MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141049/JO/2024
Date registered valid:	15 October 2024
Proposal:	Variation of Conditions 2 (SPL), 3 (Materials), 4 (Refuse), 5 (Noise), 6 (Noise Plant), 7 (Fumes), 10 (BAPA) and 11 (RAMS) of application referenced number: 139008/FO/2024
Address:	Unit 1, Millow Street, Manchester, M4 5GD
Ward(s):	Piccadilly Ward
Applicant:	Mr Ahmed Ali Sports and lounge ltd
Agent (if any):	
Case officer:	Max Gibson Tel: 0161 219 6359 Email: maximillian.gibson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**30/01/2025**

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:
Printed: 22 October 2024 Expired: 12 November 2024

Neighbour notifications
Printed: 22 October 2024 Expired: 12 November 2024

Site notice
Posted: Expired:

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to Unit (Arch) 1 of a number of railway arches that are located on Millow Street in the Cheetham area of Manchester, just north of Manchester City Centre. The railway arches are underneath the railway line that runs from Manchester Victoria Station to Oldham and Rochdale.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area surrounding the application site has traditionally been commercial/industrial in nature, however there are now some residential apartment blocks within the vicinity of the site (both new build and conversions), most notably the Parkers Hotel building adjacent that has been converted into apartments, and nearby residential blocks within the Green Quarter.

Description of development

The application relates to the variation of a number of conditions attached to application reference 130009/FO/2024, which granted a change of use to a snooker hall for Unit 1, together with elevational alterations associated with the new use. This was as a result of a change to the ventilation system so that hot food could be cooked on site. The applicant seeks to vary noise, fumes, refuse and materials conditions both to reflect this new system and to discharge the outstanding information to make these conditions compliance conditions. It also seeks to remove conditions requiring the provision of a BAPA and RAMS that were requested by

Network Rail as a result of further discussions undertaken with Network Rail that took place after the initial approval.

Consultations & Notification Responses

Publicity - a notice was displayed nearby to the site informing passers-by of the development. Letters were sent to surrounding occupiers notifying them of the development. One representation has been received as a result of this publicity, summarised as follows:

-Concerned about impact on carparking provision and potential noise from customers.

Environmental Health - information submitted by applicant in regard to fumes, noise and refuse acceptable.

Network Rail - BAPA and RAMS initially requested, subsequently confirmed not necessary.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles) and C10 (Leisure and the Evening Economy) of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

Visual amenity

The shopfront that has been installed on site is in accordance with the submitted specification. It is a simple, black-framed glazed shopfront which sits unobtrusively within the arch. The frames have been made from an anodized black metal, ensuring a high-quality and durable finish.

A new set of ventilation terminals have been installed above the archway. The galvanised metal materiality and louvred vent appear low quality and stand out starkly against the brickwork. Thus, it is proposed to cover the vents with a black coloured decorative screen and to treat the ductwork to match this in colour. This would add a degree of visual interest to what is an obtrusive element that appears purely utilitarian in nature. The black colour treatment would afford a degree of visual congruence with the door frames below and help to harmonise the elevational treatments.

Fumes

The need for this current application was precipitated by the applicant's decision to serve hot food at the venue. The originally proposed ventilation system was sufficient for such a use and required a redesign. The new system was assessed by Environmental Health and considered suitable to extract fumes and odours associated with cooking from the premises. A condition shall ensure the development is operated in accordance with this approved scheme.

Noise

The applicant has submitted a noise assessment verification report for the venue, which confirms that operational sound breakout from the building and atmospheric noise emissions from the installed items of building services would not lead to an unacceptable increase in atmospheric noise as a result of the development. This was accepted by Environmental Health. Thus, it considered that the development should not lead to any disamenity to surrounding occupiers from noise. A condition attached to this approval

Network Rail

A Basic Asset Protection Agreement and Risk Assessment Method Statement was requested by Network Rail under the original application. Subsequent to the approval of the original application, this was challenged by the applicant's landlord, who stated that under the terms of their tenancy agreement for the arches with Network Rail, these documents were not required. Communication with Network Rail's Interface Management Team confirmed this was correct. Nevertheless, when consulted in this application Network Rail's Town Planning team requested a BAPA and RAMS. The Network Rail Interface Management Team have been contacted and reaffirmed that these documents are not necessary and thus the conditions requiring their submission will be removed from this approval.

Refuse

A refuse management plan was submitted by the applicant, and this was accepted by Environmental Health. This includes provision for an internal bin store and segregation of waste. A compliance condition is to be attached to this approval to ensure the development is operated in accordance with this approved scheme.

Objector comments

One objection has been received to this application. The main issues raised pertain to a) the impact of extra patrons on the car parking outside the arches and b) noise from patrons leaving the venue.

The car parking provision of 23no. spaces was considered to be adequate when the original application was assessed by Highways Services given the high level of accessibility of the location via public transport. The car park itself is privately managed for use of the businesses within the estate and the apportioning of the spaces to each business is not a planning consideration.

The noise assessment, including validation, has been accepted by Environmental Health, thereby ensuring the venue should not have levels of noise emanating from within that would lead to disamenity to surrounding occupiers. The management of patrons was covered by an operational management plan submitted under the original application and accepted by Environmental Health. This includes a dispersal policy for closing time and a confirmation that no alcohol would be served on the premises. An additional compliance condition is to be attached to this approval to confirm that the development will be operated in accordance with this strategy.

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

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application for planning permission officers will seek to work with the applicant in a positive and pro-active manner in seeking solutions to problems arising in relation to dealing with the application. In this instance, the application was considered acceptable and appropriate conditions have been attached to this approval.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 15.05.2027.

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

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

-Drawing - Proposed 111_101 FLOOR PLAN received by the City Council, as Local Planning Authority, on 09/05/2024
-Drawing - Proposed 111_201 ELEVATION received by the City Council, as Local Planning Authority, on 15/01/2024
-Drawing - Proposed CROSS SECTIONS received by the City Council, as Local Planning Authority, on 14/03/2024
-Drawing - Proposed ENTRANCE DETAILS received by the City Council, as Local Planning Authority, on 07/05/2024
-Supporting Information CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, on 01/03/2024
-Supporting Information OPERATIONAL MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 14/03/2024
All originally approved under application reference 139008/FO/2024)

-Waste Management TAYLOR FRESH START WASTE
-Waste Management WASTE PROFORMA
Both received by the City Council, as Local Planning Authority, on 07/01/2025

Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024

-Supporting Information ANODIZED DOORS REHMANS PRICE QUOTE
-Drawing - Proposed FLOOR PLAN
-Supporting information ACOUSTIC INSULATION FOR FLOORS AND WALLS
-Supporting Information ELEVATION / SECTION PLAN
-Supporting Information KITCHEN VENTILATION SPECIFICATION
-Supporting Information MUB INSULATED DUCT FANS
-Drawing - Proposed HVAC SECTION 1
All received by the City Council, as Local Planning Authority, on 18/09/2024

-Drawing - Proposed FOMO HRU PLAN received by the City Council, as Local Planning Authority, on 02/12/2024

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024

-Photo EXTRACT 1
-Photo EXTRACT 2
-Photo EXTRACT 3
-Photo EXTRACT 4
All received by the City Council, as Local Planning Authority, on 22/01/2025

-Supporting Information KWIKOOL INVOICE received by the City Council, as Local Planning Authority, on 29/01/2025

Reason - to ensure the development is carried out in accordance with the approved plans pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

3) The shopfront and decorative planning shall be installed in accordance with the approved details:

-Supporting Information ANODIZED DOORS REHMANS PRICE QUOTE received by the City Council, as Local Planning Authority, on 18/09/2024 (viewed on site 28/10/2024).

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024 (Anodized Decorative Screen manufactured by Luxury Screens luxuryscreens.co.uk)

The approved detail shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

4) The storage and disposal of refuse shall be carried out in accordance with the approved scheme:

-Waste Management TAYLOR FRESH START WASTE
-Waste Management WASTE PROFORMA
Both received by the City Council, as Local Planning Authority, on 07/01/2025

-Drawing - Proposed FLOOR PLAN received by the City Council, as Local Planning Authority, on 18/09/2024

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

Reason - In the interests of amenity and public health pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

5) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the approved noise study of the premises and a scheme of acoustic treatment (Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024; Supporting Information ACOUSTIC INSULATION FOR FLOORS AND WALLS received by the City Council, as Local Planning Authority, on 18 Sept 2024). The approved details shall be implemented in full and remain in situ for the lifetime of the development.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

6) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the approved scheme (Noise assessment or information REF: 1204/LE/03 LIGHTHOUSE ACOUSTICS received by the City Council, as Local Planning Authority, on 15 Oct 2024) designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The scheme shall be implemented in full before the use commences and remain in situ for the lifetime of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

7) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with the approved scheme:

-Supporting Information ELEVATION / SECTION PLAN
-Supporting Information KITCHEN VENTILATION SPECIFICATION
-Supporting Information MUB INSULATED DUCT FANS
-Drawing - Proposed HVAC SECTION 1
All received by the City Council, as Local Planning Authority, on 18/09/2024

-Drawing - Proposed FOMO HRU PLAN received by the City Council, as Local Planning Authority, on 02/12/2024

-Drawing - Proposed SCREEN ELEVATION received by the City Council, as Local Planning Authority, on 13/12/2024

-Photo EXTRACT 1
-Photo EXTRACT 2
-Photo EXTRACT 3
-Photo EXTRACT 4
All received by the City Council, as Local Planning Authority, on 22/01/2025

-Supporting Information KWIKOOL INVOICE received by the City Council, as Local Planning Authority, on 29/01/2025

The approved scheme shall be implemented in full before the use commences and remain in situ for the lifetime of the development.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

8) 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 on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

9) The development shall be carried out in accordance with the following opening hours:

Monday to Friday 10:00 to 03:00

Reason - In the interest of amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) The premises shall be operated in accordance with the approved operational management plan:

-Supporting Information OPERATIONAL MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 14/03/2024 (originally approved under application reference 139008/FO/2024)

The approved management plan shall remain in place whilst the development is in operation.

Reason - in the interest of the amenity of surrounding occupiers pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Network Rail

Arch 15, Red Bank, Manchester, M4 4HF
Arch 10, Red Bank, Manchester, M4 4HF
Flat 1511, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1206, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 601, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 409, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 203, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 306, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 211, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 208, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1403, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1201, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 709, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 708, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 607, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 901, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 306, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 507, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 413, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 407, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 311, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 214, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 108, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 811, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 810, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 808, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 710, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 612, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 608, Cypress Place, 9 New Century Park, Manchester, M4 4EF
19 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
3 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 11, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 102, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 209, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 226, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1510, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1505, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1503, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1413, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1404, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1205, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1202, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 312, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 330, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 409, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 611, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 301, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 802, Cypress Place, 9 New Century Park, Manchester, M4 4EF

Flat 711, Cypress Place, 9 New Century Park, Manchester, M4 4EF
17 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
14 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
2 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 4, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 13, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 16, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 203, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 212, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 213, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1508, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1406, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1307, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 307, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 318, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 129, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 103, Cypress Place, 9 New Century Park, Manchester, M4 4EE
31 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
27 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
41 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
39 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
38 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
69 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 906, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 905, Cypress Place, 9 New Century Park, Manchester, M4 4EF
51 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
46 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 321, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 104, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Arch 8, Red Bank, Manchester, M4 4HF
Flat 1106, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1803, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1604, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1603, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 501, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1103, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 205, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 105, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1409, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1408, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1306, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 401, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 304, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1308, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Arch 12, Red Bank, Manchester, M4 4HF
Flat 1107, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 803, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 706, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 705, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 409, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 511, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 503, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 411, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 101, Cypress Place, 9 New Century Park, Manchester, M4 4EE

Flat 402, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 414, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 423, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
32 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
24 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
37 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
35 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 111, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Unit 5, Millow Street, Manchester, M4 4DR
Flat 901, Cypress Place, 9 New Century Park, Manchester, M4 4EF
64 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
55 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
45 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Ninth To Twelfth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1113, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1110, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1703, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1512, Cypress Place, 9 New Century Park, Manchester, M4 4EH
2 Cheetham Hill Road, Manchester, M4 4EW
Flat 602, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 507, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 504, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 407, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1804, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1304, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 309, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 209, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 207, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1401, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1309, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 203, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 202, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1202, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1104, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 702, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 701, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1006, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1005, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 908, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 902, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1303, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 209, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 109, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 104, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1209, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 405, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 402, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 308, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 302, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 204, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1108, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1105, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 802, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 704, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Flat 903, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 211, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 115, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 605, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 809, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1002, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1001, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 909, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 805, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 112, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Arch 11, Red Bank, Manchester, M4 4HF
Flat 506, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 408, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 312, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 110, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 809, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 709, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 703, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 613, Cypress Place, 9 New Century Park, Manchester, M4 4EF
10 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
6 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 8, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 106, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 123, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 913, Cypress Place, 9 New Century Park, Manchester, M4 4EF
29 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Unit 3, Millow Street, Manchester, M4 4DR
Flat 1008, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 908, Cypress Place, 9 New Century Park, Manchester, M4 4EF
62 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
48 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
43 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 229, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 424, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 422, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1802, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1801, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 503, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1101, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 505, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 212, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 111, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 510, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 502, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 405, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 403, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 215, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 213, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 812, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 805, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 801, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 713, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 610, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 607, Cypress Place, 9 New Century Park, Manchester, M4 4EF

Flat 606, Cypress Place, 9 New Century Park, Manchester, M4 4EF
12 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
7 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 2, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 109, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 206, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 210, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 117, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 118, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 231, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1507, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 704, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 216, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 708, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 706, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 701, Cypress Place, 9 New Century Park, Manchester, M4 4EF
15 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
9 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 3, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 103, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 207, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 110, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 124, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 125, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 217, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 305, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1501, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1407, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1402, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1310, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1305, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1301, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1210, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 421, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 105, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 102, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1306, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1411, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1405, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1312, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1201, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1012, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 324, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 404, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
33 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
28 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
26 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
23 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 329, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
34 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1011, Cypress Place, 9 New Century Park, Manchester, M4 4EF
British Transport Police, Seventh Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1005, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1001, Cypress Place, 9 New Century Park, Manchester, M4 4EF

Flat 907, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 903, Cypress Place, 9 New Century Park, Manchester, M4 4EF
61 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
58 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
56 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
52 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Basement To Sixth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
2 Scotland, Manchester, M4 4EL
Flat 108, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1109, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1702, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1701, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1513, Cypress Place, 9 New Century Park, Manchester, M4 4EH
109 Corporation Street, Manchester, M4 4DX
Arch 16, Red Bank, Manchester, M4 4HF
Flat 509, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 505, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 502, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1104, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 204, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 108, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 101, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1307, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 210, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 206, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1404, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 205, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 110, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1109, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 707, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 608, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1103, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 808, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1101, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1008, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1003, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 210, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 305, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 304, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 410, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 313, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 309, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1313, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 127, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 225, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 232, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1302, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1208, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1206, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1204, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 317, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 334, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 418, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 410, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 104, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 131, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
40 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
70 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Late Rooms Ltd, Eleventh And Twelth Floors, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1004, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Arch 9, Red Bank, Manchester, M4 4HF
60 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
57 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
54 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
50 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
44 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 204, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1108, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1107, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 606, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 508, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1105, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1102, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 207, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 1205, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 106, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1102, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1301, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 406, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 305, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 303, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1405, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 111, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1106, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 804, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1009, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1004, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 906, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 905, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 609, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 114, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 512, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 217, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 307, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 504, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 406, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 109, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 804, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 803, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 707, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 702, Cypress Place, 9 New Century Park, Manchester, M4 4EF
16 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
8 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
4 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 5, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 14, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 205, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 112, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 113, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 227, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 303, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1509, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1502, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1311, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1308, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1213, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1212, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1211, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1203, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1013, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 313, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 327, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 332, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 412, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 425, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 408, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 427, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 106, Cypress Place, 9 New Century Park, Manchester, M4 4EE
30 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
25 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
36 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 7, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1007, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1006, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 912, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 909, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 904, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 902, Cypress Place, 9 New Century Park, Manchester, M4 4EF
63 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
49 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
47 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 216, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 115, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1111, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1602, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 605, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 604, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 208, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 206, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 202, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 208, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 103, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1406, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1208, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 404, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 403, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 307, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 201, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1203, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 801, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1007, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 904, Vallea Court, 1 Red Bank, Manchester, M4 4FH

Flat 117, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 603, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 113, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 513, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 508, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 501, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 412, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 402, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 310, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 308, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 302, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 712, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 705, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 116, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
20 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
21 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
18 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
5 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 15, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 105, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 107, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 114, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 128, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 218, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 222, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 228, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 301, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1506, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1412, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1304, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1410, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1401, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1309, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1209, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 309, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 310, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 335, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 413, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 420, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 6, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Unit 2, Millow Street, Manchester, M4 4DR
Unit 4, Millow Street, Manchester, M4 5GD
Flat 1003, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1010, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1009, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 1002, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 911, Cypress Place, 9 New Century Park, Manchester, M4 4EF
66 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
65 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1112, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1704, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1601, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1207, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 603, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Flat 506, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 408, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 201, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Kelway Ltd, Eighth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 107, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 102, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1407, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1305, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1302, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 301, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 1402, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1204, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 703, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 907, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 807, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 806, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 116, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 602, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 601, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 604, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 509, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 404, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 401, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 303, Cypress Place, 9 New Century Park, Manchester, M4 4EE
Flat 807, Cypress Place, 9 New Century Park, Manchester, M4 4EF
11 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 806, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 609, Cypress Place, 9 New Century Park, Manchester, M4 4EF
13 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
1 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 130, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 132, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 214, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 126, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 224, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 230, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1504, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1408, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1403, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1409, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1303, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 1207, Cypress Place, 9 New Century Park, Manchester, M4 4EH
Flat 306, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 316, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 403, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 406, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 407, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 411, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 107, Cypress Place, 9 New Century Park, Manchester, M4 4EE
22 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
68 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
67 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Arch 14, Red Bank, Manchester, M4 4HF
Arch 13, Red Bank, Manchester, M4 4HF

Flat 9, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 910, Cypress Place, 9 New Century Park, Manchester, M4 4EF
Flat 813, Cypress Place, 9 New Century Park, Manchester, M4 4EF
59 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
42 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
53 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 215, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
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
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL