

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140366/JO/2024

Date registered valid: 18 July 2024

Proposal: Variation of condition 16 to remove parts (h)(way finding) and (i) (street trees planting) attached to application ref no 112034/FO/2016/C2 (as amended by 121311/NMC/2018, 128213/NMC/2020, 130910/NMC/2021 and 131814/NMC/2021)

Address: Aytoun Building, Aytoun Street, Manchester, M1 3GH

Ward(s): Piccadilly Ward

Applicant: Aytoun Street Developments Ltd

Agent (if any): Miss Sabine Dunstan Capital & Centric

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve subject to S106 agreement to secure a contribution to off site tree planting.

Date of recommendation: 10-04-25

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit:

Standard consultations:

Printed: 23 July 2024 Expired: 13 August 2024

Neighbour notifications

Printed: 23 July 2024 Expired: 13 August 2024

Site notice

Posted: 20 January 2025 Expired: 19 February 2025

Press advert

Published: 30 July 2024 Expired: 29 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

The application relates to part of a wider site known as Kampus and specifically to the development granted planning consent was granted in 2017 in relation to the Grade II Listed Minshull House And Minto & Turner Building :

Application ref no 115570/FO/2017 approved the following:

Conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.

This was approved alongside application ref no: 115571/LO/2017

Listed Building Consent for conversion of buildings to provided 58 residential apartments (Class C3) (26 x 1 bed and 32 x 2 bed) (41 units in Minshull House and 18 units in Minto Turner Building) above lower ground and ground floor Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), ground floor extension to Minshull House to provide additional commercial space (uses as specified above), creation of 59 secure cycle parking spaces and works to provide hard and soft landscaping including new public square in front of Minshull House and pedestrian route along Little David Street to the Kampus Courtyard, servicing and access.

The site is bounded by Sackville Street, Rochdale Canal and developments also approved as part of the wider Kampus development which included approved under application ref no 112034/FO/2016/C2.

The site is adjacent to Whitworth Conservation Area which is characterised by Victorian and Edwardian architecture constructed between 1850 and 1920 and has historical importance due to its significance for the textile industry in Manchester.

The Shena Simon Sixth Form College, Grade II, is on the opposite side of Chorlton Street. Prior to this consent application ref no 112034/FO/2016/C2 approved the following:

the creation of approximately 478 residential units (160 x 1 bed and 318 x 2 bed) and commercial space comprising:

(a) Conversion and extension of existing 12 storey building to 15 storeys (The Tower) comprising residential accommodation (Class C3 - 123 units) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions - creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only),

(b) Erection of 2 x 14-16 storey buildings (Block C and F comprising residential accommodation (Class C3 - 136 units (C) and 209 units (F)) above ground and first floor (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Non-residential institutions - creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), Building F and Tower to be linked by podium; and

(c) change of use of existing 1 storey building on stilts (The Bungalow) to Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurants and Cafe), A4 (Drinking Establishment), B1 (Office), D1 (Nonresidential institutions - crèche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only) and hard and soft landscaping comprising central public square, commercial and retail terraces, private residents terrace and public/private roof top gardens with car parking for 69 vehicles located at ground and first floor levels and associated works to facilitate servicing and access following demolition to existing teaching and library buildings.

The approved and now delivered developments under 115570/FO/2017, 115571/LO/2017 and 112034/FO/2016/C2 collectively make up the wider development known as Kampus.

Description of development

Variation of condition 5 parts h) and i) (landscaping) to remove requirements for wayfinding and street tree planning Permission 115570/FO/2017. as follows:

(h) removal of requirement due to review with MCC officers of the need for wayfinding signage within this development; and

(i) to allow payment through a legal agreement of sum of money for off site tree planting in lieu of providing planting of street trees within the pavements on Chorlton Street.

Extensive Investigations, both desktop and intrusive, demonstrated that it was not possible to install street trees around Kampus due to physical constraints and the presence of buried services, or because of the negative impact on the highway.

An area of pavement at the junction of Chorlton Street and Aytoun Street was identified as a potential location for 3 new street trees. This location was agreed collectively in principle in respect of application ref no's 112034/FO/2016/C2 and 115570/FO/2017 with Officers subject to 3rd party approvals.

The design proposals were developed for the 3 street trees, including robust root protection measures. However, United Utilities refused to accept this proposal because trees would be within 2m of their apparatus. MCC Highways also rejected the proposal on the grounds that the trees in the proposed location would cause a visual obstruction of traffic sightlines around the corner.

It is intended that a legal agreement pursuant to the Section 73 application be prepared between the current site owners and MCC to allow the payment of a sum of money for off-site tree planting in lieu of providing planting of the previously proposed street trees.

This application and the contribution to off-site tree planting is being considered in tandem with application ref no 140366/JO/2024 which relates to street tree planting associated with the residential approved under application ref no 112034/FO/2016/C2.

There would be a contribution of £14,000 in respect of 140366/JO/2024 and £7,000 in respect of 140345/JO/2024.

Consultations & Notification Responses

Publicity

The application was advertised as affecting a major development accompanied by and affecting a conservation area and a listed building. A site notice was displayed adjacent to the site and occupiers of neighbouring developments have been notified. No representations have been received.

Head of Highways Services: No objections

Tree Officer: No objections

Description of site/building

Listed building: Not applicable

Conservation area: Whitworth Street Conservation Area 1985

Tree Preservation Order: Not applicable

Issues

Core Strategy - The following policies are considered to be most relevant to the consideration of this S73 application:

Policy EN 15 Biodiversity and Geological Conservation - which seeks to maintain or enhance sites of biodiversity and geological value throughout the City.

Policy SP1 (Spatial Principles),- guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It includes requirements for development within the City Centre regeneration area to have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines core development principles: Of relevant to this application are that Development should:- Make a positive contribution to neighbourhoods of choice including:- • creating well designed places that enhance or create character; • making a positive contribution to the health, safety and wellbeing of residents; and • protect and enhance the built and natural environment;

Policy DM1 (Development Management) – Which states that in determining applications consideration should be given to amongst others the following issues which are relevant to this

application: • 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. • Design for health; and • Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.

And that for new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

Places for Everyone

Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity – seeks a net enhancement of biodiversity resources through development.

NPPF

Section 12 ‘Achieving Well Designed Places’ states that ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interest throughout the process” (paragraph 131).

It notes that Trees make an important contribution to the character and quality of urban environments and can also help to mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments and that existing trees are retained wherever possible (paragraph 136).

Principle of the Proposed S106 payment in lieu of Tree Planting

In terms of the Wayfinding Strategy requirements, it is noted that Kampus is now occupied and operational and an established destination for visitors who seek out specific venues within the estate or attend events. It is also considered that an additional scheme of wayfinding measures would add unnecessary visual clutter and detract from the successful design relationship between the buildings and the public realm. Given these factors and, on reflection considering the size of the overall development delivered under planning permission ref no’s 112034/FO/2016/C2 and 115570/FO/2017, Officers consider that the requirements for the provision of wayfinding signage required on the original consent can be removed.

It is also noted that Kampus has delivered extensive on-site landscaping, including 22 new in-ground trees and 3 existing trees were retained as part of the development. The provision of the 3 street trees was principally proposed as part of that wider greening of site aiming to visually connect the approved landscaping with its wider peripheral environment.

Given the identified below ground infrastructure and the consequential impacts of this on the ability to plant street trees it is considered that the only feasible alternative mitigation is a payment in lieu via a S106 agreement for off-site provision of street trees.

The proposed amendment to condition 16 (i) would ensure that mitigating off site planting to provide the benefits of tree planting elsewhere within the Central Area of Manchester is secured.

On this basis the principle of amending the condition would be consistent with Policies EN15, DM1 and SP1 of the Core Strategy, PfE policy JP-G9 and section 12 of the NPPF.

It has been agreed that as 3 trees were originally proposed and that there is a requirement across both of the linked applications to provide street tree planting that the contribution would be split as detailed above.

The effect of the above is that the obligations under parts (h) and (1) of condition 16 can be removed.

Environmental Statement

The original application was supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

Given that the proposed amendments are only to remove landscaping conditions relating to tree planting and wayfinding signage it is considered that no review of updates to the original ES are required.

Conclusion

The amended proposals will continue to be consistent with Core Strategy policies SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan policies DC18.1, 19.1, DC20 and DC26.1.

The Proposals are also consistent with Places for Everyone Policies JP-Strat, JP- Strat2, JP-S2, JP-S5, JP-S6, JP-S7, JP-H3, JP-H4, JP-G9, JP-P1, JP-P2 JP-C1 JP-C4 and JP-C7

The amended proposals continue to conform to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The amended proposals would continue to cause some low level of harm to the significance (setting) of the nearby listed buildings and conservation areas. The level of harm would be less than substantial and would be outweighed by the public benefits delivered. Notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme thus meeting the tests set out in paragraphs 203, 210, 212, 213 and 215 of the NPP.

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:

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) to be attached to decision for approval

- 1) The development must be begun not later than 28.09.2019

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) Site and location plan 901 Rev 02 and 901 Rev 02;

(b) C049KAM-CTA-00-00-DR-A-07001 , C049KAM-CTA-00-00-DR-A-07001, C049KAM-CTA-00-02-DR-A-07003 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07010 , C049KAM-CTA-00-XX-DR-A-07011 , C049KAM-CTA-00-XX-DR-A-07011, 103 Rev 04, 112 Rev 04 as amended by C049KAM-CTA-F0-12-DR-A-07012, 113 Rev 04 as amended by C049KAM-CTA-F0-13-DR-A-07013 , 114 Rev 04, 115 Rev 04, C049KAM-CTA-RF-15-DR-A-07004, C049KAM-CTA-F1-ZZ-DR-A-07005 , C049KAM-CTA-E1-ZZ-DR-A-07008, 500 Rev 04, 501 Rev 04, 502 Rev 04, 503 Rev 04, C049KAM-CTA-00-XX-DR-A-07012, C049KAM-CTA-F0-ZZ-DR-A-07006, C049KAM-CTA-F1-ZZ-DR-A-07007 and 607 Rev 04 as amended by C049KAM-CTA-C0-XX-DR-A-07901, C049KAM-CTA-C0-XX-DR-A-07902, C049KAM-CTA-C0-XX-DR-A-07903, C049KAM-CTA-C0-XX-DR-A-07904, C049KAM-CTA-C0-XX-DR-A-07905, C049KAM-CTA-C0-XX-DR-A-07906, C049KAM-CTA-C0-XX-DR-A-07907 and C049KAM-CTA-C0-XX-DR-A-07908

(c) Recommendations in Redmore Environmental's Air Quality Assessment dated 25-05-16 as amended by Addendum dated 15-07 -16;

(d) Recommendations contained in Hannan Associates Energy and Environmental Standards Statement dated 17 May 2016 in relation to compliance with the MCC's Policy EN6.C049KAM-CTA-F0-13-DR-A-07013

(e) Recommendations in Crime Impact Assessment Version B : 26th May 2016 REFERENCE: 2016/0248/CIS/01;

(f) Mitigation and Recommendations contained in Buro Happolds Kampus, Aytoun Street, Manchester Flood Risk Assessment & Drainage Strategy Rev 02 dated 25 May 2016;

(g) Details in Melissa Wilson's e-mails dated 05-08-16 (Fibre Optic Broadband) and 11-08-16 (Electric Car Charging); and

(h) Refuse Strategy in section 5.5 of Mecanoo Design and Access Statement 25-05-16 Rev 02 and comments included in the Deloitte Kampus (Main Scheme) - Schedule of Consultee Comments August 12 2016

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, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan policies DC18.1 DC19.1, DC20 and DC26.1.

3) The development shall be carried out in accordance with the Demolition Method Statement prepared by Squibb Group.

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)

4) The development shall be implemented in accordance with the following:

(a) Materials and Samples Tracker CT L-CO49-KAM-SCH-004 Rev 01 04-05-17 and Facade Mock Up Panel Scope Elevations CO49-KAM-CTA-)))-XX-DR-A-41901; and

Condition 4b (materials) Chapman Taylor Site Observation Sheet dated 13 08 19 and Mock Up Inspection Notes (e-mails Joanne Kulisz 28-10-19

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.

5) The development shall be implemented in accordance with the following:

Site Waste Management Plan dated 27-03-17;
Environmental Management Plan dated 27-03-17; as amended by
Kampus Construction Management Plan Revision C and appendices C,F and L received by MCC on 25-05-17

and subject to the hoarding along the canal wall incorporating a mesh net fencing to reduce the risk of litter and dust escaping the site and affecting the canal or its users.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies DM1, EN14 EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

6) The development shall be implemented in accordance with the following:

Site Waste Management Plan dated 27-03-17;
Environmental Management Plan dated 27-03-17; as amended by
Kampus Construction Management Plan Revision C and appendices C,F and L received by MCC on 25-05-17

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

7) The development shall be implemented in accordance with the following:

Site Waste Management Plan dated 27-03-17;
Environmental Management Plan dated 27-03-17; as amended by
Kampus Construction Management Plan Revision C and appendices C,F and L received by MCC on 25-05-17

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy

8) The development shall be implemented in accordance with the following:

Site Investigation Factual Report, Kampus, Manchester, ECUS, Reference: AL/8080/160824/SI, Dated: September 2016.

- o Buildings Civils Ground Design Note (BCG_DN-001), Kampus, Aytoun Street, Buro Happold Engineering, Reference: 034592, Dated: 26 May 2017.
- o Ground Contamination Design Note (BCG_DN_002), Kampus, Aytoun Street, Buro Happold, Reference: 034592, Dated: 31 May 2017.
- o Performance Specification - Gas membrane, Kampus, Buro Happold, Reference: 034592, Dated: 11 April 2017.

Tim O'Hare Associated Soil Analysis Report 30-07-21;

Topsoil Test Certificate Job Number - 20-16818;

ROOTSPACE SOIL SPECIFICATION;

Soil depth photos stamped as received on 20-07-21;

Analytical Report Number : 20-16818; 20-16814; and 20-18771; and

Dwg 1703-EXA-00-GF-DR-L-402 Rev D, 1703-EXA-00-GF-DR-L-401 Rev D and 1703-EXA-DD-GF-DR-L-300 REV D

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety,

pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

9) The development shall be implemented in accordance with the Post-completion Energy and Environmental Standards Statement October 2021 by TUV

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

10) The development shall operate on the basis of implementation and ongoing requirements of the Secure by Design Certificate dated 15th September 2021

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

11) The development shall be implemented on the basis of the following:

dwg KAM-BHE-XX-XX-CR-C-0303-T02

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

12) The Archeological Investigations and dissemination must comply with the following:

Block C (Phase 1) will be completed by 09.06.2017 and the works associated with Block F (Phase 2) will be completed by the 04.08.2017 as shown on dwg MC10208 Fig 2 Location of Watching Brief Area April 2017; and

Mount Anvil Archaeological Watching Brief dated October 2017, Steve Hodgson's e-mail dated 08-01-18 and the attached borehole logs and plan showing locations

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

GMAAS will continue to monitor the implementation of the archaeological programme set out in the agreed Wintertree Software Inc. on behalf of Manchester Planning Authority

13) Suds Block C: Implementation, maintenance and management of the sustainable drainage scheme shall be based in perpetuity in accordance with the following and the scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

*Drainage strategy drawing - Block C;

*Drainage installation verification photos;

*Site-wide drainage check installation reports and photos 486-M001, 486-M0011, Drainage installation.pdf, 486-D001-D002, 486-D002-photos, 486-D003-D004-D005, 486-D006-D007, 486-M001-MHF30-MHS1.0, 486-S001, Block-C-drainage-strategy-mark-up;

*As Built Drainage - Email confirmation that the drainage is installed in accordance with the approved drainage plans attached;

13-SUDS-email-confirmation-SK.pdf;

*Drainage Adoption - Email confirmation that all relevant third party acceptance and adoption records were submitted with the original planning application - 13-SUDS-email-confirmation-SK.pdf; and

Shane Kelly's e-mail 13-12-19 in relation to C13 SUDS;

all as amended by

Connection photos stamped as received on 26-08-21;
Photo's stamped as received on 10-08-21;
Dwgs KAM-BHE-XX-XX-DR-C-0301, KAM-BHE-XX-XX-DR-C-0300, KAM-BHE-XX-XX-DR-C-0303 C05 and KAM-BHE-XX-XX-DR-C-0376 REV C03;
Application for Ordinary Watercourse Land Drainage Consent;
ATTENUATION TANK 1 DETAIL stamped as received on 03-08-21;
Buro Happold's e-mail dated 15-08-21;
SUDS Operation and Maintenance Plan e-mail 26-08-21; and TBC
Kampus SW Drainage Strategy Calculations

and on the basis of ongoing compliance with the following:

Kampus Sustainable Urban Drainage System (SUDS) December 2021 by Native

For all other Blocks no development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

14) The development shall be implemented in accordance with the following:

Site Wide Engineering Notes

Existing Conditions plan

Pavement build ups and Kerb Details

Drainage Strategy General Arrangement Sheet 1

Drainage Strategy Block C Sheet 2

Drainage Strategy Existing Tower Sheet 3

Drainage Strategy Sheet 4

Foul Drainage Manhole Schedule

Surface Drainage Manhole Schedule

Drainage Details Sheet 1

Drainage Details Sheet 2

Drainage Details Sheet 3

Drainage Details Sheet 4

Indicative Petrol Interceptor Detail

Shooters Brook Connection Manhole Detail

Stage 3 External Infrastructure and Drainage Specification

Stage 3 Civils Design Strategy Report

Indicative flood routing plan

Attenuation Assessment

And subject to the following:

As the outfall will be discharging into the Shooters Brooks, a land drainage consent should be obtained from Manchester City Council prior to construction:

http://www.manchester.gov.uk/downloads/download/5567/land_drainage_consent_and_guidance.com

With regards to overland flow routes, only 50mm buffer zone in height is provided in front of units 1A and 2A. Any blockage of capacity exceedance in inlet drainage structures could pose flood risk to these units. Local mitigation measures need to be in place for such situations.

Reason - To prevent the increased risk of flooding and to ensure the future maintenance of the surface water drainage system, pursuant to policy EN8 of the Manchester Core Strategy.

15) The development shall be implemented in accordance with the following:

Kampus Employment & Skills Plan March 17th

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

16) The landscaping scheme shall be implemented in accordance with the following:

(a) Details of the proposed hard landscaping materials;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(b)Details of 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

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;

Dwgs 1703-EXA-00-GF-DR-L-100 Rev A, -101, 110,111,112,113,114,115, 200 Rev A, 201 Rev A, 202 Rev A, 203 Rev A, 204 Rev A, 205, 362, 500 Rev A, 501 Rev A, 502 Rev A, 503, 504, 505, 506, 507, 508 Rev A, 509, 510, 511, 512, 513, 514, 515, 516 and 1703-EXA-00-GF-DR- ZZ-L-361

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

Dwgs 1703-EXA-00-ZZ-DRL-900_rd - Kampus condition discharge - landscape design statement and Dwg 1703-

EXA-00-GF-DR-L-100 ;

(e) Details of the proposed street furniture including seating, bins and lighting;

Drawing numbered 1703-EXA-00-GF-DR-L-312 Rev A planter details, 1703-EXA-00-GF-DR-L-313 Rev A bench, loop rack and bollard details, 1703-EXA-00-GF-DR-L-100 Rev O - drawing showing location of street furniture;

Product-sheet-642-900-6010-grass-green, Product-sheet-642-900-vestre-vroom-7021-black-grey - bin product sheets with material/ colour description e mail-bin-details1 - email containing bin details and photograph

External lighting location plan and luminaires: 4006-BAF-ZZ-00-DR-E-63-012 C06, 4006-BAF-ZZ-00-DR-E-63-013 C03, 4006-BAF-ZZ-00-DR-E-63-014 C03; and Luminaires data sheets: Ref A - KOS 30501-1.4.13, Ref A1 - KOS 20523-3.1.13

Ref B - Prettus XTP, Ref C,H, I - LED Tape and Extrusion 24V IP65, Ref D and J - Harm G, Ref F - Jory Flood S and Ref G - Jory Flood S

(f) Details of external steps and handrails;

Drawing 1703 EXA 00 GF DR L 307 Rev H, Drawing 1703 EXA 00 GF DR L 712 (Canal Elevation from the Canal) and Photograph- CRT - canal wall, to show balustrade as installed, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

(g) the detailed design solution for the canal edge and existing boundary wall, landscape and boundary treatment to secure attractive views into and from the development of the canal.

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-307 Rev H , 1703-EXA-00-GF-DR-L-712 and Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

(h) the provision of facilities to encourage boating activity in the area within the development

Dwg 1703-EXA-00-GF-DR-L-201, 1703-EXA-00-GF-DR-L-712a nd Mount Anvil Note: Mount Anvil response to, 'Response CRTR-PLAN-2021-32252 (1) 08-06-21, Drawing 703-EXA-00-GF-DR-L-321 and photos stamped as received on 17-12-21

The approved details shall be implemented as necessary in full within 3 months of approval.

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.

17) The development shall be implemented in accordance with the following:

*Lighting layout drawings/ reports relating to site-wide external lighting scheme: 4006-BAF-ZZ-00-DR-E-63-012_C03, 4006-BAF-ZZ-01-DR-E-63-013 C02, 4006-BAF-ZZ-02-DR-E-63-014 C02

and 20191114 - Kampus - External Lighting Design - Rev09, Technical Note - Kampus External Lighting

*Chapman Taylor Architects drawings indicating location and lighting details: C049KAM-CTA-F0-XX-DR-A-07100, C049KAM-CTA-F0-01-DR-A-35201, C049KAM-CTA-F0-00-DR-A-35200, C049KAM-CTA-E0-XX-DR-A-07100, C049KAM-CTA-C0-ZZ-DR-A-07100 and C049KAM-CTA-C0-01-DR-A-35101;

*Spurlite Kampus - REV09 External Lighting 14-11-19, Kampus - External Lighting, 8th November 2019, Revision: 01 Reference: 4006-BAF-X-XX-TN-MEP-(xx)-001, Dwg 4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05 and the Site 1 Horizontal illuminance document Kampus Rev 09 14-11-19; and

*Dwg 4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05

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.

18) The development shall be managed on an ongoing basis in accordance with the following:

Kampus, Residential Management Strategy, January 2021

Reason - 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 pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) The development shall be implemented in accordance with the following:

Lighting layout drawings/ reports relating to site-wide external lighting scheme: 4006-BAF-ZZ-00-DR-E-63-012_C03, 4006-BAF-ZZ-01-DR-E-63-013 C02, 4006-BAF-ZZ-02-DR-E-63-014 C02 and 20191114 - Kampus - External Lighting Design - Rev09, Technical Note - Kampus External Lighting

Chapman Taylor Architects drawings indicating location and lighting details: C049KAM-CTA-F0-XX-DR-A-07100, C049KAM-CTA-F0-01-DR-A-35201, C049KAM-CTA-F0-00-DR-A-35200, C049KAM-CTA-E0-XX-DR-A-07100, C049KAM-CTA-C0-ZZ-DR-A-07100 and C049KAM-CTA-C0-01-DR-A-35101;

Block C - Electrical services/ lighting layout drawings: 4006-BAF-C-14-DR-E-62-070, 4006-BAF-C-14-DR-E-62-071 and 4006-BAF-C-15-DR-E-63-006C06;

Block E - Electrical services/ lighting layout drawings: 4006-BAF-E-13-DR-E-62-045 C02, 4006-BAF-E-13-DR-E-62-047 P02, 4006-BAF-E-13-DR-E-62-061 C02, 4006-BAF-E-ZZ-DR-E-62-043 C02, 4006-BAF-E-ZZ-DR-E-62-046 C01 and 4006-BAF-E-ZZ-DR-E-62-063 C03,

Block F Electrical services/ lighting layout drawings: 4006-BAF-F-13-DR-E-63-007 C02, 4006-BAF-F-14-DR-E-62-045, 4006-BAF-F-14-DR-E-62-046, 4006-BAF-F-14-DR-E-62-047, 4006-BAF-F-14-DR-E-63-008 C03 and 4006-BAF-F-15-DR-E-63-009 C02;

Spurlite Kampus - REV09 External Lighting 14-11-19, Kampus - External Lighting, 8th November 2019, Revision: 01 Reference: 4006-BAF-X-XX-TN-MEP-(xx)-001, Dwg 4006-BAF-ZZ-00-DR-E-(63)-012 Rev C05 and the Site 1 Horizontal illuminance document Kampus Rev 09 14-11-19

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development shall operate on the basis of ongoing compliance with the following:

Kampus Manchester, KAMPUS, Manchester City Centre , Travel Plan, February 2021

Reason - To assist promoting the use of sustainable forms of travel , pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

22) (a) The development shall be carried out in accordance with the recommendations in Sandy Browns Acoustic Report dated 21 July 2016 and in line with comments from included in the Deloitte Kampus (Main Scheme) - Schedule of Consultee Comments July 2016 in relation to NSE1 and as verified by the SANDY BROWN : 20 August 2020, Kampus, New Build & Tower Assessment of internal noise levels to discharge Planning condition 22 Report the condition is fully discharged

(b) Prior to the first use of the commercial units, a scheme of acoustic insulation shall be implemented for the commercial units in accordance with the noise assessment prepared by Sandy Brown and the note from Deloitte stamped as received by the City Council, as Local Planning Authority, on the 21 July 2016 and 12 August 2016 respectively. The approved scheme shall be retained and maintained for as long as the development remains in use and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.

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

23) The development shall be managed on an ongoing basis with the following: Kampus Parking Management Strategy January 2021

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 and Policies DM1 and T1.

24) Externally mounted ancillary equipment associated with the residential development shall comply with the following:

Prior to occupation of each of the commercial uses a scheme of acoustic insulation for any externally mounted ancillary equipment associated with that unit 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. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

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

25) Fume extraction to the Bungalow Unit shall be implemented in accordance with the following:

(a) Information in relation to operation of the Bungalow and type of cooking within the space contained in Rochelle Silverstein's e-mails dated 5th, 13th and 19th December;

(b) Kitchen Ventilation System Dwgs and technical information dated 17-12-19; and

(c) Use of Longar Type 2 HE75 High Performance 75 Grease Efficiency Baffle Filter_LR[3][1].pdf

Fume extraction to the residential units shall be implemented in accordance with the following:

Dwgs DR-M-(50)-002 REV C01, DR-M-(50)-004 REV C02, DR-M-(50)-044 REV C04, DR-M-(68)-004 REV C01, DR-M-(68.5)-001 REV C01, DR-M-(68.5)-001 REV C01, DR-M-(68.5)-002 REV C01, DR-M-(68.5)-002 REV C01, DR-M-(68.5)-003 REV C01, DR-M-(68.5)-003 REV C01, DR-M-(68.5)-005 REV C01, DR-M-(68.5)-006 REV C01, SM-M-(57)-007 REV C01, SM-M-(68.5)-007 REV C02, SM-M-(68.5)-008 REV C02, SUMMARY FAN DATA SHEET and MVHR Apartment Flow Rate Calculations Sheet.

Final details of the method of extraction of any fumes, vapours and odours from each of the A3 /A4 commercial units (Excluding the Bungalow);

shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / A3 / A4 commercial unit The details of the approved scheme shall be implemented prior to occupancy 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

26) The commercial units can be occupied as A1, A2, A3, A4, B1,D1 (nursery and crèche, clinic and health centre, art gallery only) or D2 (Gymnasium, indoor sport and recreation 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

27) In relation to the commercial units the signage and outside seating strategies shall be implemented in accordance with the following:

Outside Furniture- Kampus Strategy by Native stamped as received on 12-02-24 and the Commercial Signage Guide Update January 2024, Kampus Manchester Commercial Units Sign Zoning Block C,E and F and Signage Strategy - Kampus by Native all stamped as received on 12-02-24

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

28) The 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.

29) Refuse management to the commercial units shall be implemented on an ongoing basis in accordance with the following:

Waste Management Strategy - Kampus by Native stamped as received on 12-02-24;

Unit 8 Ground Floor Plan stamped as received on 12-02-24; and

Refuse Store Plan A 02 stamped as received on 12-02-24

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

30) Notwithstanding the TV reception survey, by Taylor Brothers dated 23rd February 2016 within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

31) The servicing arrangements shall be implemented in accordance with the following on an ongoing basis:

Kampus Servicing Management Strategy November 2021 the condition is discharged

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

32) Deliveries, servicing and collections, including waste collections 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

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.

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

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

34) No infiltration of surface water drainage into the ground on land affected by contamination is 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 controlled waters. The development shall be carried out in accordance with the approval details.

Reason

To prevent pollution of controlled waters from potential contamination on site. The site is located in a sensitive location with respect to controlled waters on the site and in close proximity to the site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365. pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

35) No amplified sound or any music shall be produced or played in any part of the site outside of the building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

36) The development hereby approved shall include for full disabled access to be provided to the main Aytoun Street and Minshall Street residential entrances to the floors above.

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

37) If during works to convert the building to the use hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority. Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time when the building is in use as hereby permitted.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15

Appendix 1 – List of consultees & neighbours notified

Highway Services

Neighbourhood Team Leader (Arboriculture)

Greater Manchester Police, Whitworth Street, Manchester, M1 3QW

Flat 914, 5 Piccadilly Place, Manchester, M1 3BP

Flat 513, 5 Piccadilly Place, Manchester, M1 3BR

Flat 913, 5 Piccadilly Place, Manchester, M1 3BP

Flat 915, 5 Piccadilly Place, Manchester, M1 3BP

Flat 916, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP

Flat 39, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 40, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 41, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 42, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 43, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 44, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 45, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat Above, 51 - 53 Bloom Street, Manchester, M1 3LY

Flat A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF

Flat B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF

Flat C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF

Flat D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF

Flat At, 38 London Road, Manchester, M1 2PF

Flat At, 84 London Road, Manchester, M1 2PN

Flat At, 29 Bloom Street, Manchester, M1 3JE

The Churchill, 5 Canal Street, Manchester, M1 3HE

Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 1 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 2 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 3 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 4 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 1 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 2 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 3 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat 4 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH

Flat A Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH

Flat B Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH

Flat C Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH

Flat C Level 3, Lambert Hall, Granby Row, Manchester, M60 7LH
Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A Level 3, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B Level 3, Granby Row, Manchester, M60 7LH
Flat A Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat B Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat C Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat A Level 7, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat 22, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 28, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 29, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 7, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 15, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 19, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 16, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 12, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 17, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 25, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 27, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 28, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 36, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 6, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 1, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 2, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 3, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 4, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 20, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 5, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 9, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 11, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 22, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 21, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 29, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 30, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 33, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 35, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 13, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 14, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 13, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 62, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 25, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G2, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 44, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 55, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB

Flat 37, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 26, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 16, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G5, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 52, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 33, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 45, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 41, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 23, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Second Floor And Third Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 15, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 65, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 17, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 43, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 53, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Ground Floor, 6 Whitworth Street, Manchester, M1 6QW
Basement And Sub Basement, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor And Second Floor, 6 Whitworth Street, Manchester, M1 6QW
First Floor To Third Floor, 6 Whitworth Street, Manchester, M1 6QW
Basement And Ground Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Ground Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Crown Courts, Minshull Street, Manchester, M1 3FS
Ground Floor, 37 Bloom Street, Manchester, M1 3LY
Second Floor Front, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Second Floor Rear, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Ground Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Aytoun Building, Aytoun Street, Manchester, M1 3GH
Basement, 4 Canal Street, Manchester, M1 3HE
Bar Risa, 40 Chorlton Street, Manchester, M1 3HW
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
38 Whitworth Street, Manchester, M1 3NR
First Floor To Fourth Floor, 11 Bloom Street, Manchester, M1 3HS
Fourth Floor Suite 1, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Fourth Floor Suite 2, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Fourth Floor Suite 3, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Prague Five, 40 Chorlton Street, Manchester, M1 3HW
First Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Third Floor Front Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Second Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
Third Floor Rear Suite, Albert House, 17 Bloom Street, Manchester, M1 3HZ
4A Whitworth Street, Manchester, M1 6QW
Second Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Fourth Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
First Floor Rear, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Ground Floor And First Floor, 14 Chorlton Street, Manchester, M1 3HW
Basement, 14 Chorlton Street, Manchester, M1 3HW
Vanilla, 39 - 41 Richmond Street, Manchester, M1 3WB
Velvet, 2 Canal Street, Manchester, M1 3HE
Basement And Ground Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
BUY ASSOCIATES LIMITED, Third Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW

First Floor Middle, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Front, Amazon House, 3 Brazil Street, Manchester, M1 3PW
40 Chorlton Street, Manchester, M1 3HW
5 Richmond Street, Manchester, M1 3HF
51 - 53 Richmond Street, Manchester, M1 3WB
14 Whitworth Street, Manchester, M1 3BS
6 Whitworth Street, Manchester, M1 6QW
Mindel House, 10 Minshull Street, Manchester, M1 3EF
The Crown Court, Minshull Street, Manchester, M1 3FS
Lambert Hall Of Residence, Granby Row, Manchester, M60 7LH
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 11, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR
Flat 16, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR
Flat 13, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 14, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 15, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 17, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 18, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 19, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 20, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 21, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 22, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 23, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 24, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 25, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 29, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 26, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 27, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 28, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 30, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 31, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 32, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 33, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 34, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 35, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 36, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 37, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 38, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 39, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 40, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT

[illegible]

Flat 3 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 4 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 1 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 2 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 3 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH
Flat 4 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH
City Inn, 1 Piccadilly Place, Manchester, M1 3DG
2 Piccadilly Place, Manchester, M1 3BG
3 Piccadilly Place, Manchester, M1 3BN
4 Piccadilly Place, Manchester, M1 3BN
First Floor, 1 Canal Street, Manchester, M1 3HE
Part Second Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
34 Whitworth Street, Manchester, M1 3HB
Flat 1, 3 Cobourg Street, Manchester, M1 3GY
Flat 2, 3 Cobourg Street, Manchester, M1 3GY
Flat 3, 3 Cobourg Street, Manchester, M1 3GY
Flat 7, 3 Cobourg Street, Manchester, M1 3GY
Flat 4, 3 Cobourg Street, Manchester, M1 3GY
Flat 5, 3 Cobourg Street, Manchester, M1 3GY
Flat 6, 3 Cobourg Street, Manchester, M1 3GY
Pita Pit, 3C Piccadilly Place, Manchester, M1 3BN
Holiday Inn Manchester City Centre, 25 Aytoun Street, Manchester, M1 3AE
BARCLAYS BANK PLC, Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN
Flat 1, 1A Canal Street, Manchester, M1 3HE
Flat 2, 1A Canal Street, Manchester, M1 3HE
Flat 3, 1A Canal Street, Manchester, M1 3HE
Flat 4, 1A Canal Street, Manchester, M1 3HE
Flat 5, 1A Canal Street, Manchester, M1 3HE
Flat 6, 1A Canal Street, Manchester, M1 3HE
Flat 7, 1A Canal Street, Manchester, M1 3HE
Flat 8, 1A Canal Street, Manchester, M1 3HE
Flat 47, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Third Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR
Flat 42, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G3, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 31, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 54, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 36, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 51, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 32, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 66, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 63, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 14, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G4, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GY
Flat 56, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 34, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 46, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 27, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 24, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G6, Stonebridge House, 5 Cobourg Street, Manchester, M1 3FY
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR

Flat 21, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat G1, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 22, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 64, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 35, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Eagle Bar, Richmond House, 15 Bloom Street, Manchester, M1 3HZ
First Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Flat 19, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 16, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 17, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 18, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 20, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 21, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 22, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 23, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 24, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 25, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 26, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 27, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 28, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 29, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 30, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 31, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 32, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 33, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 34, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 35, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 36, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 37, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 39, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 40, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 41, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 42, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 43, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 44, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 45, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 46, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 47, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 48, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 49, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 50, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 51, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 52, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 53, Velvet Court, Granby Row, Manchester, M1 7AB
Ground Floor, 39 Bloom Street, Manchester, M1 3LY
Fourth Floor And Mezzanine Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Lower Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3JE
Basement, 37 - 39B Bloom Street, Manchester, M1 3LY
Ground Floor, Albert House, 17 Bloom Street, Manchester, M1 3HZ
Ground Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW

Basement, 34 Canal Street, Manchester, M1 3EY
Second Floor And Third Floor, 14 Chorlton Street, Manchester, M1 3HW
3A Cobourg Street, Manchester, M1 3GY
82 London Road, Manchester, M1 2PN
First Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Malmaison, Piccadilly, Manchester, M1 3AQ
Basement, 28 Richmond Street, Manchester, M1 3NB
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR
Flat 214, 5 Piccadilly Place, Manchester, M1 3BR
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR
Flat 56, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 57, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 54, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 55, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 58, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 1, 27 Sackville Street, Manchester, M1 3LZ
Flat 2, 27 Sackville Street, Manchester, M1 3LZ

Flat 3, 27 Sackville Street, Manchester, M1 3LZ
Flat 4, 27 Sackville Street, Manchester, M1 3LZ
Flat 5, 27 Sackville Street, Manchester, M1 3LZ
Flat 6, 27 Sackville Street, Manchester, M1 3LZ
Flat 1, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 7, 27 Sackville Street, Manchester, M1 3LZ
Flat 8, 27 Sackville Street, Manchester, M1 3LZ
Flat 2, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 3, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 4, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 5, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 6, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 7, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 8, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 9, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 10, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 11, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT
Flat 26, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 25, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 23, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 24, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 1, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 27, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 28, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 29, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 2, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 3, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 4, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 5, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 9, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 6, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 7, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 8, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 10, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 11, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 12, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 13, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 14, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 15, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 34, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 26, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 32, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 31, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 37, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR

Flat 416, 5 Piccadilly Place, Manchester, M1 3BR
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR
51A Richmond Street, Manchester, M1 3WB
Flat 3, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 38, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 1, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 2, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 4, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 5, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 6, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 7, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 8, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 9, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 10, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 11, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 12, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 13, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 14, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 15, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 16, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 17, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 18, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 19, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 20, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 21, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 22, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 23, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 24, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 25, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 26, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 27, Opal House, 11A Whitworth Street, Manchester, M1 3GW
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP

Flat 608, 5 Piccadilly Place, Manchester, M1 3BP
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP
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Flat 611, 5 Piccadilly Place, Manchester, M1 3BP
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP
36 - 38 Sackville Street, Manchester, M1 3WA
Suttons Leisure, 38 Richmond Street, Manchester, M1 3NB
44 Richmond Street, Manchester, M1 3WB
Umist, Sackville Street, Manchester, M1 3NJ
14 - 16 Whitworth Street, Manchester, M1 3BS
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 27, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat B Level 7, Lambert Hall, Granby Row, Manchester, M60 7LH
Flat 23, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 24, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 25, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 26, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 28, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 29, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 31, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 30, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 32, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 33, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 34, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 35, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 36, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 37, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 38, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 39, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 40, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 41, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 42, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 43, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 44, Velvet House, 60 Sackville Street, Manchester, M1 3WE
Flat 8, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP

Flat 705, 5 Piccadilly Place, Manchester, M1 3BP
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 61, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
14 Chorlton Street, Manchester, M1 3HW
10 Canal Street, Manchester, M1 3EZ
27 Sackville Street, Manchester, M1 3LZ
28 Richmond Street, Manchester, M1 3NB
Street Cars House, 16 Chorlton Street, Manchester, M1 3HW
29 - 31 Sackville Street, Manchester, M1 3LZ
37 Bloom Street, Manchester, M1 3LY
39 Bloom Street, Manchester, M1 3LY
34 Canal Street, Manchester, M1 3WD
Sackville Place, Bombay Street, Manchester, M1 7AT
The Warehouse, 4 Fairfield Street, Manchester, M1 3GF
Roby Court, 14 Roby Street, Manchester, M1 3AG
Regency House, 36 Whitworth Street, Manchester, M1 3NR
37 - 39B Bloom Street, Manchester, M1 3LY
3 Canal Street, Manchester, M1 3HE
Velvet House, 60 Sackville Street, Manchester, M1 3WE
Second Floor, Cedar House, 2 Fairfield Street, Manchester, M1 3GF
37 Chorlton Street, Manchester, M1 3HN
44 Canal Street, Manchester, M1 3WD
50 Sackville Street, Manchester, M1 3WF
Flat 24, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 10, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

Flat 18, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
Flat 23, Whitworth House, 53 Whitworth Street, Manchester, M1 3WS
84 London Road, Manchester, M1 2PN
Flat 4, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 38, Velvet Court, Granby Row, Manchester, M1 7AB
Flat 1, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 12, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 2, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 3, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 5, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 6, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 7, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 8, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 9, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 10, Roby Court, 14 Roby Street, Manchester, M1 3AG
Flat 11, Roby Court, 14 Roby Street, Manchester, M1 3AG
45 Richmond Street, Manchester, M1 3WB
Flat 1, 10 Canal Street, Manchester, M1 3EZ
Flat 2, 10 Canal Street, Manchester, M1 3EZ
Flat 3, 10 Canal Street, Manchester, M1 3EZ
Flat 4, 10 Canal Street, Manchester, M1 3EZ
Flat 5, 10 Canal Street, Manchester, M1 3EZ
Flat 6, 10 Canal Street, Manchester, M1 3EZ
Flat 7, 10 Canal Street, Manchester, M1 3EZ
Flat 8, 10 Canal Street, Manchester, M1 3EZ
Flat 1, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 2, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
First Floor, 29 - 31 Sackville Street, Manchester, M1 3LZ
Flat 56, Sackville Place, Bombay Street, Manchester, M1 7AT
34 London Road, Manchester, M1 2PF
12 Minshull Street, Manchester, M1 3FR
41 Chorlton Street, Manchester, M1 3FY
29 Bloom Street, Manchester, M1 3JE
35 Bloom Street, Manchester, M1 3LY
45 Bloom Street, Manchester, M1 3LY
Third Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Cheshire Sporting Club Ltd, 11 Bloom Street, Manchester, M1 3HH
1 Canal Street, Manchester, M1 3HE
28 - 30 Canal Street, Manchester, M1 3EZ
38 London Road, Manchester, M1 2PF
Flat 12, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB
Flat 1, 14 Whitworth Street, Manchester, M1 3BS
Flat 2, 14 Whitworth Street, Manchester, M1 3BS
Flat 6, 14 Whitworth Street, Manchester, M1 3BS
Flat 3, 14 Whitworth Street, Manchester, M1 3BS

Flat 4, 14 Whitworth Street, Manchester, M1 3BS
Flat 5, 14 Whitworth Street, Manchester, M1 3BS
Flat 7, 14 Whitworth Street, Manchester, M1 3BS
Flat 8, 14 Whitworth Street, Manchester, M1 3BS
Flat 9, 14 Whitworth Street, Manchester, M1 3BS
Flat 10, 14 Whitworth Street, Manchester, M1 3BS
Flat 11, 14 Whitworth Street, Manchester, M1 3BS
Flat 12, 14 Whitworth Street, Manchester, M1 3BS
Flat 14, 14 Whitworth Street, Manchester, M1 3BS
Flat 15, 14 Whitworth Street, Manchester, M1 3BS
Flat 16, 14 Whitworth Street, Manchester, M1 3BS
Flat 17, 14 Whitworth Street, Manchester, M1 3BS
Flat 18, 14 Whitworth Street, Manchester, M1 3BS
Flat 19, 14 Whitworth Street, Manchester, M1 3BS
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP
Flat 23, 14 Whitworth Street, Manchester, M1 3BS
Flat 20, 14 Whitworth Street, Manchester, M1 3BS
Flat 21, 14 Whitworth Street, Manchester, M1 3BS
Flat 22, 14 Whitworth Street, Manchester, M1 3BS
Flat 24, 14 Whitworth Street, Manchester, M1 3BS
Flat 25, 14 Whitworth Street, Manchester, M1 3BS
Flat 26, 14 Whitworth Street, Manchester, M1 3BS
47 - 49 Bloom Street, Manchester, M1 3LY
Ground Floor And First Floor, 51 - 53 Richmond Street, Manchester, M1 3WB
Fire Station Junction Fairfield Street, London Road, Manchester, M1 2PQ
Fire Brigade Buildings, 50 London Road, Manchester, M1 2PH
BEECHHAWK LIMITED, Fourth Floor, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Basement, Mindel House, 10 Minshull Street, Manchester, M1 3EF
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
The Rembrandt, 33 Sackville Street, Manchester, M1 3LZ
Flat 3C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF
26 Richmond Street, Manchester, M1 3NB
42 Canal Street, Manchester, M1 3WD
40 Canal Street, Manchester, M1 3WD
Flat 2G, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF
4 Canal Street, Manchester, M1 3HE
Flat 4C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF
Flat 1A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF
Flat 2A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF

[illegible]

Flat 53, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 54, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 55, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 56, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 61, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 62, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 63, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 64, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 65, Canal Court, 28 Canal Street, Manchester, M1 3EZ
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF
12 Fairfield Street, Manchester, M1 3GF
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 4, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 5, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 6, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 7, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 8, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 9, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 10, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 11, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 12, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 13, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 14, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 15, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 16, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 17, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 18, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 19, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 20, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 21, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
Flat 22, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW
36 Canal Street, Manchester, M1 3WD

8 Fairfield Street, Manchester, M1 3GF
3 Cobourg Street, Manchester, M1 3GY
40 Sackville Street, Manchester, M1 3WA
46 Sackville Street, Manchester, M1 3WF
31 Bloom Street, Manchester, M1 3JE
41 Bloom Street, Manchester, M1 3LY
43 Bloom Street, Manchester, M1 3LY
51 - 53 Bloom Street, Manchester, M1 3LY
46 Canal Street, Manchester, M1 3WD
25 Richmond Street, Manchester, M1 3NB
45 Chorlton Street, Manchester, M1 3FY
Flat 12, Aytoun Court, 17 - 19 Aytoun Street, Manchester, M1 3DT

Appendix 2 – Planning constraints

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