MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139706/JO/2024
Date registered valid:	15 August 2024
Proposal:	Variation of planning application ref 137127/JO/2023 to vary Condition 9 (Landscaping) to remove the requirement for street planting.
Address:	Land Bounded By Whitworth Street, Venice Street, Rochdale Canal And Princess Street, Manchester
Ward(s):	Piccadilly Ward
Applicant:	Urban & Civic
Agent (if any):	Lydia Connell Stantec
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 17/01/2025

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:
Printed: 16 August 2024 Expired: 7 September 2024

Neighbour notifications
Printed: 16 August 2024 Expired: 7 September 2024

Site notice
Posted: 16 August 2024 Expired: 7 September 2024

Press advert
Published: 27 August 2024 Expired: 17 September 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Manchester New Square site off of Whitworth and Princess Street. The site is characterised by three 12no, 14no and 15no storey buildings. The site features commercial uses at ground floor (Class E), with residential flats above (Class C3). The central courtyard on site features hard and soft landscaping measures, street tree provision is also secured by condition 9 (landscaping) of permission 137127/JO/2023.

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of Manchester City Centre. The Manchester New Square site is bound by Princess Street, a major A road that provides access to the City Centre from the south, and Whitworth Street, an arterial B road that provides access to larger A roads such as Oxford Street and public transport infrastructure in the form of Piccadilly and Oxford Road Train Stations. The neighbouring area is thereby characterised by a high number of properties in varying commercial uses, residential development is however present in the upper floors of numerous buildings that line both Princess Street and Whitworth Street, including Manchester New Square itself

Description of development

The application seeks consent to vary condition 9 (Landscaping) of planning permission 137127/JO/2023 to remove the requirement for tree planting. It is noted that street tree planting was previously shown on the plans and promotional images for the development. The proposal would comprise of the omission of street trees along Whitworth Street and Princess Street. The removal of street trees from the proposal would be addressed by a section 106 agreement that would secure a contribution of £7,000 per tree removed, totalling a combined payment of £35,000 for a total of 5no trees removed.

Planning History

A high number of planning applications are on record for the application site, the most relevant of which are shown below:

137127/JO/2023 - Variation of condition 14 (servicing hours) attached to planning permission 114585/FO/2016 to allow servicing for Unit 1 (Building 2) – Approved November 2023.

CDN/23/0301 - Discharge of planning conditions 9 (Landscaping) and 18 (Signage Strategy) attached to planning permission 114585/FO/2016 – Approved September 2023.

114585/FO/2016 - Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park – Approved March 2017.

Consultations & Notification Responses

Highway Services – No objection.

Environmental Health – No objection.

Neighbourhood Team Leader (Arboriculture) – No objection. Opportunities in for street tree planting exist within the Hulme Ward.

Publicity – A total of 10no objections have been received in relation to the proposed development, the reasons cited for the objections can be summarised as follows:

- Street tree planting should still be provided in the form of raised beds.
- Street tree planting should be delivered with existing services being relocated.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN2 – Tall Buildings
- Policy EN3 – Heritage

- Policy EN9 – Green Infrastructure
- Policy EN15 – Biodiversity and Geological Conservation
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)
- Chapter 12 – Achieving well-designed and beautiful places

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Listed Buildings and Conservation Areas Act relates to conservation areas and states "In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area".

Issues

Principle of Development

The principle of the development was deemed acceptable under planning permission 114585/FO/2016 which was then subsequently varied under planning permission 137127/JO/2023. The proposed alterations to the development would not fundamentally alter the permission on site and merely consists of minor alterations to landscaping works. The proposed amendments would see the rewording of condition 9 (Landscaping) so that street tree provision is no longer required. The submission has been accompanied by evidence that illustrates trial tree pits have been undertaken and that due to existing servicing arrangements within the public footway that street tree provision along the boundaries of the site is not possible in this instance. To make up for the failure to deliver street trees on site, the applicant has signed a section 106 agreement, which has secured a total payment of £35,000 which will be utilised to fund the planting of street trees in other locations within Manchester City Centre. On this basis the proposal is acceptable in principle and therefore accords with Core Strategy Policies SP1 and DM1 subject to the matters discussed below.

Visual Amenity & Heritage

The application would see the omission of street trees from along Whitworth Street and Princess Street. Objections have been received which query whether street tree provision in large pots placed on the pavements would be possible. In the interest of general visual amenity, it is not considered to be a high quality design solution to the issue of street tree provision on site. Furthermore, there is the ongoing maintenance which the City / Tree Officers would not be supportive of or could commit to. Maintenance of trees within planters relies on regular watering and feeding, this is an onerous requirement on the department responsible, Hot Summers in particular can lead to losses and replacement requirements. Placing trees in planters is not a suitable growth medium to promote long term sustainability, growth potential and as a

consequence overall tree health. Trees in planters have a very limited life span, generally a maximum of 7 years, as the resources within the planters will be exhausted leading to death or decline of the tree.

Additionally, it is considered that the removal of street tree provision would not have a detrimental impact on the appearance of the development, with the buildings on site being completed to a high standard and other hard and soft landscaping measures being present on site. On this basis the proposal would have a neutral impact on the appearance of the local street scene and on the appearance and significance of the Whitworth Conservation Area.

In light of the above it is considered that the proposal accords with Core Strategy Policies CC9, EN1, EN2, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2 and the National Planning Policy Framework.

Ecology

Notwithstanding the removal of street trees from the proposal, tree provision has still been delivered on site with a landscaped courtyard. On this basis a biodiversity net gain would still be achieved on site and thereby the proposal is acceptable in this regard and accords with Core Strategy Policies EN9, EN15 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above, the development has been found to be acceptable, with the site being unable to accommodate street trees and evidence and financial compensation having been submitted and agreed to justify this, and will have a minimal impact on visual amenity, ecology and local air quality in accordance with Core Strategy Policies SP1, CC9, EN1, EN2, EN3, EN9, EN15 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, Places for Everyone Plan Policy JP-P2, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

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

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices 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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

1) The development must have begun not later than the 09/03/2020.

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:

(a) 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E;

(b) 10011-B0-A-B5D9-D-01, 10011-B0-A-B5D9-E-E 003, 10011-B0-A-B5D9-E-N 003, 10011-B0-A-B5D9-E-S 003, 10011-B0-A-B5D9-E-W 003, 10011-B0-A-B5D9-P-00-001 -003, 10011-B0-A-B5D9-P-02-001, 10011-B0-A-B5D9-P-07-001, 10011-B0-A-B5D9-P-10-001, 10011-B0-A-B5D9-P-12-001, 10011-B0-A-B5D9-P-B1-001, 10011-B0-A-B5D9-P-B2-001, 10011-B0-A-B5D9-P-RF-002, 10011-B0-A-B5D9-S-AA-001, 10011-B0-A-B5D9-S-BB-001, 10011-B0-A-B5D9-XP-00-001 and 10011-B0-A-B5D9-XP-00-002;

(c)10011-B1-A-B5D9-D-T1 Rev 03, 10011-B1-A-B5D9-D-T3 Rev 03, 10011-B1-A-B5D9-E-E 10011-B1-A-B5D9-E-N, 10011-B1-A-B5D9-E-S, 10011-B1-A-B5D9-E-W, 10011-B1-A-B5D9-P-AL-001 and10011-B1-A-B5D9-P-AL-002,

(d) 10011-B2-A-B5D9-D-T1, 10011-B2-A-B5D9-D-T3, 10011-B2-A-B5D9-E-E-003, 10011-B2-A-B5D9-E-N-003, 10011-B2-A-B5D9-E-S-003, 10011-B2-A-B5D9-E-W-003, 10011-B2-A-B5D9-P-AL-001 and 10011-B2-A-B5D9-P-AL-002,

(e) 10011-B3-A-B5D9-D-T1, 10011-B3-A-B5D9-D-T3, 10011-B3-A-B5D9-E-E, 10011-B3-A-B5D9-E-N, 10011-B3-A-B5D9-E-S, 10011-B3-A-B5D9-E-W, 10011-B3-A-B5D9-P-AL-001 and 10011-B3-A-B5D9-P-AL-002;

(f) 10011-B1-A-G251-SK-024 Revision 02 and 10011-B1-A-G251-SK-025 Revision 02;

(g) Phasing as set out in Deloitte Real Estates letter dated 19/07/19;

(h) Ramboll Ventilation Dwgs in relation to location of risers BSMOB10(57) 1001 P2;

(i) Recommendations contained in the Ramboll SAP Services Strategy (Nov 2016);

(j) Recommendations in Crime Impact Assessment Version D dated 18th Nov 2016; and

(k) Recommendations within the Aecom Air Quality Addendum dated Nov 2016 and points 1 and 2 of Eve Grant's e-mail dated 27-01-17.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1 , DC20 and DC26.1.

3) The materials of the development shall be retained and maintained in accordance with the following documents:

- Covering Letter (Prepared by Stantec; Dated 02/02/2024)
- Programme of samples Rev 00 (Dated January 2018)
- Lendlease ensuring the correct quality - Inspection and test process
- Offsite manufacturing process flowchart
- Sport Checking works flowchart
- Site photograph of sample panel
- 10011-B0-A-G330-D-AL-101 Revision R: TYPICAL LOWER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)
- 10011-B0-A-G330-D-AL-102 Revision R: TYPICAL UPPER FLOOR SLAB ACTIVE VENT AND INFILL SLOT SECTION (Dated April 2018)
- 10011-B0-A-G330-D-AL-104 Revision R: TYPICAL LOWER FLOOR SLAB WINDOW PLAN IWS-110 (Dated May 2018)
- 10011-B0-A-G330-D-AL-109 Revision R: LEVEL 02 SLAB SECTION ACTIVE VENT - TOP CONNECTION PRECAST BRACKET DETAIL (Dated December 2018)
- 10011-B0-A-G330-D-AL-110 Revision R: INTERNAL WALL LINING TYPICAL ROOF PARAPET DETAILS (Dated December 2018)
- 10011-B0-A-G330-D-AL-115 Revision R: INTERNAL WALL LINING TYPICAL WINDOW ROOF UPSTAND (Dated April 2019)

All received and approved under application CDN/24/0093.

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

4) Wheel washing facilities shall be provided in accordance with the details contained within Deloitte's letter (Dated 13/02/2018), MNS Project Execution Plan (Dated January 2018 prepared by LendLease), MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all submitted and approved under application CDN/18/0096.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Phase 1 Desktop Study for Princess Street and Whitworth Street Corner, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) subject to a watching brief being undertaken to establish any unexpected contamination. Additionally, the development will also

proceed in accordance with the Roc Letter (Dated 04/03/22), Waste Transfer Notes (Dated 14/06/22, 16/06/22 and 27/07/22) and CONTAMINATED LAND INFORMATION (dated 09/08/22) and Deloitte's e-mail (Dated 09/08/22), all received and approved under application CDN/22/0264.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 087671/FO/2008/C3. Pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development shall be implemented in accordance with the MNS Project Execution Plan (Dated January 2018 prepared by LendLease), the MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and the MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all received and approved under application CDN/18/0096.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

8) The development shall be carried out in accordance with the details contained within the Greater Manchester Police SbD Registration Letter, including the SbD Checklist, (dated 12 July 2017) submitted and approved under application CDN/22/0264, and Adrian Murphy's (Design for Security's) e-mail (Dated 05/10/20; Submitted in relation to Building 3) submitted and approved under application CDN/20/0647.

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

9) The development shall be completed in accordance with the following drawings and documents submitted:

- 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan)
- 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan)
- 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor)
- 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels)
- 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection)

- 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan)
- 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out)
- 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings)
- 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections)
- 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2)
- 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3)
- 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4)
- 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification)
- 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving)
- 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)
- 252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02)
- 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03)
- 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints)
- 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out)
- 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out)
- 252194-LPP-95-SW-L00-DET-L-0404-REV-C2(Walls 01/03 setting out)
- 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2)
- 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2)
- 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works)
- 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out)
- o 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits)
- o 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5)
- o 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6)
- Delottie's e-mail (Dated 15/09/20)
- 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops)
- 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter)
- 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals)
- 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps)
- 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations)
- 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade)
- 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade)
- 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01)
- 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2)
- 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2)
- 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails)

All received and approved under application CDN/23/0301

- Trial Tree Pit Sections Princess Street (Received 30/07/2024)
- 454.001 Revision B Landscape Proposal Plan - Trial Tree Pits (Received 12/07/2024)
- 3532-0216-01: Overlay QL2B" Utility Survey drawings (Received 24/04/2024)

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

10) The development shall be completed and maintained in accordance with the Landscape Management and Maintenance Plan, 252194-LPP-90-SW-L00-COM-L-0630_C1, 24 September 2019; and Risk Assessment: 252194-LPP-90-SW-L00-RRR-L-0650 iss1 rev C1 (Submitted and approved under application CDN/20/0408). The approved details shall remain in operation in perpetuity. The development shall then proceed in accordance with the agreed details and be maintained thereafter for the lifetime of the development.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

11) The development shall proceed and be maintained in accordance with the Full Residential Management Plan (Prepared by Zenith Property Management), submitted to and approved under application CDN/19/1016. The approved strategy shall remain in operation in perpetuity.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

12) Before any new use hereby approved commences, within each of the ground floor units below the residential blocks details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

13) The scheme shall be implemented in accordance with the following storage (including segregated waste recycling) and disposal of refuse drawings and documents:

o Manchester New Square - Refuse Strategy Note dated 21 March 2018 prepared by Simpson Haugh (Submitted and approved under application CDN/18/0213);
o Manchester New Square Refuse Schedule dated 13 March 2018 (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B0-A-G100-P-00-003 Rev 1 Site Plan Ground Floor Level Refuse Locations - annotated to show locations of refuse stores for residential, commercial and Regency House, with layby collection points highlighted (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B1-A-G200-P-00 Rev 17 Building 1 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B2-A-G200-P-00 Rev 12 Building 2 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B3-A-G200-P-00 Rev 19 Building 3 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Building 3 Ground Floor CCTV Room Added - ref: 10011-B3-A-G410-SK-002 rev01 (Submitted and approved under application CDN/20/0408).

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) Deliveries, servicing and collections, including waste collections for the ground floor units, excluding Unit 1 in Building 2, shall not take place outside the following hours:
- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

The deliveries, servicing and collections, including waste collections for Unit 1 Building 2, shall not take place outside the following hours:
- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 Sundays and Bank Holidays

Reason - in interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

15) The extraction of any fumes or vapours for the residential accommodation shall be completed in accordance with the Ventilation / Extract Statement, prepared by Ramboll (Submitted and approved under application CDN/19/1016).

Details of the extraction of any fumes, vapours and odours for the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme for each phase (as set out in condition 2 g above) shall be implemented prior to occupancy of that phase and shall remain in situ whilst the use or development is in operation.

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

16) a) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with any of the commercial uses; to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

b) Unit B within Building 2 shall acoustically insulate its externally mounted ancillary equipment in accordance with the Noise Impact Assessment (Prepared by KR Associates), received and approved under application CDN/24/0023.

The approved scheme for each phase (as set out in condition 2 (g) above) shall be implemented prior to occupancy of that phase and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

17) The development shall proceed in accordance with the compliance and acoustic insulation measures and performance set out in the Manchester New Square Final Acoustic Planning

Report, prepared by Mach Group (Dated 21/08/19; Submitted and approved under application CDN/19/1016).

Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the ground floor uses within these blocks, with the exception of Unit B Building 2; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).

Unit B Building 2 shall be acoustically insulated in accordance with the Noise Impact Assessment (Prepared by KR Associates), received and approved under application CDN/24/0023.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development shall be implemented in accordance with the Manchester New SQ - Site Wide Signage Strategy P03 (Received by the City Council, as Local Planning Authority, on the 20 September 2023; Approved under application CDN/23/0301).

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

19) The development shall discharge surface and foul water in accordance with MCC's letter (Dated 30/12/2016) approved under application CDN/18/0096.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

20) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

21) The development shall proceed in accordance with the Full Travel Plan prepared by Curtins and the covering letter dated 13/03/2024 in relation to the Travel Plan (Received and approved under application CDN/24/0252).

The approved travel plan shall be implemented in full at all times for the lifetime of the development.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016

22) The development shall be implemented in accordance with the following drawings and documents in relation to Flood Risk and Drainage (Submitted and approved under application CDN/18/0409):

o United Utilities Part 1 acceptance letters dated 2016 Princess Street Surface Water Drainage Attenuation Analysis dated March 2016 prepared by Ramboll;
o Princess Street Flood Risk and Drainage Statement produced by RoC;
o MNSQ Surface Drainage / Rainwater Report No.1 produced by Imotech;
o Drawings 3251 BX-DR02 Rev 3: Site Wide Drainage Strategy, 061639-705 Rev B Drainage Strategy and 252194 LPP 90 SW L00 DPLL 008 Slab Level and Screed (Ground Floor);
o Sketch showing the extent of the boundary and the existing 4 storey deep basement - to illustrate that there is very little 'left over' space for attenuation;
o Deloitte's e-mail dated 02-08-18; and
o Manchester New Square Blue Roof attenuation / void former detail

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant Core Strategy policy DM1.

23) a) The drainage for the development shall be carried out in accordance with drawing no.252194-LLP-90-SW-L00-DPL-L-0008 - Slab levels and screed ground floor, drawing Podium Attenuation Phasing Plan- 200211_GF, and Deloitte's e-mail's 17/02/20 and interim arrangements 24/03/20 (Received and approved under application CDN/19/1016); photographs IMG_6010, IMG-6011, IMG_6012, IMG_6013, IMG_6014 and IMG_6015 (Received and approved under application CDN/20/0647); and the photographs and Deloitte's email (Dated 23/05/2022) received and approved under application CDN/22/0264 and shall all be retained for the lifetime of the development.

b) The management and maintenance drainage plan details contained within the following documents shall be kept in place for the lifetime of the development:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024; Received 12/02/2024)
o 3251-ROC-ZZ-XX-RP-X-XND23-Rev A: Covering Letter (Prepared by ROC Consulting; Dated & Received 19/04/2024)
o Section 106 Agreement (Prepared by United Utilities; Dated 26/01/2018; Received 11/04/2024)
o S106 Part 1 'Application to connect to a public sewer' Approval Notice (Dated 01/11/2016; Received 11/04/2024)
All received and approved under application CDN/24/0093.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to Core Strategy Policy DM1 and the National Planning Policy Framework.

24) The parts of the Rochdale Canal corridor adjacent to the development shall be it in accordance with the following drawings and documents submitted and approved under application CDN/18/0096:
o Drawing No. 252194-LPP-95-SW-L00-DET-L-0480 Details: Lighting: Co-ordinated proposals prepared by Landscape Projects Ltd
o Eve Grant's e-mail dated (15/03/18)

Reason - To ensure that the development makes a positive contribution to the quality of the Rochdale Canal and to aid in the improvement of Crime and Disorder issues in these areas pursuant to Core Strategy Policies EN9 and DM1.

25) Potential flood risk from the Rochdale Canal shall be controlled in accordance with the following details for the lifetime of the development:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
o 3251-ROC-ZZ-XX-RP-C-CND25: Covering Letter (Prepared by ROC Consulting; Dated 24/01/2024)

All received and approved under application CDN/24/0093.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

26) The glass balustrades adjacent to the Rochdale Canal hereby approved, shall be maintained in accordance with the following documents:

o Covering Letter (Prepared by Stantec; Dated 02/02/2024)
o 252194-LPP-95-SW-L00-DET-L-0430 Revision C10: Canal walls / glass balustrade (Dated 27/04/2020)
o 252194-LPP-95-SW-L00-DET-L-0432 Revision C3: Elevation of Canalside Wall & Balustrade (Dated 24/03/2017)

All received and approved under application CDN/24/0093.

The approved details shall be adhered to and be retained and maintained for the lifetime of the development.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

27) The materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building / public realm shall be completed in accordance with the following drawings and documents:

o Dwgs 0161639-700 - General Arrangement - Rev B, 0161639-701 - Construction Areas - Rev B, 0161639-702 - Kerbing Layout - Rev C, 0161639-703 - Site Clearance - Rev B, 0161639-704 - Road Markings - Rev E, 0161639-705 - Drainage Layout - Rev E and 0161639-707 - Standard Details - Rev B (All received and approved under application CDN/20/0408).

All works approved in discharge of this condition shall be fully completed for each phase of the development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

28) The development shall be implemented and retained in accordance with the Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management (Both received and approved under application CDN/19/1016).

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar. As well as in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families. All pursuant to policies DM1, H11 and T1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

30) The commercial units can be occupied as Class E (a), Class E (b) and Class F1(b) only.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5

31) The development shall proceed in accordance with the local labour agreement details contained within the following documents (Both submitted and approved under application CDN/18/0154):

o Manchester New Square Local Labour Agreement dated 6 March 2018;
o Manchester New Square completed Undertaking to MCC dated 6 March 2018;

The approved details shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

32) The development will be fully implemented in accordance with the following drawings and documents:

o Full Residential Management Plan, prepared by Zenith Property Management and Deloitte's e-mail dated 29-06-20 (Servicing Management); W7 - Wall Mounted Dual Socketed 7kW Charge Point Type 2 Sockets, RFID Card Operated, 7kW Power Capacity, (32A Per Socket) - Single Phase Supply Communications Package via GPRS or Ethernet Connection with the 6 EVCP spaces plus the 20 adaptable spaces equating to 10%; BP Charge Master - Charge Point Installation Guide; BP Charge Master - Fast Charge Wall Mounted Electric Vehicle Charging Points; Imtech Plan ref: K16043-6000-ZZ-B1- DR-E62-004 Rev C2 (All submitted to and approved under application CDN/19/1016).
o Deloittes letter (Dated 05/10/2020; Submitted and approved under application CDN/20/0647).

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy.

33) The development shall be fully implemented in accordance with the Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure (Submitted and approved under application CDN/19/1016). The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

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

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.

35) Piling or any other foundation designs using penetrative methods shall be completed in accordance with the following drawings and documents (All submitted and approved under application CDN/18/0071):

o Method Statement (Rotary Bored Piling) dated 26 January 2018 prepared by Foundation Piling Ltd;
o Piling Risk Assessment dated 26 January 2018 prepared by Foundation Piling Ltd;
o RoC Drawing 3251 B3 0F 01 Rev11 illustrating the proposed piling location;

Any piling or other works that are not approved in the above documentation shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason - To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)

Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
44A Whitworth Street, Manchester, M1 3AW
113 Princess Street, Manchester, M1 3BF
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
44 Canal Street, Manchester, M1 3WD
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
Third Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1, 47 Richmond Street, Manchester, M1 3WB
Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 206, 115 Princess Street, Manchester, M1 6JB
Flat 302, 115 Princess Street, Manchester, M1 6JB
Flat 105, 115 Princess Street, Manchester, M1 6JB
Flat 306, 115 Princess Street, Manchester, M1 6JB
Flat 15, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 1, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 43, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 24, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 40, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 10, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 2, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 11, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 3, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 37, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 41, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 3, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
49 Richmond Street, Manchester, M1 3WB
51 - 53 Richmond Street, Manchester, M1 3WB
Flat At, New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 23, 42 - 44 Sackville Street, Manchester, M1 3NF
Second Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
40 Sackville Street, Manchester, M1 3WA
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
113B Princess Street, Manchester, M1 3BF
EE Pico Cell 1587312, Communication Station At The Junction Of Whitworth Street And Princess Street, Whitworth Street, Manchester, M1 3NY
Flat 37, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 8, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 27, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 205, 115 Princess Street, Manchester, M1 6JB
Flat 304, 115 Princess Street, Manchester, M1 6JB
Flat 16, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 24, 55 - 57 Whitworth Street, Manchester, M1 3NT

Flat 25, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
61 - 63 Whitworth Street, Manchester, M1 3NY
Flat 10, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
Flat 48, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 39, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 29, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 9, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 23, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 43, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 35, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 38, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Ground Floor, 56 Princess Street, Manchester, M1 6JX
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat At, G A Y, Canal Street, Manchester, M1 3WB
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 17, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 15, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Vanilla, 39 - 41 Richmond Street, Manchester, M1 3WB
43 Richmond Street, Manchester, M1 3WB
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 101, 115 Princess Street, Manchester, M1 6JB
Flat 405, 115 Princess Street, Manchester, M1 6JB
Flat 303, 115 Princess Street, Manchester, M1 6JB
Flat 204, 115 Princess Street, Manchester, M1 6JB
Flat 202, 115 Princess Street, Manchester, M1 6JB
Flat 7, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 12, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 27, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 6, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 34, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 11, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 30, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 25, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 2, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Serviced Apartment 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 26, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 29, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 14, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 4, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Third Floor, 56 Princess Street, Manchester, M1 6HS
Flat 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF
Ground Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 403, 115 Princess Street, Manchester, M1 6JB
Flat 103, 115 Princess Street, Manchester, M1 6JB
Flat 201, 115 Princess Street, Manchester, M1 6JB
Flat 5, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 37, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 9, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
40 Whitworth Street, Manchester, M1 3NR
Flat 42, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 3, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 1, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 17, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 20, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 20, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 1, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 12, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 13, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 46, Bombay House, 59 Whitworth Street, Manchester, M1 3AB

Flat 29, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 32, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 3, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 4, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 47, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 40, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 28, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 34, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 44, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 1, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 9, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 16, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Second Floor, 56 Princess Street, Manchester, M1 6HS
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Ground Floor And First Floor, 51 - 53 Richmond Street, Manchester, M1 3WB
46 Canal Street, Manchester, M1 3WD
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF
First Floor Front, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
45 Richmond Street, Manchester, M1 3WB
47 Richmond Street, Manchester, M1 3WB
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, 115 Princess Street, Manchester, M1 6JB
Flat 8, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 36, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 35, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 22, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 406, 115 Princess Street, Manchester, M1 6JB
Flat 305, 115 Princess Street, Manchester, M1 6JB
Flat 3, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 6, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 18, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 26, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 14, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 2, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 16, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 34, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 16, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 41, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 8, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 5, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 13, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Fourth Floor, 56 Princess Street, Manchester, M1 6JX
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 4, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
G A Y, Canal Street, Manchester, M1 3WB
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 22, 42 - 44 Sackville Street, Manchester, M1 3NF
First Floor Rear, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Fourth Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Le Ville Hotel, 42 Canal Street, Manchester, M1 3WD
Flat 33, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 23, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 301, 115 Princess Street, Manchester, M1 6JB
Flat 104, 115 Princess Street, Manchester, M1 6JB
Flat 401, 115 Princess Street, Manchester, M1 6JB
Flat 8, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 33, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 31, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 9, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 13, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 14, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 7, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 38, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 5, Bombay House, 59 Whitworth Street, Manchester, M1 3AB

Flat 4, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 25, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 10, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 31, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 19, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 27, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 24, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 42, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 6, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 32, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 11, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Basement, 56 Princess Street, Manchester, M1 6JX
First Floor, 56 Princess Street, Manchester, M1 6JX
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
51A Richmond Street, Manchester, M1 3WB

Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Basement And Sub Basement, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Middle, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 102, 115 Princess Street, Manchester, M1 6JB
Flat 5, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 49, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 402, 115 Princess Street, Manchester, M1 6JB
Flat 22, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 21, 55 - 57 Whitworth Street, Manchester, M1 3NT
Basement And Ground Floor, 61 - 63 Whitworth Street, Manchester, M1 3NY
Flat 35, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 32, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 36, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 6, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 2, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 30, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 12, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 33, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 21, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 20, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
113A Princess Street, Manchester, M1 3BF
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
40A Whitworth Street, Manchester, M1 3NR
Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
48 Whitworth Street, Manchester, M1 6JD
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Oscars Bar, 34 Canal Street, Manchester, M1 3WD
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 404, 115 Princess Street, Manchester, M1 6JB
Flat 38, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 19, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 203, 115 Princess Street, Manchester, M1 6JB
Flat 30, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 11, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 15, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX
Flat 14, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 21, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 18, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 45, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 17, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 13, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 44, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 39, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 36, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 15, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 17, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 19, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 45, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

50 Sackville Street, Manchester, M1 3WF
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 18, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 31, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 22, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL