle

The principle of a wholesale cash and carry use is considered acceptable in this location.

Policy and in particular and important material consideration in the form of The Strangeways Local Plan, recognises the site as being within the warehouse district and therefore improvements to businesses which support economic growth in the area are generally welcomed.

Saved Policy CC10 of the UDP also encourages the continued high level of economic activity in the Strangeways area recognising particularly the needs of the wholesale trades which dominate the area.

Given the overarching policy context, it is considered that the general principle of the proposed use would be acceptable in this location.

The proposed use would also remove an unauthorised car sales area which has become established over time, which will lead to improvement to visual amenity and the operation of the local highway.

Specific planning issues surrounding design, car parking, environmental issues and any impact upon nearby occupiers are outlined further below.

Design, Scale and Appearance

The proposed extension is two storey in scale and mirrors the elevational design, roof line and footprint of the host terrace.

It is considered that the design, scale and appearance of the extension will respond appropriately to the existing terrace and building lines, with no undue impact in terms of over-dominance, overlooking or the character of the street-scene.

In terms of design the proposed extension is to incorporate matching materials, window proportions, roof pitch and fenestration which reflect the existing terrace.

On balance it is considered that given the comparable design, scale and appearance, the proposed extension will assimilate satisfactorily into the immediate context.

Residential Amenity

This part of Cheetham is dominated by similar businesses and is identified within policy as being suitable for such businesses.

Due to the relatively detached position of the nearest residential neighbourhood and the context of the site's immediate surroundings, it is not believed that there would be any significant, adverse effect upon the living conditions of nearby occupiers in terms of increased activity and any associated noise and disturbance. Any impact can be mitigated through the use of planning

conditions to control servicing hours, hours of operation, construction management and refuse storage, arrangements. Conditions have therefore been included this regard.

Highway Issues

Whilst there are no parking standards enshrined within policy for such a use, it is considered that given the modest increase in floorspace, likely low level of staff, the impact of parking upon the local highway network is considered satisfactory. Given that the premises is not intended to serve the general public, as well as the proximity of public transport links and the free availability of nearby on-street parking, it is not considered that there would be impact upon existing demand the operation of the local highway.

Whilst increased parking would have been preferable, the parking ratio is also comparable to other similar business in the area and is unlikely to result in detectable effects. A condition has been included which will require cycle storage provision for staff.

In comparison to the other units within the terrace, to the rear, ample space is provided within a communal delivery yard for safe off-road deliveries and/or collections. The frequency of delivery is not known and is dependent upon the requirement of the occupiers. This will be defined at the occupier fit out stage, but is not anticipated to be significant. It is expected that the proposed premises will be serviced by transit vans and it is believed sufficient space is available off street to enable satisfactory servicing to take place.

In terms of vehicle movements, Highways do not anticipate that the proposal will generate a significant increase in the level of vehicular trips and therefore there are no network capacity concerns.

Waste Management

Indicative details have been provided as to the position of an existing, communal bin store within the rear service yard, with collection from Barker Street. Whilst this is considered a satisfactory location, further details are required as to the size and number of required waste receptacles, together with details of the frequency of collection. An appropriate planning condition has been included.

Flood Risk and Drainage

The applicant has prepared Flood Risk Assessment in support of their planning application which identifies the site as being in Flood Risk Zone 2, but given the nature of the proposed use, the development is classed as being less than vulnerable.

It is highlighted that the proposed development is limited to a 132 sqm ground floor footprint extension of existing units, with the area of proposed development currently a car sales yard. Therefore, post-development surface water runoff rates would be comparable to pre-development rates, and runoff will continue to be managed via the site's existing drainage system.

This assessment has been considered by the City Council's Flood Risk Management Team who consider that provided that the flood risk measures identified within the assessment are adhered to, there would be no objection. The applicant is advised to implement a surface water drainage scheme. A relevant condition and 'informative' has been included.

Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings and specifically states that listed building consent will not be granted for external or internal alterations or additions to a listed building, were in its opinion, there would be an adverse effect on its architectural or historic character.

Relevant to this application, Section 16 of the NPPF relates to Conserving and Enhancing the Historic Environment.

Paragraph 192 states that: *'In determining applications, Local Planning Authorities should take account of:*

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

Paragraph 193 states that:

'When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Paragraph 196 advises further that:

'Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use'.

In this case, the site is not situated within a designated conservation area or located immediately adjacent to any listed buildings.

Whilst the Grade II* listed building of HMP Manchester is situated a short distance to the east on the other side of Great Ducie Street, due the detachment of the application site from the

listed building and intervening land uses, including a surface level car park and substantial tree lined footpath, it is not considered that there would any material impact to neighbouring heritage assets or visual amenity. Furthermore, given the immediate context which is largely commercial in character, comprising many uses, including the host terrace, any impact to the setting of the listed building is considered negligible and less than substantial.

Air Quality

Policy EN16 of the Core Strategy which is supported by national guidance contained within the NPPF and NPG, advises that when Local Planning Authorities are considering the appropriateness of locations for new development, they should consider the impacts on air quality, alongside other plan objectives.

Given the existing use of the site for car sales, and as no new parking proposed, coupled with limited vehicle movements, it is considered that the impact upon air quality would not be significant, particularly given the sustainable location of the site.

Whilst it is acknowledged that there will be some localised impact upon air quality during construction, this will be short lived and through appropriate mitigation via the submission and agreement of a Construction Management Plan, any impact upon local air quality can be managed and minimised. This should include mitigation measures in relation to dust suppression, maintaining the site, avoiding the use of idling vehicles, the use of water, the covering of loose material and suitable waste management.

On this basis, it is not believed that the impact to air quality should form a barrier to development.

Construction Management

As referred to above, in order to ensure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, air quality or the operation of the highway, a condition has been included which requires the submission and approval of a Construction Management Plan. This will need to detail working practices, safety measures, dust suppression, the parking of construction vehicles and the removal of waste.

Ground Conditions

To ensure acceptable and safe ground conditions, planning conditions have been included which will require the submission and approval of a desktop report, site investigation report, any necessary remediation measures and a verification report post completion of agreed measures.

Security

It is considered that proposal allows for decent natural surveillance to Great Ducie Street frontage.

To ensure all external fittings and associated works are of a satisfactory standard, it is recommended that a condition of the planning approval should require the completed development to achieve 'Secured by Design' accreditation.

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 development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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

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

Drawings numbered A 100/C and A 102/B received by the City Council as Local Planning Authority on 5 February 2021 and 22 March 2021 respectively.

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.

4) The building hereby approved shall not be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

5) Notwithstanding the details submitted, the development hereby approved, shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

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

Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

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

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9) Any externally mounted ancillary plant, equipment and servicing to be installed shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. A scheme shall be submitted to and approved in writing by the City Council as Local Planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be completed before the apartments are occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the approved scheme. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenity of existing and future 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.

10) The development hereby approved shall only be carried out in accordance with information and flood mitigation measures contained within the submitted Flood Risk Assessment (Ref: A3982) produced by Earth Environmental Geotechnical, received by the City Council, as Local Planning Authority on 27 January 2021.

Reason - To minimise the impact upon air quality and In order to minimise the environmental impact of the development, pursuant to policy EN16 of the Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

11) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 Monday to Saturday.

No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

Reason - To safeguard the amenities of nearby residential occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

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

08.00 - 20.00 hrs daily

Reason - To safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) Prior to the commencement of above ground development, full details of any proposed roller shutters shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details and retained thereafter.

Reason - In the interests of visual amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

14) The development hereby approved shall not be occupied until the Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of 'Secured by Design' accreditation.

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

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the extension hereby approved shall not be further subdivided to form additional units.

Reason - To prevent an over-intensive use of the site, pursuant to Policies SP1 and DM1 of the Manchester Core Strategy.

16) For the avoidance of doubt, the development hereby approved shall be used as wholesale cash and carry units (sui generis) only and shall not be used for retail sales (Use Class E).

Reason - To ensure the premises are used for wholesale purposes only, pursuant to saved policy CC10 of the Unitary Development Plan for the City of Manchester.

Informatives

1) MCC records highlight that the underground Fairy Lane Brook is located within close proximity to the site (approximately 20m to the South of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site,

then further investigation should take place to identify the asset and MCC should be contacted immediately.

2) Any new signage or advertisements are likely to require separate advertisement consent. It is advised to contact the City Council as Local Planning Authority prior to the installation of any signage.

3) The applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police

Second Floor, 12 - 14 Robert Street, Cheetham, Manchester, M3 1EY
Millar GB Limited, 10 Hornby Street, Manchester, M8 8DQ
Unit 6B, 18 Sherborne Street, Manchester, M3 1FE
Unit 6A, 18 Sherborne Street, Manchester, M3 1FE
Unit 5, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 2, 18 Sherborne Street, Manchester, M3 1FE
Unit 1, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Ground Floor, Khalsa House, Chatley Street, Manchester, M3 1HY
Flat 137, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 136, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 133, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 132, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 130, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 123, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 100, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 55, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 52, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 46, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 38, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 36, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 35, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 22, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 13, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 119, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 114, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 109, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 107, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 103, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 101, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 91, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 90, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 89, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 85, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 79, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 43, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 39, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 26, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 12, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 9, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 6, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 2, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 144, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 142, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 139, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 138, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 135, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 127, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Flat 111, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 106, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 98, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 94, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 92, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 81, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 78, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 66, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 62, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 58, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 49, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 47, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
42 Southall Street, Manchester, M3 1LG
Red Bank Service Station, 58 - 74 Cheetham Hill Road, Manchester, M4 4EX
Juice Corporation, 16 Bury New Road, Manchester, M8 8EL
3 Bury New Road, Manchester, M8 8FW
First Floor, Khalsa House, Chatley Street, Manchester, M3 1HY
June Almond House, Mary Street, Manchester, M3 1FA
19 - 23 Empire Street, Manchester, M3 1JB
D And P Data Systems Ltd, 15 Carnarvon Street, Manchester, M3 1HJ
82 Great Ducie Street, Manchester, M3 1LT
H M Prison, Southall Street, Manchester, M3 1JL
20 - 24 Chatley Street, Manchester, M3 1HX
First Floor, 3 Cowburn Street, Manchester, M3 1FS
52 Lord Street, Manchester, M3 1HN
HMP Hospital, H M Prison, Southall Street, Manchester, M60 9AH
First Floor, 12 - 14 Robert Street, Cheetham, Manchester, M3 1EY
Ground Floor, 30 - 36 Empire Street, Manchester, M3 1JH
Travelodge, Great Ducie Street, Manchester, M3 1PT
Edward Holt House, Pimblett Street, Manchester, M3 1FU
43 Julia Street, Manchester, M3 1LN
153 Great Ducie Street, Manchester, M3 1FB
3 Thompson Street, Cheetham, Manchester, M3 1LU
First Floor, 51 Pimblett Street, Manchester, M3 1FU
Garage, 51 Pimblett Street, Manchester, M3 1FU
Car Park, Park Place, Manchester, M4 4EY
17A Bury New Road, Manchester, M8 8FW
Ground Floor, 12 Park Place, Manchester, M4 4EY
First Floor, 30 - 36 Empire Street, Manchester, M3 1JH
Lindop Sports, 46 Julia Street, Manchester, M3 1DQ
1 Cheviot Street, Manchester, M3 1LW
Park Garage, Dixylon House, Cheviot Street, Manchester, M3 1LW
1B Bury New Road, Manchester, M8 8FW
1A Bury New Road, Manchester, M8 8FW
Ground Floor, 10 Robert Street, Cheetham, Manchester, M3 1EY
Ground Floor, 12 - 14 Robert Street, Cheetham, Manchester, M3 1EY
Central House, 32 Chatley Street, Manchester, M3 1HX
84 Cheetham Hill Road, Manchester, M4 4EX
27 Woolley Street, Manchester, M8 8WE
88 Cheetham Hill Road, Manchester, M4 4EX
Flat, H M Prison, Southall Street, Manchester, M60 9AH
Flat 146, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Basement, 3 Cowburn Street, Manchester, M3 1FS
20 Briddon Street, Manchester, M3 1LS

12 Park Place, Manchester, M4 4EY
45 Julia Street, Manchester, M3 1LN
Third Floor, 12 - 14 Robert Street, Cheetham, Manchester, M3 1EY
Warehouse 2 Junction Robert Street, Park Street, Manchester, M3 1EU
Park Inn Hotel, 4 Cheetham Hill Road, Manchester, M4 4EW
CROWN SPORTS & TRADING CO LTD, First Floor, 149 Great Ducie Street, Manchester, M3 1FB
Shonn Bros (manchester) Ltd, Mary Street, Manchester, M3 1DZ
Ground Floor And First Floor, 47 Empire Street, Manchester, M3 1JF
53 Knowsley Street, Manchester, M8 8JF
First Floor, 47 Empire Street, Manchester, M3 1JF
Ground Floor, 149 Great Ducie Street, Manchester, M3 1FB
Ground Floor, 147 Great Ducie Street, Manchester, M3 1FB
Warehouse 1 Junction Robert Street, Park Street, Manchester, M3 1EU
Ground Floor And First Floor, Sherboure Works, Barker Street, Manchester, M3 1EE
Ground Floor, Sherboure Works, Barker Street, Manchester, M3 1EE
59 Knowsley Street, Manchester, M8 8JF
Flat 40, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 24, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 17, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 8, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 4, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 3, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
175 Great Ducie Street, Manchester, M3 1FF
Ground Floor, June Almond House, Mary Street, Manchester, M3 1FA
17 Mary Street, Manchester, M3 1NH
48 Lord Street, Manchester, M3 1HN
Warehouse Junction Dutton Street, Julia Street, Manchester, M3 1DQ
All Star Costumes, 165 Great Ducie Street, Manchester, M3 1FF
Cortress House, Julia Street, Manchester, M3 1DQ
Ground Floor, 6 Cheviot Street, Manchester, M3 1LW
J R Hosiery Co Ltd, 2 - 12 Carnarvon Street, Manchester, M3 1JJ
30 - 36 Empire Street, Manchester, M3 1JH
35 Park Street, Manchester, M3 1EU
55 Cheetham Hill Road, Manchester, M4 4FS
13 Bury New Road, Manchester, M8 8FW
Unit 2, 153 Great Ducie Street, Manchester, M3 1FB
75B Lord Street, Manchester, M3 1HE
Flat 22, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 21, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 16, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 5, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 1, Globe House, 30 Southall Street, Manchester, M3 1LP
Ground Floor, 51 Knowsley Street, Manchester, M8 8JF
20 Robert Street, Cheetham, Manchester, M3 1EY
Unit 1, 39 Sherborne Street, Manchester, M8 8LE
63 Cheetham Hill Road, Manchester, M4 4FS
Flat 99, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
57 Cheetham Hill Road, Manchester, M4 4FS
Flat 124, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 122, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 97, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 96, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 87, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Flat 67, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 63, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 60, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 57, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 51, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 48, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 45, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 42, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 37, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 32, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 31, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 25, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 20, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 5, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
3A Park Place, Manchester, M4 4EZ
40 Southall Street, Manchester, M3 1LG
SP Casuals, 165 Great Ducie Street, Manchester, M3 1FF
147 Great Ducie Street, Manchester, M3 1FB
27 Empire Street, Manchester, M3 1JB
Flat 4, 4 Park Place, Manchester, M4 4EY
Unit 3, 18 Sherborne Street, Manchester, M3 1FE
Unit 1, 18 Sherborne Street, Manchester, M3 1FE
Unit 3, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Unit 2, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Flat 143, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 140, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 134, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 131, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 126, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 121, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 117, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 105, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 71, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 93, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 77, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 74, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 70, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 69, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 68, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 65, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 54, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 50, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 41, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 34, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 30, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 21, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 18, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 15, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 14, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 10, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Unit 1, 1 Pimblett Street, Manchester, M3 1FU
Unit 2, Cortress House, Julia Street, Manchester, M3 1DQ
Ground Floor, 45 Julia Street, Manchester, M3 1LN
10 - 12 Park Place, Manchester, M4 4EY

75A Lord Street, Manchester, M3 1HE
47 Dutton Street, Manchester, M3 1LF
First Floor Unit 2, 43 Carnarvon Street, Manchester, M3 1EZ
Unit 1, 43 Carnarvon Street, Manchester, M3 1EZ
47 Empire Street, Manchester, M3 1JF
First Floor, 147 Great Ducie Street, Manchester, M3 1FB
Ground Floor, 51 Pimblett Street, Manchester, M3 1FU
69 Julia Street, Manchester, M3 1LN
Unit 1, Little Giants Mall, 30 - 32 Knowsley Street, Manchester, M8 8HQ
Beds Direct, Sherborne Street, Manchester, M8 8NE
61 Cheetham Hill Road, Manchester, M4 4FS
24 Sherborne Street, Manchester, M3 1EF
34 Chatley Street, Manchester, M3 1HX
Ground Floor, 47 - 49 Carnarvon Street, Manchester, M3 1EZ
Ground Floor Unit 2, 43 Carnarvon Street, Manchester, M3 1EZ
9 Carnarvon Street, Manchester, M3 1EZ
49 Knowsley Street, Manchester, M8 8JF
18 Sherborne Street, Manchester, M3 1FE
6 Park Place, Manchester, M4 4EY
Ground Floor, 3 Cowburn Street, Manchester, M3 1FS
Unit 2, 1 Pimblett Street, Manchester, M3 1FU
36 Chatley Street, Manchester, M3 1HX
51 Pimblett Street, Manchester, M3 1FU
First Floor, 51 Lord Street, Manchester, M3 1HE
1 Park Place, Manchester, M4 4EZ
167 - 169 Great Ducie Street, Manchester, M3 1FF
19 Cheetham Hill Road, Manchester, M4 4FY
5 Chatley Street, Manchester, M3 1HU
Shipton House, 41 Carnarvon Street, Manchester, M3 1EZ
Youthstar, 27 Robert Street, Cheetham, Manchester, M3 1EX
59A Cheetham Hill Road, Manchester, M4 4FS
AA Printers, 16B Robert Street, Cheetham, Manchester, M3 1EY
18 Robert Street, Cheetham, Manchester, M3 1EY
Unit 2, 39 Sherborne Street, Manchester, M8 8LE
57A Cheetham Hill Road, Manchester, M4 4FS
59 Cheetham Hill Road, Manchester, M4 4FS
12 Sherborne Street, Manchester, M3 1FE
Unit 2, 1 Cheviot Street, Manchester, M3 1LW
Unit 3, 1 Cheviot Street, Manchester, M3 1LW
Unit 1, 1 Cheviot Street, Manchester, M3 1LW
51 Lord Street, Manchester, M3 1HE
Ground Floor, 48 Lord Street, Manchester, M3 1HN
First Floor, 48 Lord Street, Manchester, M3 1HN
9 - 11 Bury New Road, Manchester, M8 8FW
17 Carnarvon Street, Manchester, M3 1EZ
Khalsa House, Chatley Street, Manchester, M3 1FU
17B Bury New Road, Manchester, M8 8FW
17C Bury New Road, Manchester, M8 8FW
2 - 16 Charter Street, Manchester, M3 1LY
32 - 42 Chatley Street, Manchester, M3 1HX
149 Great Ducie Street, Manchester, M3 1FB
71 Julia Street, Manchester, M3 1LN
47 - 49 Carnarvon Street, Manchester, M3 1LQ
54 Carnarvon Street, Manchester, M3 9AH

27 Park Street, Manchester, M3 1EU
37 Park Street, Manchester, M3 1EU
24 Park Street, Manchester, M3 1ET
151 Great Ducie Street, Manchester, M3 1FB
Unit 1, 153 Great Ducie Street, Manchester, M3 1FB
19 Bury New Road, Manchester, M8 8FW
33 - 41 Cheetham Hill Road, Manchester, M4 4FT
Unit 5, 153 Great Ducie Street, Manchester, M3 1FB
21 Cheetham Hill Road, Manchester, M4 4FY
57 Knowsley Street, Manchester, M8 8JF
Unit 4, 153 Great Ducie Street, Manchester, M3 1FB
29 Park Street, Manchester, M3 1EU
173 Great Ducie Street, Manchester, M3 1FF
12 Park Street, Manchester, M3 1ES
45 Carnarvon Street, Manchester, M3 1EZ
171 Great Ducie Street, Manchester, M3 1FF
Unit 3, 153 Great Ducie Street, Manchester, M3 1FB
7 Bury New Road, Manchester, M8 8FW
First And Second Floors, 7 Bury New Road, Manchester, M8 8FW
5 Bury New Road, Manchester, M8 8FW
Basement, 30 - 36 Empire Street, Manchester, M3 1JH
Flat 24, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 6, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 2, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 3, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 4, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 26, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 27, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 25, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 17, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 15, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 10, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 18, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 14, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 11, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 9, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 7, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 13, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 12, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 8, Globe House, 30 Southall Street, Manchester, M3 1LP
24 Dutton Street, Manchester, M3 1LE
Flat 3, 4 Park Place, Manchester, M4 4EY
Flat 1, 4 Park Place, Manchester, M4 4EY
Flat 2, 4 Park Place, Manchester, M4 4EY
Flat 5, 4 Park Place, Manchester, M4 4EY
Basement, 45 Julia Street, Manchester, M3 1LN
Basement, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
First Floor, 47 - 49 Carnarvon Street, Manchester, M3 1LQ
First Floor, 51 Knowsley Street, Manchester, M8 8JF
Flat 145, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 141, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 120, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 112, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 110, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Flat 95, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 88, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 83, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 80, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 73, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 59, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 56, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 53, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 33, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 27, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 16, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 11, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 1, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
First Floor, 45 Julia Street, Manchester, M3 1LN
3 Park Place, Manchester, M4 4EZ
181 Great Ducie Street, Manchester, M3 1FF
177 Great Ducie Street, Manchester, M3 1FF
Offices Junction Great Ducie Street, Julia Street, Manchester, M3 1DQ
Ground Floor, 51 Lord Street, Manchester, M3 1HE
Unit 1, Cortress House, Julia Street, Manchester, M3 1DQ
16 Chatley Street, Manchester, M3 1HX
29 Empire Street, Manchester, M3 1JB
21 - 23 Carnarvon Street, Manchester, M3 1EZ
Flat 19, Globe House, 30 Southall Street, Manchester, M3 1LP
Unit 6C, 18 Sherborne Street, Manchester, M3 1FE
Unit 4, 163 - 165 Great Ducie Street, Manchester, M3 1FF
Flat 129, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 125, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 84, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 113, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 108, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 104, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 82, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 76, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 75, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 29, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 28, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 23, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 19, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 7, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Arnak House, Mary Street, Manchester, M3 1FA
Unit 5, 18 Sherborne Street, Manchester, M3 1FE
Unit 4, 18 Sherborne Street, Manchester, M3 1FE
Flat 128, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 118, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 116, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 115, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 102, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 86, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA
Flat 72, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 64, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 61, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Flat 44, Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4FZ
Basement Ground And Upper Floor, 17 Mary Street, Manchester, M3 1NH

43 Carnarvon Street, Manchester, M3 1EZ
10 Robert Street, Cheetham, Manchester, M3 1EY
8 Park Place, Manchester, M4 4EY
First Floor, June Almond House, Mary Street, Manchester, M3 1FA
165 Great Ducie Street, Manchester, M3 1FF
Unit 2, Little Giants Mall, 30 - 32 Knowsley Street, Manchester, M8 8HQ
Basement, 25 Park Street, Manchester, M3 1EU
HMP Dental Department, H M Prison, Southall Street, Manchester, M60 9AH
Marco Services, 16 Robert Street, Cheetham, Manchester, M3 1EY
Second Floor, 17 Mary Street, Manchester, M3 1NH
First Floor, 17 Mary Street, Manchester, M3 1NH
Abstinence And Recovery Centre, 31 Robert Street, Cheetham, Manchester, M3 1EX
8 Cheviot Street, Manchester, M3 1LW
179 Great Ducie Street, Manchester, M3 1FF
32 - 34 Lord Street, Manchester, M3 1HF
First Floor And Second Floor, 10 Robert Street, Cheetham, Manchester, M3 1EY
27A Park Street, Manchester, M3 1EU
73 Julia Street, Manchester, M3 1LN
25 Park Street, Manchester, M3 1EU
3 Cowburn Street, Manchester, M3 1FS
15 Chatley Street, Manchester, M3 1HU
44 Lord Street, Manchester, M3 1HF
25 Cheetham Hill Road, Manchester, M4 4FY
Flat 20, Globe House, 30 Southall Street, Manchester, M3 1LP
Flat 23, Globe House, 30 Southall Street, Manchester, M3 1LP

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 - 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) -
Benefitting From Flood Defences -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1