

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141809/JO/2024

Date registered valid: 23 December 2024

Proposal: Variation of planning permission 139621/FO/2024 to amend condition 2 (Approved Drawings and Documents) consisting of the upper library roof parapet wall mounted edge protection being replaced with freestanding guarding and the metal balustrade being replaced by a louvred screen.

Address: Royal Northern College Of Music, 124 Oxford Road, Manchester, M13 9RD

Ward(s): Hulme Ward

Applicant: Neil Bohanna, The Royal Northern College of Music

Agent (if any): Ian Palmer, Ian Palmer Architects

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 14 February 2025

Application Details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 16 January 2025

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 January 2025 Expired: 29 January 2025

Site notice

Posted: 16 January 2025 Expired: 6 February 2025

Press advert

Published: 14 January 2025 Expired: 28 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The Royal Northern College of Music (RNCM) is a conservatoire and a centre of music education. It is one of four conservatoires associated with the Associated Board of the Royal Schools of Music. RNCM plays host to a wide variety of diverse public performances on site.

The College was established in 1973 by the merger of the Northern School of Music (established 1920) and the Royal Manchester College of Music (established 1893).

The estate has evolved over time and is formed from several developments;

- The Main Building (constructed 1973)
- The Link Building (constructed 1999)
- The Library Building (constructed 1997)
- The Oxford Road Wing (constructed 2006)

Along the eastern elevation sits Oxford Road, a major bus route which goes from the City Centre and runs directly through the University Campuses of both the University of Manchester and Manchester Metropolitan University.

The site is bounded by Booth Street West to the south, by Higher Chatham Street to the west, and by Rosamond Street West to the north.

The Main Building comprises a large portion of the site. It has a large structural grid and is fashioned in concrete and silver quartz masonry. It was originally conceived with two entrances,

with its upper level of the flighted concourse connecting to the Oxford Road high level pedestrian walkway.

The Library Building is representative of the 90's architecture of the period in which it was constructed. Its building form is sculpted and modelled in buff masonry with super slot windows defying the load bearing properties of brickwork.

These two building of the College were unified in 1999 with the addition of the Link Building, which now serves as the College's main entrance, having a dual aspect with doors serving both Rosamond Street West and Booth Street West. It is an early atrium typology, housing a reception and box office under a winged roof.

The Oxford Road Wing was constructed in 2006, which resulted in the demolition of the high-level pedestrian gesture, replacing it with a veneer of practice rooms, studios, and offices. Black silicone pointed glazing, capped with a modular concrete rain screen, present the Oxford Road façade.

Description of Development

The proposal seeks the variation of planning permission 139621/FO/2024 to amend condition 2 (Approved Drawings and Documents) consisting of the upper library roof parapet wall mounted edge protection being replaced with freestanding guarding and the metal balustrade being replaced by a louvred screen.

Related Applications

139621/FO/2024 - Replacement of windows and works to the roof, including replacement of roof mounted mechanical plant and installation of additional plant and new plant deck, the introduction of permanent edge protection, and the introduction of an additional external stair.

Approved June 2024.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Policy

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

The Adopted Core Strategy for the City of Manchester

SP1 (Spatial Principles) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety, and well-being of residents, consider the needs of all members of the community, and protect and enhance the built environment. Further, development should seek to improve access to jobs, services and open space, and provide good access to sustainable transport provision.

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be

expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

CC9 (Design and Heritage) advises that design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

DM1 (Development Management) states that all development should have regard to a number of specific issues the following of which are relevant to this application and for which more detailed guidance may be given within a supplementary planning document:

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.
- Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and prevention.
- Design for health.
- Refuse storage and collection.
- Vehicular access and car parking.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the ten boroughs which make up Greater Manchester.

The following policies are considered relevant to this application:

JP-P1 (Sustainable Places) states an aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of

new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

JP-P5 (Education, Skills and Knowledge) states that significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities. This would include support for the continued growth and success of the university sector, such as through strengthening the world leading research capabilities and promoting opportunities for business spin-offs; and continuing to help develop Greater Manchester as the UK's best destination for student.

JP-S1 (Sustainable Development) states that in order to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

JP-S2 (Carbon and Energy) states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures, and environmental sustainability.

In Chapter 2 'Design', paragraph 2.7 outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment and encourages "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

National Planning Policy Framework (NPPF) (2024)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2024), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following sections are of relevance to this application:

Section 12 (Achieving well-designed places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

"Development that is not well designed should be refused, specifically where it fails to reflect local design policies and government guidance on design. Developments should help to raise the standard of design more generally in an area and fit in with the overall form and layout of their surroundings" (**paragraph 139**).

At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (**paragraph 11**).

This is further explored in **paragraph 8**, which confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The National Design Guide (January 2021)

Illustrates how well-designed places that are beautiful, enduring, and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

There are 10 characteristics of well-designed places within the National Design Guide which are listed below:

- Context - enhances the surroundings
- Identity - attractive and distinctive
- Built form - a coherent pattern of development
- Movement - accessible and easy to move around
- Nature - enhanced and optimised
- Public Spaces - safe, social, and inclusive
- Uses - mixed and integrated
- Homes and buildings - functional, healthy, and sustainable
- Resources - efficient and resilient
- Lifespan - made to last

Issues

Principle of the Development

Originally Approved Scheme

As with the original application, there will be various benefits brought about these works:

- o Thermal upgrades of the building because of the roof and window replacement
- o Replacement of outdated roof mounted mechanical plant to help achieve de-carbonisation.
- o A heating and cooling network in the form of 2 additional ASHP and associated pipes connecting to the main central plant room.
- o Plant decks allowing the building to remain operational whilst the old existing services are replaced, and the new installed & commissioned.
- o Improved access and maintenance with the introduction of permanent edge protection.
- o Compliant means of escape from the library roof.

Due to the benefits brought about by these works, the principle of the original development was considered to be acceptable.

Proposed Variation of Scheme

For the variation of conditions application, the proposed wall mounted handrails will be replaced with freestanding guarding. This is due to the fact that intrusive surveys have proved that the parapet could not support the rotation loading of a handrail.

A metal balustrade around the ASHP plant deck is proposed to be replaced by a louvred screen to form a permanent edge protection. This is due to the fact that ASHP have top mounted fans and the manufacturers guidance requires ladder access which would be a risk to life by falling over the handrail and a permanent full height solution is required.

The reasons for both these amendments are considered to be acceptable in terms of the principle of the development.

These proposals must be judged against various Planning considerations in order to determine the acceptability of the application.

Visual Amenity

Originally Approved Scheme

The windows that are being replaced are almost like for like. The replacement windows will match the existing profiles and the existing window frames will be a minor variation of colour from what is currently in place, changing from a RAL 7039 Quartz grey to a RAL 7044 Silk grey. This minor change in colour will blend in well with the surrounding brickwork.

The glazing of the windows will change from single glazing to triple glazing. Overall, it is considered that the replacement of the windows will have a neutral impact upon the visual amenity of the building.

The roof top plant currently in place is exposed and visible from certain views from surrounding buildings. The introduction of the plant screen, in the form of perforated profiled cladding, will have a positive impact upon visual amenity by shielding the view of the currently exposed plant in place.

It was queried with the applicant as to whether anodised panels could be secured in place of perforated profiled cladding, however, the provision of anodised panels is subject to a minimum

order which far exceeds the amount of panelling that would be used in this project. In lieu of this, perforated profiled cladding is considered to be acceptable.

Additionally, the proximity of the screen to the masonry face is determined by the structure. The plant structure needs to be aligned with the existing columns and concrete frame to transmit the plant loading.

The plant screen is a background component. Its colour and appearance have been deliberately neutralised in its architectural expression to blend in with the surrounding building architecture. The cladding is perforated as an enhancement. Its form mimics other contemporary buildings adjacent.

Overall, it is considered that the screening of the existing plant will produce a minor positive impact on the visual amenity of the building and the surrounding area, and it is considered that the plant screen has been chosen and designed to have a minimal impact upon the visual amenity in comparison to the screen's surroundings and to the rest of the building's architecture

The introduction of the edge protection will have some impact upon the visual amenity of the building. However, the edge protection has been slightly set back from the edge of the building and will not be visible from the majority of views at the surrounding street level at Booth Street West, although it will be visible from certain views in the surrounding area. In addition to this, edge protection has already been approved and introduced on the Main Building, so the introduction of the edge protection of the remaining buildings of the College will be in line with this design on the Main Building and will create a more cohesive appearance.

The external stair between the Link Building and the Main Building will be visible from the street level on Booth Street West.

Whilst the preference would have been to have this external stair further set back, the as proposed location has been determined by the Link Bridge steelwork which sits directly below. In order to accommodate the external stair in a further set back position, extensive internal works would have to take place which would not be entirely viable and would only result in a marginal improvement in visual amenity compared to the as proposed location.

The external stair is required in order to provide two separate directions of fire escape from the roof of the Library Building and Link Building, taking into account the relevant travel distance.

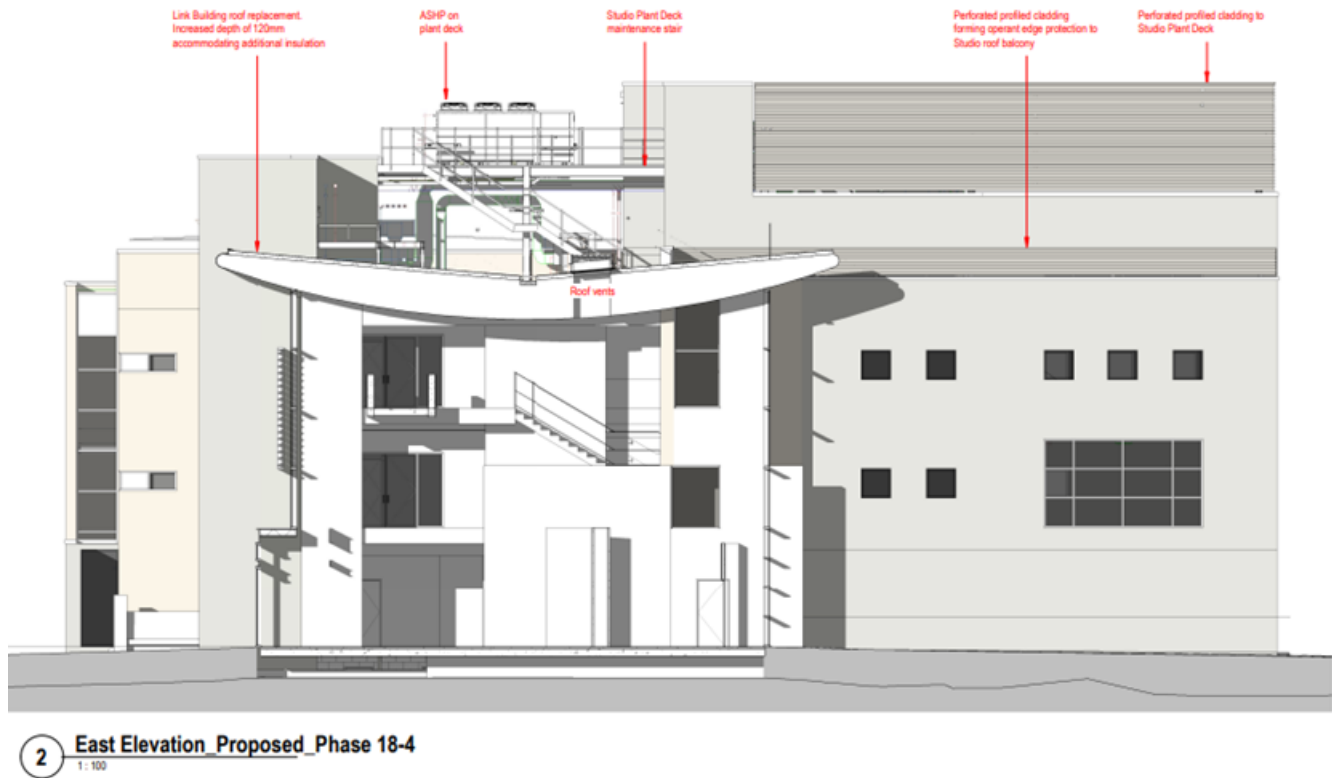
There is currently a compliant enclosed fire escape staircase at the very western end of the Library Building. A dropdown ladder previously provided the other escape option, however, this has to be decommissioned as it is not compliant with current fire regulations.

The other option, to provide a second means of fire escape, would be to have an either a staircase or a permanent ladder situated in an enclosed fire escape enclosure. The considered design options for these, however, would result in a much more visually intrusive mass to be added on to the building, rather than the external stair, which is more subtle in design and smaller in massing, and provides direct access into fire escape enclosures already in place in the Main Building.

An additional fire escape enclosure was originally proposed as a part of this application, but this was removed from the proposal following discussions between the City Council and the applicant, as an additional enclosure was not considered necessary with the addition of the external stairwell between the Link Building and Main Building. The proposed enclosure was considered to be highly visible from Booth Street West and was removed due to the unnecessary impact to visual amenity that would have resulted from its construction.

Proposed Variation of Scheme

An existing handrail around the ASHP plant deck is proposed to be replaced by perforate profiled cladding. This will be a continuation of the perforated profiled cladding approved to surround the Studio Plant Deck.

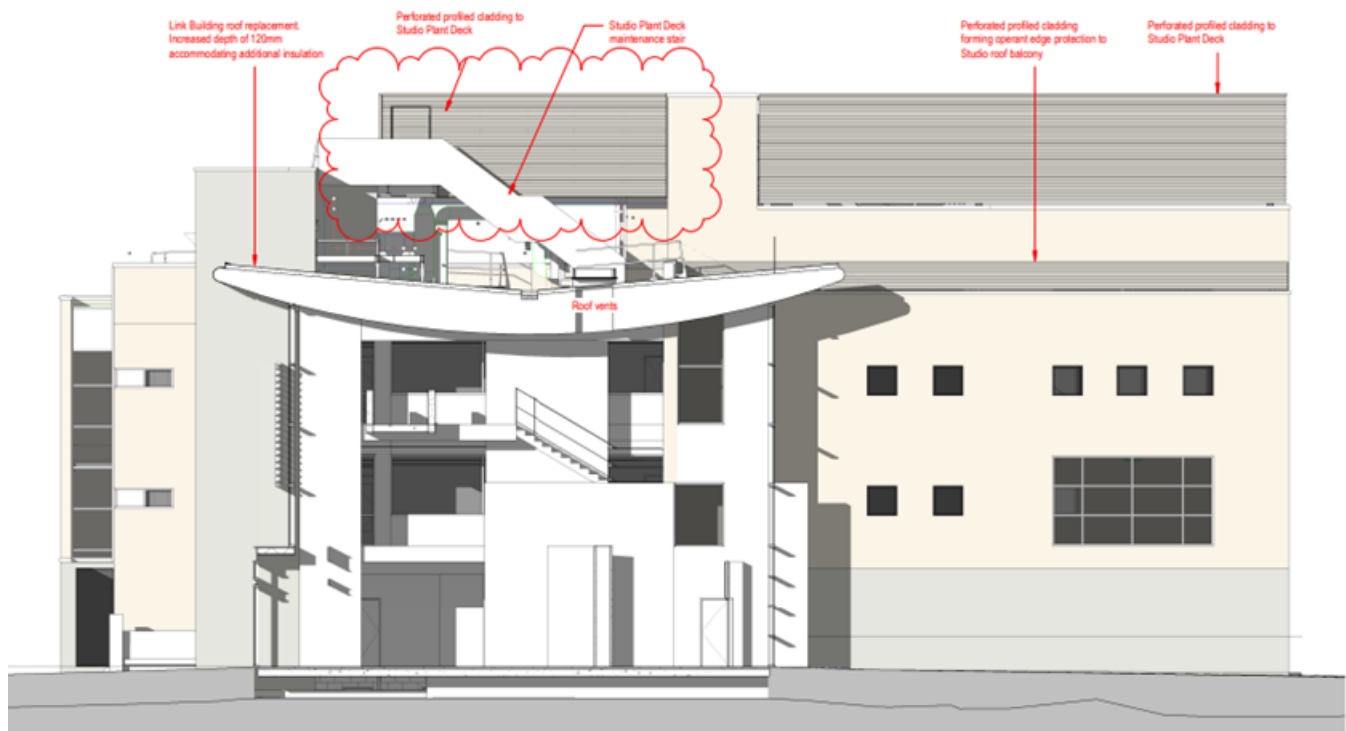


Approved East elevation

The use of the same perforate profiled cladding will create a cohesive appearance across the elevation.

It is not considered that additional amount of perforate profiled cladding proposed in this variation application is substantial enough in order to warrant a refusal.

As with the originally approved perforate profiled cladding on the original application, the fact that the introduction of this screen will shield plant from view, is considered to have a minor positive impact on visual amenity, strictly in this one regard.



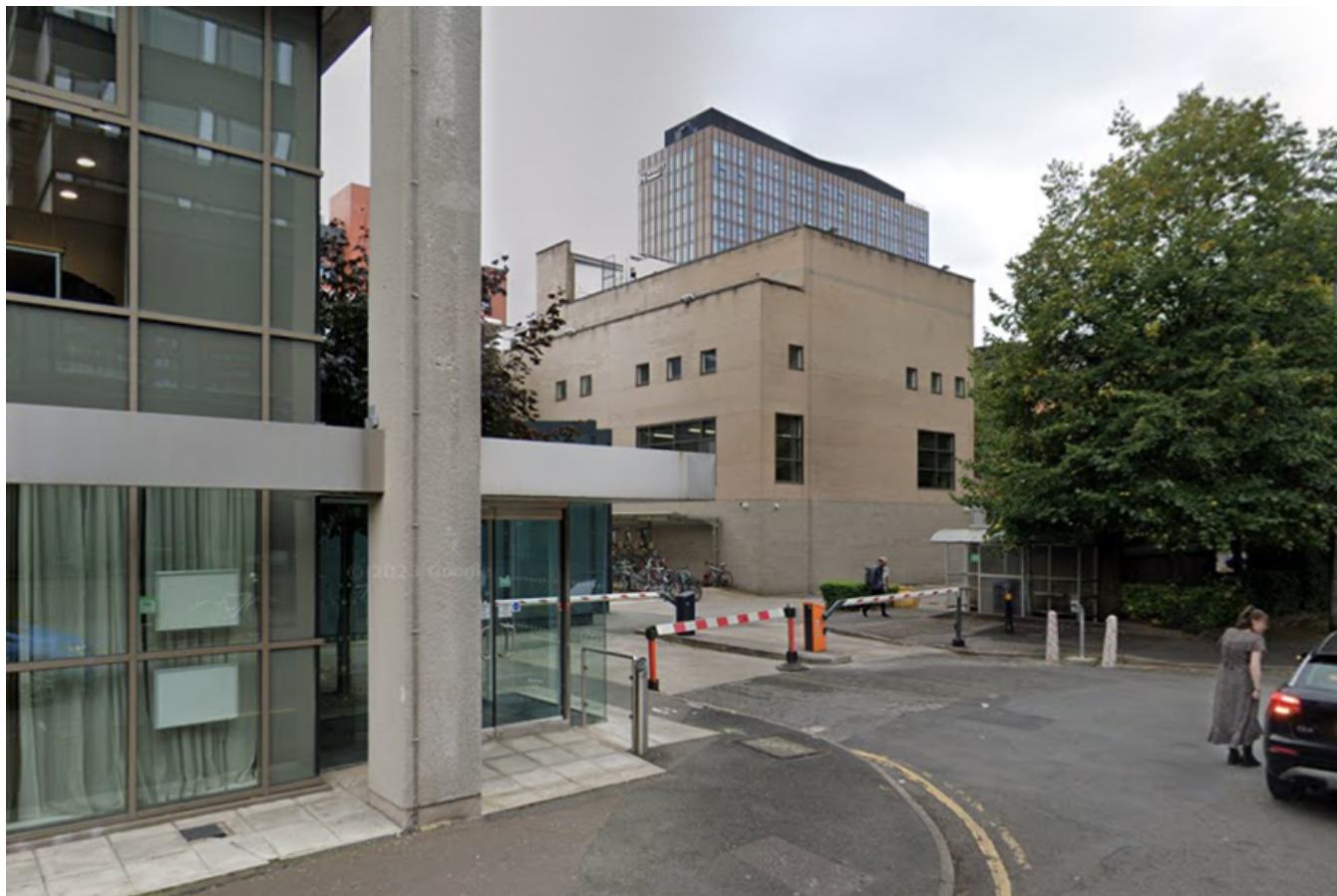
2 East Elevation Proposed Phase 18-4
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Proposed east elevation

The staircase on the East elevation, which was approved under the original to provide fire escape routes and safe maintenance access to the Studio Plant Deck, will be clad in the same material as the link bridge stairwell approved under the previous application.

It is located in a set back area of the building off Rosamond Street West. The screen around the plant and the stairwell will be set back from the primary street scene and the visual amenity impact is not considered to be significant enough in order to warrant refusal on visual amenity grounds.

Whilst a preference would have been to not have such a full height solution, ASHP have top mounted fans. Manufacturers guidance requires ladder access which would be a risk to life by falling over the handrail and a permanent full height solution is required.



Current Rosamond Street West elevation

The varied scheme will also involved the replacement of the previous approved permanent handrail with freestanding guarding.



ion. Proposed Phase 18-4

Guarding on south elevation

The guarding will be no higher than what the handrail previously approved and will be no more visible than the guarding previous approved.

Residential Amenity

Originally Approved Scheme

As assessed under the original application, there will be some impact of noise pollution from the replacement and introduction of further air conditioning units and plants to the roof.

These noise pollution concerns will be mitigated slightly by the introduction of the plant screening.

A noise impact assessment has been provided as a part of this application and has been deemed to show that the plant will be with levels acceptable to Manchester City Council's Environmental Health department.

A condition has been added to this permission to ensure that the development complies with the scheme laid out in the noise impact assessment.

A verification element has been attached to this condition to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met.

Proposed Variation of Scheme

The variation application will introduce further plant screening which will help to mitigate noise from plant.

Public Safety

Originally Approved Scheme

The screening of the proposed Air Handled Units will prevent the risk of falls from height for those who are undertaking maintenance on said units.

Under the Workplace Act buildings should protect those that use or maintain them. The introduction of the edge protection provides safe, and unassisted access to clean windows, maintain and clean the roof and rainwater pipes, and to regularly access the mechanical equipment in line with SFG20 standard.

The original parapet height is below the threshold to provide adequate edge protection as defined by the Building Regulations Approved Document K, and so this edge protection is required in order to comply with this. The fact the roof thermal upgrades, as required to facilitate the decarbonisation targets, further reduces the guarding height, provides more reason for the introduction of the edge protection.

Whilst there are other measures that could be put in place to maintain the roof which rely on trained operatives and tested access equipment, an obvious fail safe, low risk solution which provides free access to the roof is in line with the thinking of the Health and Safety Executive.

Proposed Variation of Scheme

The variation of this proposal will provide greater public safety to the ASHP as the permanent full height solution will prevent maintenance workers required access from falling on to the top mounted fans.

Fire Safety

Originally Approved Scheme

The main concern regarding fire safety with this proposal, is to provide a compliant means of fire escape from the Library Building and Link Building. There is currently one compliant means of escape, in the form of an enclosed fire escape stairwell, at the west of the Library Building. Due to travel distances, means of escape in two separate directions is required in order to be compliant with fire safety regulations.

An existing dropdown ladder that was previously used for fire escape from the Library Building and Link Building, is now deemed to be unsafe will be decommissioned as a part of these works.

Other options of a second means of fire escape were considered and discussed in the course of this application.

A roof escape directly into the Link Building would be non-compliant with BS 9999 Clause 13.2, unless the accommodation stair in the entrance foyer is designed to be a protected stair. It is also non-compliant with BS 9999 Clause 17.6 as it is not a protected stair and therefore cannot be used as an escape route, nor can it be enclosed as a protected stair unless the reception area is limited in size which is not possible.

The Link Building can still be used as an escape route from parts of the ground floor of the Library and Main Buildings as there are multiple means of escape from these spaces and there is glazing available allowing occupants to see if there is a fire in this area, but this would not be compliant as a means of escape from the roof. By providing an escape stair into the foyer, workers would be at risk of walking into fire and smoke in this space. This is a reason why accommodation stairs are generally not recommended to be used for evacuation.

Adding an escape route to the far internal stair, which is protected, is a safer option than above however, the travel distances are long from the plant deck and in a single direction.

The introduction of an enclosed stairwell or ladder were discussed as a part of the application, and whilst these would have provided a compliant second means of fire escape, the impact on visual amenity meant that the preference would be for the external staircase.

The external staircase will provide an alternate direction as a means of escape, particularly from the plant area on the roof of the Library Building. The external stair will provide an the escape route which will lead away from a fire on or below the plant deck to the roof of the Main Building.

Although the travel distance is similar to the above, the risks of fire breaking through the escape route is low and workers will have the option of more than one direction of escape once they reach the Main Building.

Proposed Variation of Scheme

The variation in the proposal will result in no change to fire safety concerns compared to the original approved scheme.

Access

Originally Approved Scheme

As with the original application, the access in to and out of the building will at ground level will not be affected by the works.

The access to the roof of the building will be improved by the introduction of the external stair. There are already access points to the roof of the Main Building and Oxford Road Wing and only one currently compliant access point to the Library Building and Link Building.

An existing dropdown ladder that is currently deemed to be unsafe will be decommissioned as a part of these works.

Proposed Variation of Scheme

The variation of this proposal will provide safer access to the ASHP as the permanent full height solution will prevent maintenance workers required access from falling on to the top mounted fans.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 planning application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the 21 June 2027.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 10 April 2024:

- Proposed Level 2 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200015
- Proposed Lower Library Roof Skylight PR1-IPA-Z1-00-SK-A-001 P03
- Proposed Lower Library Roof Skylight PR1-IPA-Z1-00-SK-A-002 P02
- Proposed Elevation/Section Key PR1-IPA-Z1-18_GA-A-200501
- Proposed SL68 Frames AD-477
- Library Decarbonisation - Plant Noise Assessment Report

Received by Manchester City Council as the Local Planning Authority on 17 April 2024:

- Existing and Proposed Window Type Z1-18_4-SK-A-001 P01

Received by Manchester City Council as the Local Planning Authority on 10 June 2024:

- Proposed Level 3 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200016 P04
- Proposed Level 4 Fire Strategy Zone 2 PR1-IPA-Z1-18_4-GA-A-200017 P04
- Proposed Window Upgrade Elevations PR1-IPA-Z1-18_4-GA-A-200200 C02
- Existing and Proposed North Elevation PR1-IPA-Z1-18_4-GA-A-200502 C02

Received by Manchester City Council as the Local Planning Authority on 23 December 2024:

- Existing and Proposed East and West Elevations PR1-IPA-Z1-18_4-GA-A-200505 C04
- Existing and Proposed South Elevation PR1-IPA-Z1-18_4-GA-A-200504 C03
- Existing and Proposed Sections PR1-IPA-Z1-18_4-GA-A-200350 C03
- Proposed Sections PR1-IPA-Z1-18_4-GA-A-200400 C03
- Proposed Site Elevations PR1-IPA-Z1-00-GA-A-200070 P07
- Proposed Library Roof PR1-IPA-Z1-18_4-GA-A-200299 C03
- Proposed Details PR1-IPA-Z1-18_4-GA-A-200360 C02
- Proposed Studio Plant Deck PR1-IPA-Z1-18_4-GA-A-200353 P01
- Proposed Level 6 Fly Tower PR1-IPA-Z1-18_4-GA-A-200303 C03
- Proposed Level 6 Fly Tower Zone 2
- Design and Access Statement

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.

3) Prior to any external works, samples, and specifications of all materials (including edge protection and screens) to be used on all external elevations shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

The Studio Plant Deck Cladding and Link Stair shall be carried out in accordance with the following, approved under discharge of conditions application CDN/24/0636, approved in August 2024:

- Information for Condition 3 Discharge
- Type 5: Link Building Stair
- Sample of link building stair

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The works to the window shall be carried out in accordance with the following documents, approved under discharge of conditions application CDN/24/0622, approved in July 2024:

- Proposed Elevations, Plans, & Sections AD-477-P02
- Proposed SL68 Frames AD-477-PROPOSED-01
- Scope of Discharge
- Slimline 68
- Method Statement

Reason - In the interests of visual amenity in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) a) Externally mounted ancillary plant, equipment and servicing or plant within or behind louvres shall be carried out in accordance with the scheme outlined in the 'Library Decarbonisation - Plant Noise Assessment Report'. This shall be implemented in full before the equipment is first brought into use.

b) Prior to the first use of the plant hereby approved, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

Appendix 1 – List of consultees & neighbours notified

Room B Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room D Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room A Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room A Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room C Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F8-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F7-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room B Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F2-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room A Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room D Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F6-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat A6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F5-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F5-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F5-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F3-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room C Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room C Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F8-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F2-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room D Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room A Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room B Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F7-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room C Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room D Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room C Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F3-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F0-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room D Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room D Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room A Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F5-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room B Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F2-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F4-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F0-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room C Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F3-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F0-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F1-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F3-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F6-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room A Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room D Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room D Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F0-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room D Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room B Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F3-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room D Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room A Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room C Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F8-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room B Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F4-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room B Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F4-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F1-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F5-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F8-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F5-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room B Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room C Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F7-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F1-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room A Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F3-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room A Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room D Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room D Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room D Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F2-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room B Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F1-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F1-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F0-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F2-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F2-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room B Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room B Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room D Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Rom C Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F5-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room C Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room D Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F7-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room A Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F5-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F4-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F2-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room A Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

TAKK, 138 Oxford Road, Manchester, M13 9GP

BREWDOG, 136 Oxford Road, Manchester, M13 9GP

Flat F5-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F1-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room C Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room D Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F1-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room A Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room B Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room D Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Room C Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room A Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room D Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room A Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F0-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room A Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F5-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F4-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room D Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F3-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room B Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F2-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F7-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F2-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room C Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F3-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room B Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room A Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F0-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room C Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room B Flat C4-1 TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F4-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room D Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room B Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F6-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room D Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F3-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E8-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F4-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F2-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room D Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F3-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat C6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room B Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
UTILITY, 128 Oxford Road, Manchester, M13 9GP
Five Guys, 142 Oxford Road, Manchester, M13 9GP
Flat F2-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F4-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room D Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F6-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F5-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F0-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room B Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F4-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F1-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F1-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F5-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room D Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F1-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat A6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room B Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room A Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room A Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room A Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F1-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F2-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F2-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room B Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room D Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room C Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room A Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F7-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F4-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F2-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room B Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F8-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F3-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F1-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F5-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F2-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat C6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room A Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F5-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat D3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
134 Oxford Road, Manchester, M13 9GP
Blackwell's, 146 Oxford Road, Manchester, M13 9GP
Room D Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room A Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat E1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F0-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat F4-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F1-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Manchester Metropolitan University Humanities Building, Rosamond Street West, Manchester, M15 6LL
Room D Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F8-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room A Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F1-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F5-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room D Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F5-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat B1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F0-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room C Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F0-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room B Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat B5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room A Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room A Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F1-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F2-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F3-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Friska, 140 Oxford Road, Manchester, M13 9GP
130 Oxford Road, Manchester, M13 9GP
Manchester Business School, Booth Street West, Manchester, M15 6PB
Staybridge Suites, 30 Higher Chatham Street, Manchester, M15 6ED
Room C Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F3-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F1-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F1-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F3-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room C Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F2-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room C Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F0-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F4-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat A4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room B Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F0-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room D Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
12 Higher Chatham Street, Manchester, M15 6ED
Room B Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F2-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room B Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F0-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F6-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room C Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room C Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F0-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F4-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Room B Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F4-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Room A Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Flat F1-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room D Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F2-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat F6-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F8-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room C Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room C Flat B3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room A Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F1-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Room C Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG

Room A Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Flat F6-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room B Flat D5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT

Room B Flat E2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU

Flat F1-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F1-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Flat F7-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F7-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Flat F6-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ

Room C Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F3-19, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room A Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH

Room C Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F2-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat B2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat B0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F2-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room C Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F1-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat E8-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room D Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F1-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F0-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F8-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F8-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-36, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-31, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room D Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F0-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat C4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room B Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat A3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat C4-1 TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F0-27, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room D Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
1 Boundary Street West, Manchester, M15 6LS
Room C Flat D4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F6-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B6-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F4-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat D5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-34, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F5-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat A0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F3-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room C Flat C6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room C Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat E4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat E6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room D Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat B3-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F5-20, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F4-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room C Flat E5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room A Flat C4-1 TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F5-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat D2-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F3-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F8-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room C Flat C1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F7-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room A Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room D Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F6-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room C Flat E3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F6-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room D Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat C3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F4-14, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat D3-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room C Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room C Flat D2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat C2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room D Flat E0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
148 Oxford Road, Manchester, M13 9GP
Hyatt Regency Manchester, 55 Booth Street West, Manchester, M15 6PQ
Flat F1-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat B3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room B Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F3-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room C Flat A5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room D Flat B1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F1-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat A5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat D0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY

Flat F4-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-13, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-29, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F7-2, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room D Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F0-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room C Flat D6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F1-23, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat D1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-25, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat A3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F3-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room A Flat B4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F1-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room A Flat E0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat B4-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room B Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room B Flat D0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat E3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F3-12, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F2-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F4-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room C Flat E2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room D Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F4-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room D Flat A2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F5-5, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F0-26, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room D Flat B2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat D5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-1, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat F3-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX

Room A Flat A0-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat B4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat A6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat C6-4, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room A Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat C4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat B6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat E7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room B Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D1-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F3-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F5-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room D Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F4-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F3-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat D7-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat C4-1 TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F0-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat B5-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room C Flat D7-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F2-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat C3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Room D Flat E5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
132 Oxford Road, Manchester, M13 9GP
The Co-operative Food, 126 Oxford Road, Manchester, M13 9GP
144 Oxford Road, Manchester, M13 9GP
Flat F3-35, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room D Flat B2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F5-24, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F6-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F2-10, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F7-18, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat A4-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room A Flat C5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS

Flat F6-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F6-33, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-11, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F7-7, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Room B Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F7-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F5-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat E6-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Room C Flat D1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat A1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Flat F1-6, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Flat B0-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Room D Flat D3-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room B Flat D4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F4-32, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Flat F2-16, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat F6-3, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat F1-21, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat A2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
14 Higher Chatham Street, Manchester, M15 6ED
Room D Flat B5-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PH
Flat F2-22, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Room A Flat C1-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F2-9, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PX
Flat C5-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat D2-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room D Flat E1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F7-15, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PZ
Flat D6-3A TO 3D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Room A Flat D6-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat F0-28, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room B Flat D7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PT
Flat A1-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PG
Room D Flat E4-2A TO 2D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F4-17, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PY
Room B Flat E7-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PU
Flat F1-8, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW
Room D Flat C2-1A TO 1D, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PS
Flat F1-30, Sir Charles Groves Hall, 4 Booth Street West, Manchester, M15 6PW

Appendix 2 – Planning constraints

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

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 (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL