

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140876/LO/2024

Date registered valid: 18 September 2024

Proposal: LISTED BUILDING CONSENT for works to Castlefield Viaduct to enable its use as an urban park, including the installation of stair and lift access to Egerton Street.

Address: Castlefield Viaduct , Between Beaufort Street And Egerton Street, Manchester, M3 4PU

Ward(s): Deansgate Ward

Applicant: Nichola Jacques National Trust

Agent (if any): Mr Marc Zablotny RJP Town Planners

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 28 March 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 4 October 2025

Standard consultations:

Printed: 24 September 2024 Expired: 15 October 2024

Neighbour notifications

Printed: 24 September 2024 Expired: 15 October 2024

Site notice

Posted: 4 October 2024 Expired: 25 October 2024

Press advert

Published: 1 October 2024 Expired: 22 October 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The site is a section of the Grade II listed 1892 Castlefield Viaduct that starts at the car park of Deansgate Metrolink Station in the east and runs alongside the Metrolink line towards Cornbrook. The other end of the site and entrance to the second phase will be accessed from Egerton Street. The viaduct is supported on a series of cast iron columns that both sit within the canal and around it. The area has a variety of uses, including offices, residential and leisure.



Figure 1 – Existing Egerton Street



Figure 2 – Existing vacant viaduct (Phase 2)

Description of development

Listed Building Consent is sought for the works to the Castlefield Viaduct to enable its use as an urban park, including the installation of stair and lift access to Egerton Street. Other works include an engagement centre, welfare centre, new boundary treatment with security and structural and remedial works to the viaduct.

Egerton Entrance Lift and Stair

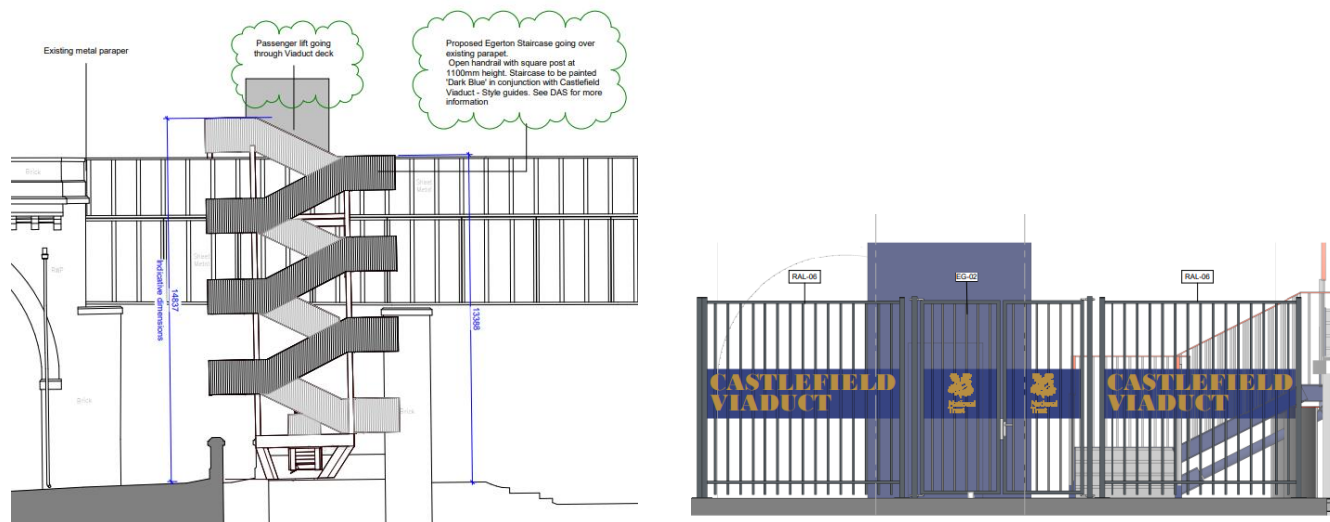


Figure 3 – Proposed Elevations of Staircase & Lift and Elevations of Proposed Entrance area

The installation of a 13-person passenger lift of a modular design with metal cladding finished in Dark Blue. This will be accessible from a new entrance area under the viaduct, accessed from Egerton Street.

The installation of a metal staircase cantilevered over the existing parapet of the bridge to minimise impact on the viaduct. The lift and stairwell will be enclosed in 2.4m high weldmesh fencing. Other security measures include controlled gates, CCTV and appropriate lighting.

Engagement Centre

The retention of the former visitor centre will be used as an Engagement Centre. A central path will be provided through the building. The building will still be used as a venue for gatherings, exhibitions, events and to provide shelter during poor weather.

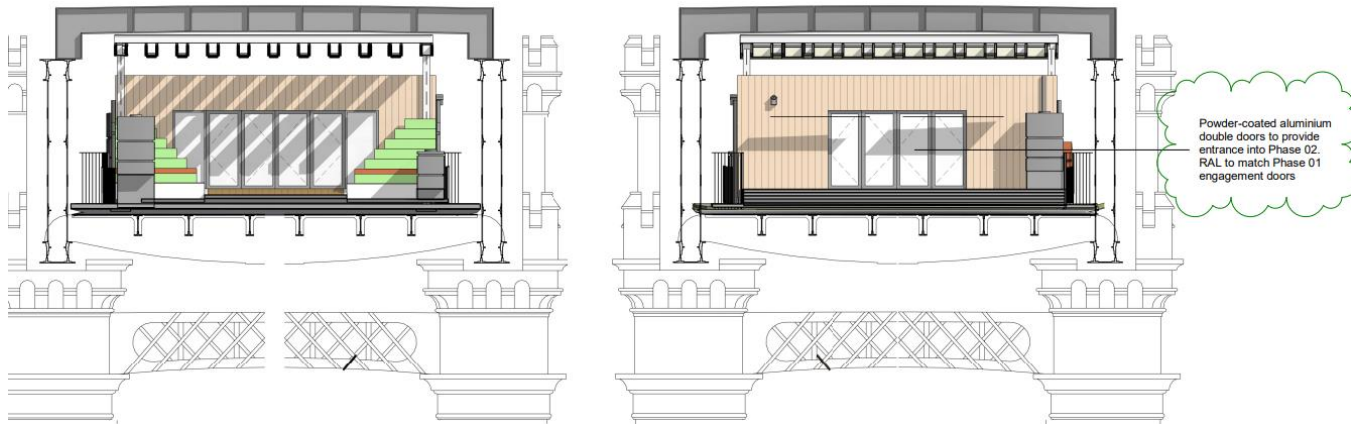


Figure 4 – Proposed elevations of the engagement centre

The external alterations to the building include replacement windows/doors to the west elevation. The replacement window/doors will be aluminium finished in a RAL colour to match the existing uPVC windows/doors. The existing uPVC windows/doors to the east and south elevations will be retained.

Welfare Centre

The existing staff welfare centre and portable WCs will be replaced with a new staff welfare centre. The replacement will consist of a refurbished shipping container, cladded in timber with steel doors and aluminium windows. The centre will contain space for National Trust Staff and public toilets including 1 accessible WC and 2 standard WCs with baby changing facilities

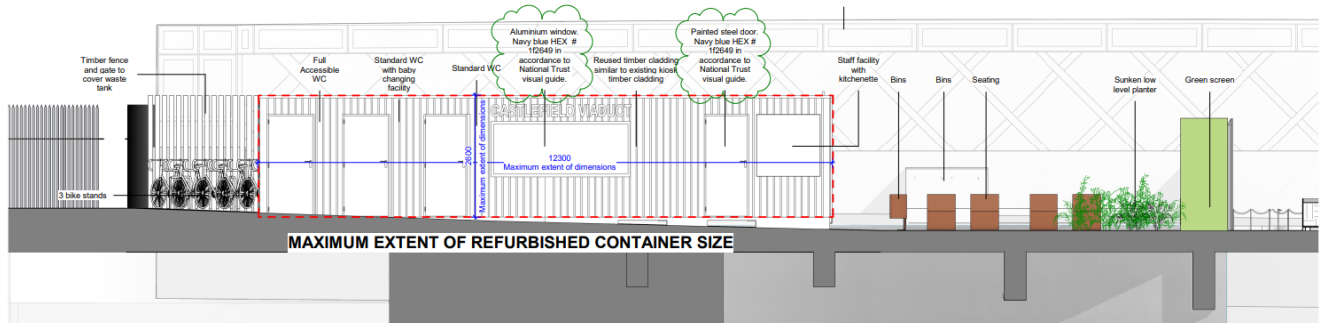


Figure 5 – Proposed elevations of staff welfare centre with W/Cs

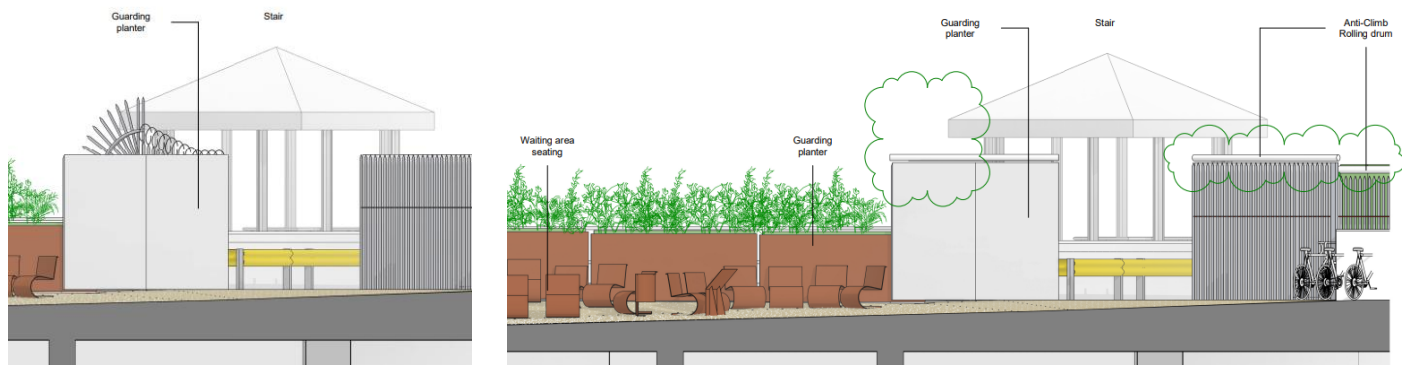


Figure 6 – Existing and proposed elevations to show new security fencing (anti-climb rolling drum)

The proposal includes the replacement of the anti-climb steel blades fencing with anti-climb rolling drum fencing within the Deansgate Metrolink entrance area.

Boundary Treatment

The installation of mesh fencing along the boardwalk adjacent to the Metrolink

Structural/Remedial works

The installation of structural supports and repairs across the viaduct with dome headed bolts

Relevant Planning History

131622/LO/2021 – Listed Building Consent for works associated with temporary change of use to urban park for a period of 20 months. Decision: Approve 23 November 2021

131621/FO/2021 - Temporary change of use to an urban park (F2(c)) for a period of 20 months. Decision: Approve 23 November 2021

Consultations & Notification Responses

Publicity – the application has been advertised and site notices displayed. Occupiers of neighbouring properties have been notified. 7 representations have been received, all in support of the proposal. A summary of the comments below:

- Amazing and we need bigger green spaces in the city
- Health benefits as well as climate mitigation and nature recovery
- Must be kept, made permanent, funded and extended
- Egerton Street entrance will create a traffic free route between areas

Historic England (North West) - No objection to the proposal for Phase 2 and welcome the continued re-use of an important historic asset.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy E3 – Heritage
- Policy EN9 – Green Infrastructure
- Policy EN11 – Quantity of Open Space, Sport and Recreation
- Policy EN12 – Area Priorities for Open Space, Sport and Recreation-
- Policy DN1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- | | | | | | |
|---|-----------------------------------|-----------|---|------|--------|
| - | Policy | JP-Strat2 | – | City | Centre |
| - | Policy JP-P1 - Sustainable Places | | | | |
| - | Policy JP-P2 – Heritage | | | | |

Planning (Listed Buildings and Conservation Areas) Act 1990.

Issues

Heritage background

The application is for works to the Grade II listed Castlefield Railway Viaduct, which stretches from G-Mex to Egerton Street (List Entry Number 1292315). The listed structure is some 900m in length, constructed in the second half of the 19th century.

The part of the viaduct covered by the proposal makes an important contribution to the heritage significance of the wider listed viaduct structure and also highly positive contribution to the character and appearance of the Castlefield Conservation Area within which it is prominently located. Given the height of the viaduct it is seen in many longer as well as short range views and the space under the viaduct is has a particularly unique character. The viaduct also has a strong collective interest with listed railway and water infrastructure of the Deansgate area, including the Grade II listed Bridgewater Canal Basin, the Giants Basin and the Rochdale Canal Locks, and makes an important and positive contribution to the setting of a number of listed buildings, including the Grade II listed Former Canal Flour Mills and the Grade II listed Former Merchants Warehouse. Thus, it is a very important contribution to the local area and its sense of place, located in a heritage sensitive context.

Impacts of the listed asset

Proposed new access

The proposed new staircase would make for a highly prominent addition to the Grade II listed viaduct and Castlefield Conservation Area. The staircase is of a relatively simple design consisting primarily of metal railings. The staircase has been designed to be cantilevered over the top of the parapet, to prevent any harm to historic fabric. Whilst the benefits to historic fabric are acknowledged, the design and siting of the staircase is considered to result in less than substantial harm to the setting and significance of the listed viaduct.

The proposed lift will be located on the underside of the viaduct and will require significant interventions through the listed structure. The lift will be constructed in a Corten steel finish, a high-quality material which is supported by the City Council. The entrance of the lift and staircase will be enclosed by tubular weldmesh gate and fencing. This is an improvement as it was originally proposed as standard mesh fencing.

The proposal includes the installation of new fencing along the boardwalk of Phase 2 of the site adjacent to the new entrance area via Egerton Street. Following discussions, the boundary treatment was amended to a tubular weldmesh fencing. Elevations have been shown of the fencing/entrance area and the visual appearance of the entrance area has been enhanced. Further details such as product specifications, samples and the method of installation will be sought through condition.

Outbuildings

The installation of a refurbished shipping container within the main entrance area. The container will be finished in natural timber cladding with aluminium windows. This is considered to be an improvement compared to the existing temporary structure. The doors are proposed to be in steel and further details of these and all other external materials would need to be reviewed through condition.

The Engagement Centre is the central building within Phase 1 of the site. It would be used as an event space and will have a traffic-resistant central path to allow access through Phases 1 and 2 which will establish a walking route along the Viaduct between the existing entrance and the new Egerton Street entrance. Since the temporary consent, there are proposed external alterations to the structure such as windows/doors to the west elevation. This replacement will be aluminium finished in a colour to match existing. The existing uPVC windows/doors to the east and south elevations will be retained. Notably, there would be limited opportunity to view the new higher quality aluminium windows against the existing larger uPVC windows as they would be located at either end of the building.

In the interest of the Grade II listed structure and conservation area, higher quality joinery such as timber and aluminium are encouraged. Whilst the replacement doors will be made from aluminium, the retention of uPVC windows will result in low harm to the significance of the heritage asset.

Structural/remedial works

The listed viaduct has previously undergone repairs and maintenance works. The proposal includes the replacement of rivets with bolts. The bolts are dome headed to have a similar appearance as the rivets. To minimise the impact of the insertion of the bolts, the Local Planning Authority would like to see further details such as a capping detail or other method showing both ends of the bolt as dome headed. Subject to the attached condition, the hiding of the fixing/nut of the bolt would lessen the harm to the listed asset.

Some of the repairs also consist of the installation of new plates. Further exact details of the repairs will be secured through an attached condition. This shall include the exact location, product specifications, samples and the method of installation. The LPA recommend that the plates should be as close to the structure as possible to avoid any gaps forming. The addition of plates is considered to result in less than substantial harm to the heritage asset.

Deansgate tram stop entrance area

The existing entrance consists of a solid panel topped with anti-climb steel blades and is considered to be uninviting and results in harm to the visual appearance of the listed structure. The proposal includes a replacement consisting of a anti-rolling drum which is considered to be a more attractive, higher quality and durable intervention. This replacement is significantly better as it would enhance the experience of the visitors and improve the visual appearance of the entrance area.

Heritage Assessment

This proposal would enable a permanent consent for Phase 1 and consists of an extension of the already used Viaduct into a second phase. In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

There is harm identified to the setting of the viaduct through the installation of the stair and lift as these installations would have a contemporary appearance which will detract from the character of the listed viaduct.

There is also harm identified through the installation of the associated boundary treatment and outbuildings. These permanent installations would result in some disruption to the views along the viaduct and the setting and significance of the heritage asset.

There is further harm identified through the structural works as it would require interventions into the fabric of the listed viaduct. These works are considered to be justified providing sensitive repairs are carried out. Further details will be secured through conditions.

The proposal would amount to less than substantial harm and as required by the NPPF, it is necessary to determine if the required public benefit exist to outweigh this harm.

Following the success of the Phase 1 Pilot scheme, there would be proven significant public benefit as the proposal would bring forward a permanent use within the viaduct, providing an accessible area of greenspace within the City Centre. There are also associated heritage benefits through sensitive repairs to the listed structure.

Subject to the attached conditions relating to the submission of product specifications, samples and fixing details etc, it is considered any identified harm above in the above assessment is outweighed by the public benefits and heritage benefits as required by paragraph 215 of the NPPF.

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents, as received by the City Council on 28 August 2024:

- Nomenclature: CVI-ARUP-ZZ-ZZ-DR-S-1055 T1
- Spans, Piers and Beams: CVI-ARUP-ZZ-ZZ-DR-S-1056
- Remedials, Traverse Beams Bearing Stiffeners: CVI-ARUP-ZZ-ZZ-DR-S-4001 T1
- Lattice Intersections: CVI-ARUP-ZZ-ZZ-DR-S-4011 T1
- Lattice Outstands: CVI-ARUP-ZZ-ZZ-DR-S-4012 T1
- Cross Bracing: CVI-ARUP-ZZ-ZZ-DR-S-4013 T1
-

Received by the City Council on 24 September 2024:

- Lighting Design Report: CVI-ARUP-ZZ-ZZ-RP-E-630
- Statement of Heritage Significance, prepared by Purcell
- Heritage Impact Assessment, prepared by Purcell
- General Notes: CVI-ARUP-ZZ-XX-DR-S-0001 T1
- Remedials, Piers: CVI-ARUP-ZZ-ZZ-DR-S-4021 T1

Received by the City Council on 20 December 2024:

- Proposed Context Sections: 12.2413 (PL)300A
- Proposed Engagement Centre Sections: 12.2413 (PL)302A
- Proposed Garden Sections: 12.2413 (PL)303A
- Proposed Boardwalk Sections: 12.2413 (PL)304A
- Proposed Egerton Egress Stair-Lift: 12.2413 (PL)305A
- Water Aid Cross Section: 12.2413 (PL)306A
- Proposed Context Elevations: 12.2413 (PL)400
- Planting Schedule: CVI-BDP-ZZ-ZZ-SH-L-0001_P01

Structural

- Bottom Flange: CVI-ARUP-ZZ-ZZ-DR-S-4002 Rev T2
- Longitudinal Beams: CVI-ARUP-ZZ-ZZ-DR-S-4005 Rev T2

- Bottom Chords: CVI-ARUP-ZZ-ZZ-DR-S-4014 Rev T2
- Deck Plate: CVI-ARUP-ZZ-ZZ-DR-S-4025 Rev T2
- Stair + Lift - Viaduct Level - Sheet 1: CVI-ARUP-ZZ-ZZ-DR-S-2051 T2
- Stair + Lift - Viaduct Level - Sheet 2: CVI-ARUP-ZZ-ZZ-DR-S-2052 T2
- Stair + Lift - Viaduct Underslung Beams: CVI-ARUP-ZZ-ZZ-DR-S-2053 T2
- Stair + Lift - Global Sections 1: CVI-ARUP-ZZ-ZZ-DR-S-2061 T2
- Stair + Lift - Global Sections 2: CVI-ARUP-ZZ-ZZ-DR-S-2062 T2
- Stair + Lift Constraints Plan: No. CVI-ARUP-ZZ-ZZ-DR-S-2031 T3

Received by the City Council on 15 January 2025:

- Landscape Masterplan: CVI-BDP-ZZ-ZZ-DR-L-0001_P03
- Landscape Site Wide Plan: CVI-BDP-ZZ-ZZ-DR-L-0002_P01
- Landscape Zonal Plan: CVI-BDP-ZZ-ZZ-DR-L-1001_P03
- Substrate Design Plan: CVI-BDP-ZZ-ZZ-DR-L-1003_P02
- Planning Planting Strategy Report: CVI-BDP-ZZ-ZZ-RP-L-0001_P02
- Planting Detail Plan Zone 1: CVI-BDP-ZZ-ZZ-DR-L-2001_P02
- Planting Detail Plan Zone 2: CVI-BDP-ZZ-ZZ-DR-L-2002_P02
- Planting Detail Plan Zone 3: CVI-BDP-ZZ-ZZ-DR-L-2003_P01

Received by the City Council on 23 January 2025

- Engagement Centre: 12.2413 (PL)700B
- Proposed Colour Scheme: 12.2413 (PL)900A

Received by the City Council on 6 February 2025:

- Proposed Gates: 12.2413(31)703
- Landscaping Sections: CVI-BDP-ZZ-ZZ-DR-L-4001_P01
- Converted Shipping Container Elevations
- Ballast Removal: 12.2413 (PL)011A
- Access Plan: 12.2413 (PL)012A
- Staff Welfare External Appearance: 'Converted shipping container'
- Entrance Area, New Staff Facility: CVI-ARUP-ZZ-ZZ-DR-S-2091 T2

Received by the City Council on 27 February 2025:

- Proposed Masterplan: 12.2413 (PL)100E
- Proposed Egerton Egress Viaduct Level: 12.2413 (PL)110B
- Proposed Egerton Egress – Egerton Street Level: 12.2413 (PL)111C
- Proposed Entrance Area Section: 12.2413 (PL)301D
- Proposed Masterplan (Phases): 12.2413 (PL)002A

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

3. Prior to the installation of new external MEP services, full and final details of any MEP services shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include specifications and details such as scaled cross sections, plans and elevations of the location and the method of installation/fixings. The approved details shall be implemented as part of the development and completed prior to first occupation of Phase 2 of the development.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

4. Prior to the installation of new signage, full and final details of new signage shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include product specifications and details such as scaled cross sections, plans and elevations to show the exact location, design, size, finish, material and method of installation/fixing. The approved details shall be implemented in accordance with these details.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the Listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Flat 410, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 102, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 609, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 401, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 705, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 208, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 15, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 9, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 7, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 303, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 401, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 304, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G10, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 712, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 107, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 709, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 710, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 502, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 610, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Flat 4, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 16, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat 209, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB

Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 609, 37 Potato Wharf, Manchester, M3 4BD
Flat 512, 37 Potato Wharf, Manchester, M3 4BD
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat 214, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 403, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 5, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 213, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 106, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 204, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G08, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 513, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G11, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 110, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 602, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 307, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 609, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 209, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 713, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 508, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 313, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 101, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 407, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 109, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
PRAETURA CAPITAL LLP, Third Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 3, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat G4, 1 Rice Street, Manchester, M3 4JL
2 Duke Street, Manchester, M3 4NF
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G12, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 407, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 602, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 607, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX

Flat 403, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 402, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 105, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 303, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 506, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 414, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 311, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 314, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 213, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 205, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 715, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 602, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 315, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 107, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 603, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 405, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 409, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 108, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 208, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 112, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 413, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 512, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 102, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 606, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G01, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 309, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 306, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 6, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 6, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 17, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
33 Collier Street, Manchester, M3 4NA
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat 504, 37 Potato Wharf, Manchester, M3 4BD
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 413, 37 Potato Wharf, Manchester, M3 4BD

Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 202, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Arch 18, Potato Wharf, Manchester, M3 4LA
Flat G07, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 710, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 203, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 509, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 410, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 207, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 310, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 703, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 708, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 706, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 312, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 407, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G09, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 203, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 404, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 701, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 412, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G01, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 514, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 211, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 605, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 305, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G07, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 101, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 302, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 706, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 207, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 109, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 504, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G06, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 14, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 16, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 411, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 308, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G09, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 202, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 505, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 704, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 612, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 210, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 105, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G03, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 605, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 1, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Arches 8 And 9, Catalan Square, Duke Street, Manchester, M3 4WD
Catalan Square, Duke Street, Manchester, M3 4WD

Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 702, 37 Potato Wharf, Manchester, M3 4BD
Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat G08, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G05, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G04, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 104, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G01, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 601, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 610, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 502, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 307, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 103, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 6, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 608, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 712, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 301, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 505, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 601, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 408, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G02, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 615, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 202, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 708, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G10, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 201, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G02, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G06, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 509, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 711, Whitworth, 39 Potato Wharf, Manchester, M3 4AR

Flat 601, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G05, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 103, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 702, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 13, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 12, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 15, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 710, 37 Potato Wharf, Manchester, M3 4BD
Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 406, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 208, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 108, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 301, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 102, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 706, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G09, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 505, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 206, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 508, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 205, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 405, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 614, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 502, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G03, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 110, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 613, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 402, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G08, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 409, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 309, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 513, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 711, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 411, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 611, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 713, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 4, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 1, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 302, Whitworth, 39 Potato Wharf, Manchester, M3 4BH

Flat 405, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G07, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 406, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 608, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 212, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 311, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 408, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 501, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 206, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 203, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 410, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 404, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 603, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G04, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 707, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 9, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 3, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Galloway, Rice Street, Manchester, M3 4JL
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 605, 37 Potato Wharf, Manchester, M3 4BD
Flat 612, 37 Potato Wharf, Manchester, M3 4BD
Flat 709, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 408, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 401, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 308, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 304, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 510, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 607, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 312, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 509, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 610, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 2, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 204, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT

Flat 212, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 304, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 209, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 714, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 512, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 507, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 503, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 707, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 612, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 106, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 210, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 11, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 507, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 403, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 207, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 305, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 113, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 111, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Second Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 9, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 12, Ship Canal House, Slate Wharf, Manchester, M15 4SX
The Lock Keepers Cottage, 14 Castle Street, Manchester, M3 4LZ
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
33A Collier Street, Manchester, M3 4NA
Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 302, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 510, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 510, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 201, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 103, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 709, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 309, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 702, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 409, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 606, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 507, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX

Flat 305, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 608, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 310, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 613, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 104, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Crosby Lend Lease, Potato Wharf, Manchester, M3 4LA
Flat 413, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 303, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 406, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 604, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 108, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 306, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 702, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 105, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 307, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 415, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 17, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 13, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 8, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 12, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 705, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 604, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 503, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 611, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 504, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 201, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 211, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 402, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 412, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Giants Basin, Potato Wharf, Manchester, M3 4NB
Ground Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 14, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 13, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 4, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat 201, 37 Potato Wharf, Manchester, M3 4BB
Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD

Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 510, 37 Potato Wharf, Manchester, M3 4BD
Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Flat 204, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G03, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 209, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 109, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 107, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 603, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 609, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 504, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 306, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 501, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 704, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 503, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 705, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 701, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 301, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 704, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 308, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 111, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 506, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G05, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G06, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 101, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 110, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G02, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 708, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 506, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 604, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 707, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 404, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 210, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 605, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 701, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 215, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 515, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 313, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 104, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 607, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G04, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 310, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 710, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 606, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 508, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 206, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 501, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Castlefield Conservation Area 1979

Flood Zones Type 2 (low to medium risk) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL