MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141132/FO/2024
Date registered valid:	1 October 2024
Proposal:	Installation of an LED digital artwork and associated works.
Address:	1 New Quay Street, Manchester, M3 4BN
Ward(s):	Deansgate Ward
Applicant:	Tanya Grady, Manchester Quays Developments (G&S Limited)
Agent (if any):	Mr Michael Percival, Deloitte LLP
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**21 November 2024**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 9 October 2024

Standard consultations:
Printed: 8 October 2024 Expired: 29 October 2024

Neighbour notifications
Printed: 8 October 2024 Expired: 29 October 2024

Site notice
Posted: 9 October 2024 Expired: 30 October 2024

Press advert
Published: 15 October 2024 Expired: 5 November 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of Site/Area

The location of the digital illuminated artwork is on New Quay Street elevation of the new Globe and Simpson Building.

The design of the building always included a blank section of elevation that would be utilised to agree details for a new piece of artwork that would help provide a wayfinding marker for the St. John's area.

The Globe and Simpson Building is a 9-storey building comprising workspace and flexible commercial floorspace at ground level.

The commercial and culture-led regeneration area of the surrounding St. John's area is home to over 1,000,000 sq. ft. of now fully occupied new and refurbished commercial office floorspace, Aviva Studios, 1,600 co-living bedspaces across two buildings, two hotels and a series of refurbished TV Studios, set amongst new high quality public realm on the former ITV Granada studios estate.

Description of Development

The application seeks the installation of an LED digital artwork and associated works.

The proposals relate to further details initially required by Condition 42 attached to Planning Permission 125222/JO/2019 relating to the Globe and Simpson ('G&S') development in St John's, Manchester City Centre.

Condition Discharge application CDN/23/0826 approved the principle of a digital LED screen on the New Quay Street elevation of the building, with the content to be agreed through a Full Planning Permission and associated conditions as set out in this letter and supporting documents.

The size of the artwork installation is approximately 30m tall by 17m wide and is to be backed by grey curtain walling ready for the new artwork to be installed. Due to this elevation being inset, the artwork that comprises 13,500 LEDs attached to a backing structure, will appear flush to the façade of Globe and Simpson. A document is enclosed with this application setting out the artists proposals, including the inspiration for the imagery and the type of content to be displayed.

The LED digital artwork is not an advertising screen and so does not require advertisement consent.

Related Applications

121721/FO/2018 - Erection of a 9-storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works.
Approved January 2019.

125222/JO/2019 - Minor Material Amendment to vary Plan References listed in Condition 2 of Planning Permission 121721/FO/2018 to facilitate the removal of car park ramp from New Quay Street, revised basement layout, above ground design changes, and associated works.
Approved January 2020.

CDN/23/0826 - Discharge of conditions 14 (Signage Strategy), 17 (Plant), 21 (Environmental Standards) and 42 (New Quay Street elevation) pursuant to planning permission 125222/JO/2019.
Approved June 2024.

Consultations & Notification Responses

Highway Services and Transport for Greater Manchester - A pre-application meeting took place with the applicant, TfGM, MCC Highways and the Local Planning Authority to discuss any concerns that the proposal may have upon Highways Safety. MCC Highways and TfGM have confirmed that they will accept the signage in line with conditions added to:

- control red, green, or amber colours to help avoid any potential driver confusion with traffic lights and the art wall.
- Officers from MCC Planning Department and TFGM are to be invited onsite during the programming to review live the content and may ask for reasonable changes to speed or brightness if there are any safety concerns.
- Accident data to be reviewed in 6 months' time to ensure no adverse effect has been created by the full motion artwork - if any incidents arise earlier, the review will happen sooner.
-Luminance levels to be within the recommendations contained within the Institute of Lighting Professionals.

Environmental Health – Have raised comments on the illumination and associated impacts on the local area.

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

Policy

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

The Adopted Core Strategy for the City of Manchester

Adopted on 11th July 2012 and the Key Development Plan Document in the Local Development Framework. It states that all new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

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

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

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

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

EN1 (Design Principles and Strategic Character Areas) advises that development provide opportunities for good design to enhance the overall image of the City should be fully realised and both reinforce and enhances the local character. It also advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

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

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

The Unitary Development Plan (UDP) for the City of Manchester

DC18.1 (Conservation Areas) states that the Council will give particularly careful consideration to development proposals within Conservation Area. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering; the relationship of new structures to neighbouring buildings and spaces; and the effect of major changes to the appearance of existing buildings.

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

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

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

Places for Everyone

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

The following policies are considered relevant to this application:

JP-Strat2 (City Centre) states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include

addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

JP-Strat12 (Main Town Centres) states that the role of the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Development here will offer a significant opportunity to reduce levels of poverty and deliver inclusive growth.

JP-P2 (Heritage) states an aim to proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place. The policy requires development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area to conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

JP-P3 (Cultural Facilities) states that cultural businesses and attractions in our cities and towns will be proactively developed and supported through a range of measures including protecting existing heritage, cultural and community facilities, supporting the development of new cultural venues in town centres and places with good public transport connectivity, promoting new, or enhanced existing, locally-distinct clusters of cultural facilities, identifying protecting and enhancing strategic clusters of cultural attractions, considering the use of vacant properties and land for pop-ups or meanwhile uses for cultural and creative activities; maximising opportunities for redundant heritage assets; considering the designation of 'Creative Improvement Districts' and supporting a mix of uses which derive mutual benefits. If development would potentially result in conflict between a cultural activity and another use, especially in terms of noise, then the development responsible for the change must secure the implementation of appropriate mitigation before it is completed.

National Planning Policy Framework (NPPF) (2023)

Decisions should accord with the requirements of the National Planning Policy Framework (NPPF) (2023), which sets out the Government's Planning Policies for England and how these are expected to be applied.

The following policies are of relevance to this application:

Section 7 (Ensuring the Vitality of Town Centres) promotes competitive town centre environments.

Section 12 (Achieving Well-Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

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

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

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

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

Section 16 (Conserving and Enhancing the Historic Environment) addresses how proposals that affect heritage assets should be considered.

Paragraph 200 advises that Local Planning Authorities (LPAs) should require an applicant to describe the significance of any heritage assets affected. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 advises that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 202 advises that in determining applications, local planning authorities should take account of:

1. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
2. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

The National Design Guide (January 2021)

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

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

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

Other Legislation

Sections 16, 66, and 72 of the Listed Buildings and Conservation Areas Act 1990 require that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas.

Issues

Principle of the Development

As a part of the Globe and Simpsons building (approved under application 125222/JO/2019 in January 2020) from the beginning intended to have a form of artwork or canvas on the Quay Street elevation of the building. An appropriate recessed space for this was designed into the building from conception.

Condition 42, attached to 125222/JO/2019, stated that final details of the proposed artwork would be submitted to and approved in writing by the City Council as local planning authority.

Although it was not made immediately clear at this stage that the artwork would consist of LEDs, application CDN/23/0826 was submitted to discharge this condition. It was agreed during the course of this application that the principle of an LED artwork was acceptable.

There were outstanding concerns over the impact the moving images of the LED artwork might potentially have on Highways Safety. The City Council agreed with the applicant that pre-application discussions had to be undertaken in order to resolve these concerns and then a full planning permission would be submitted to approve the moving image elements of the LED artwork.

These pre-application discussions were undertaken, and the appropriate details have been submitted to judge these outstanding concerns.

The inclusion of an artwork on this elevation was intended from conception to provide a wayfinding marker to the wider St. John's area and is considered to be a key element in the regeneration of St. John's. Such large LED artwork would not necessarily be considered appropriate in other areas, especially if it had to be retrofitted to an existing building instead of being designed in to the building itself during initial design phases, as is the case here.

On the basis of the above, the principle of the development is considered acceptable.

Visual Amenity

The original design of the building always included a blank section of elevation that would be utilised to agree details for a new piece of artwork that would help provide a wayfinding marker for St. John's.



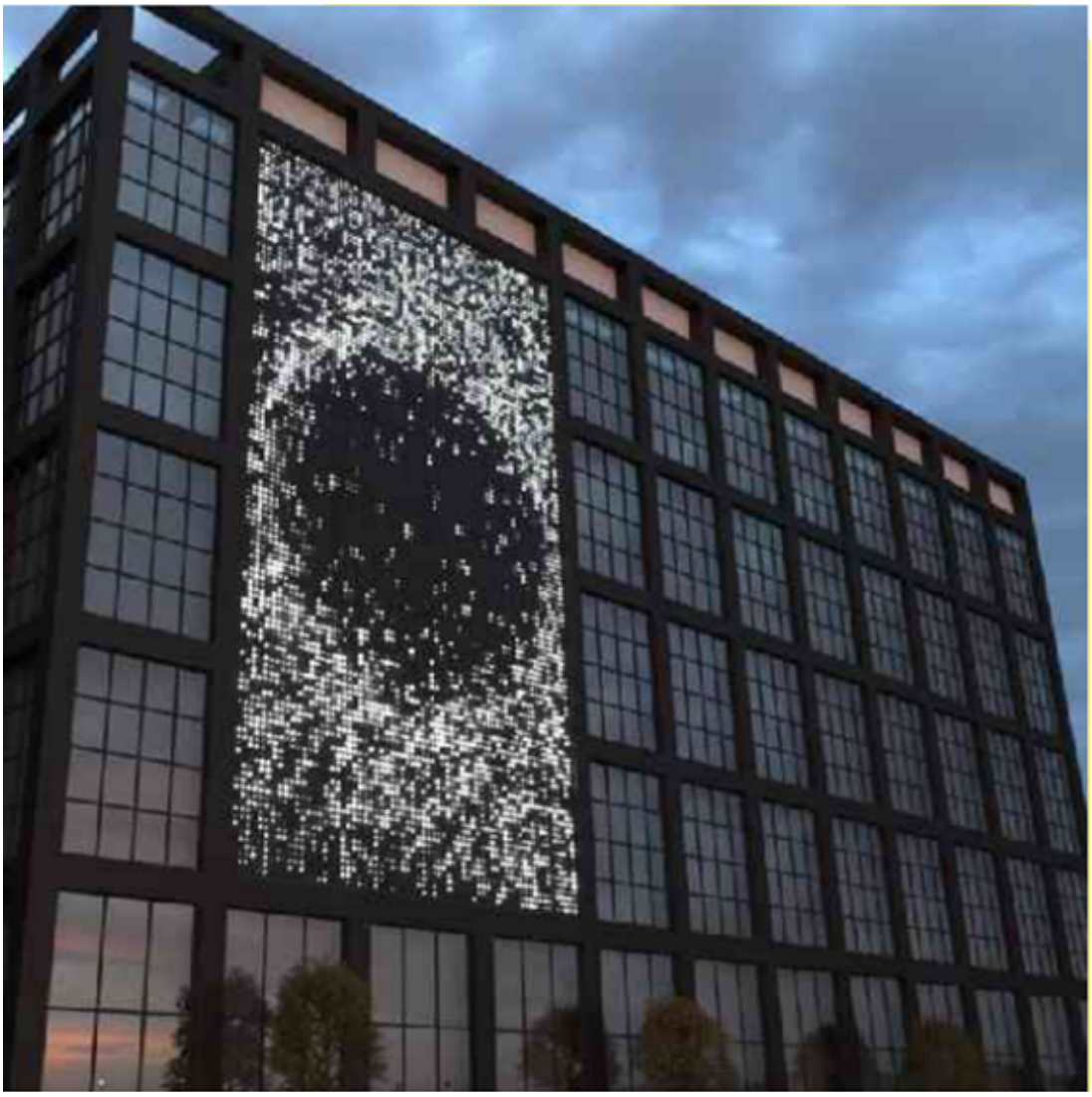
Existing Elevation

The situation here is a unique one. The City Council would not be supportive of a digital artwork of this size and nature to be simply stuck on to an existing building. The fact that this building was designed to have an artwork in place here is a major consideration to take onboard.

It should be made abundantly clear that the approval of this proposal should not act as a precedent for other buildings to consider installing digital LED artworks or digital screens on existing buildings.

It must also be noted that the LED artwork is not an advertising screen, it shall not be used for these purposes and a condition has been included to control this, so therefore the approval of this application should not be used as a precedent for the proposal of any advertising screens in the area.

On the LED artwork, images will sporadically and slowly emerge from abstract patterns, signifying the richness of the Manchester scene. The behaviour of the LED nodes will change in response to the movement of passersby – a metaphor for the people of Manchester being the catalyst for creation.



CGI of proposed LED artwork

The idea is to tie into the nearby history of television studios in the area to cast a modern metaphor about Manchester. Imitating an analogue TV not tuned into a channel that picks up different signals and images.

The artwork will be considered to provide a wayfinding marker for the strategically important St. John's Area. It is considered that it will be a bold, welcoming statement that will be appropriate for this particular area and therefore is considered to not have a negative impact upon the visual amenity of the surrounding area.

Whilst it is located in a conservation area, it is positioned on the outskirts of the conservation area. The surrounding area has been heavily regenerated in recent years and it is not considered that the LED artwork in its current position. Therefore, it is considered that the LED artwork will not have a negative impact visual amenity wise on the character of the conservation area and so is considered to preserve the character of the conservation area.

Residential Amenity

The product has a maximum luminance of 550 cd/m2 when all the lights are on full brightness in white.

However, the product is fully controllable and adjustable, and a condition has been attached to ensure that it does not exceed 300 cd/m2 during the night time hours which would keep the luminance levels in accordance with the recommendations contained within the Institute of Lighting Professionals Lighting Guide - Technical Report Number 5.

There are no residents in the immediate vicinity of the LED artwork and so no concerns about impact upon residential amenity.

Across from the LED artwork is a car park and a building formally occupied by Manchester College.

Highways Safety

The matter of highways safety has been rigorously analysed at pre-application stage. MCC's Highway Services department and Transport for Greater Manchester have been involved in discussions with the Local Planning Authority and applicant to ensure that a position could be agreed upon that would be acceptable from a highways safety point of view.

The biggest concern in terms of highways safety, was the nearby traffic light junction where Quay Street meets Gartside Street.

An initial Highways Safety Report was produced for application CDN/23/0826 and has been updated as part of this application. It is noted that within this report traffic incidents have been collected from the Crashmap database for the five-year period between 2018 and 2022.

A further Highways Safety Report has been produced for this application. It is noted that the proposed LED screen and primary traffic signal at the New Quay Street approach will not conflict with one another for approaching drivers within the 25m stopping sight distance for the 20mph approach.

In order to mitigate any concerns about highways safety, the following conditions have been agreed upon:

- The art wall will not use the colours red, green, or amber to help avoid any potential driver confusion with traffic lights and the art wall.
- Officers from MCC Planning Department and TFGM are to be invited onsite during the programming to review live the content and may ask for reasonable changes to speed or brightness if there are any safety concerns.
- Accident data to be reviewed in 6 months' time to ensure no adverse effect has been created by the full motion artwork - if any incidents arise earlier, the review will happen sooner.

- Candela to be within the recommendations contained within the Institute of Lighting Professionals.

This application therefore sets out the details of the digital artwork would then be tested, refined, and agreed in collaboration with TfGM and MCC Highways to make sure there are no remaining safety concerns following the installation of the LED artwork.

A comprehensive troubleshooting methodology has also been outlined in the submission and a condition has been attached to ensure that this methodology is followed for any troubleshooting issues that might arise.

Conclusion

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

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this instance,

it has involved pre-application discussions to ensure that all potential issues with the proposal were dealt with up front before the application was submitted.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 01 October 2024:

- Location Plan
- Typical Section
- The Globe Art Wall Concept
- Project Overview
- Information for Planning 15/08/2024
- Highway Safety Report Revision 02
- Highway Safety Response Rev C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The maximum luminance of the LED artwork shall not exceed 550 cd/m2 in brightness at any time during daylight hours and shall not exceed 300cd/m2 in brightness at any time during nighttime hours

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC18.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

4) The LED artwork shall not be active between the hours of 11pm and 7am.

Reason - In the interests of visual amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

5) The display shall not use red, amber, or green colours at any time.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

6) The maintenance of the LED Artwork shall be carried out in accordance with the Trouble Shooting and Maintenance outlined in the document 'Information for Planning 15/08/2024', received by the City Council as the Local Planning Authority on 01 October 2024.

Reason - To safeguard visual amenity interests nearby and to ensure the development does not have an unacceptable impact on the local highway network, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and extant policy 15.2 of the UDP for Manchester

7) The LED artwork shall not be used at any time to display an advertisement of any nature.

Reason – To avoid advertisement clutter in the interests of visual amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

8) Six months from 26 November 2024, or from the decision date of this application if that is earlier, the applicant will review in conjunction with the Local Planning Authority, any traffic accident data within the vicinity of the development site to ensure that no adverse effect has been created by the full motion artwork.

If any incidents arise earlier, the local Highways Authority or Transport for Greater Manchester can request for this review to happen earlier than this six-month period.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

9) Post-installation of the LED artwork but prior to the artwork going live, officers from MCC Planning Authority, MCC Highway Services, and TFGM shall be invited onsite during the programming of the LED artwork to review the content live on site. Following the onsite review, the officers from these authorities may ask for reasonable changes to speed or brightness if there are any safety concerns.

Reason - To avoid any potential conflict with the traffic signals at the nearby junction on key street and ensure the development does not have an unacceptable impact on the local highway network, pursuant to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Transport For Greater Manchester

Flat 3105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 410, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1205, 18 Left Bank, Manchester, M3 3AL
Apartment 1107, 18 Left Bank, Manchester, M3 3AL
Apartment 1006, 18 Left Bank, Manchester, M3 3AL
Apartment 802, 18 Left Bank, Manchester, M3 3AJ
Apartment 713, 18 Left Bank, Manchester, M3 3AJ
Apartment 613, 18 Left Bank, Manchester, M3 3AJ
Apartment 507, 18 Left Bank, Manchester, M3 3AJ
Apartment 305, 18 Left Bank, Manchester, M3 3AJ
Apartment 213, 18 Left Bank, Manchester, M3 3AJ
Apartment 1304, 18 Left Bank, Manchester, M3 3AL
38 Young Street, Manchester, M3 3FT
Flat 3111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1203, 18 Left Bank, Manchester, M3 3AL
Apartment 1105, 18 Left Bank, Manchester, M3 3AL

Apartment 1104, 18 Left Bank, Manchester, M3 3AL
Apartment 1001, 18 Left Bank, Manchester, M3 3AL
Apartment 813, 18 Left Bank, Manchester, M3 3AJ
Apartment 809, 18 Left Bank, Manchester, M3 3AJ
Apartment 806, 18 Left Bank, Manchester, M3 3AJ
Apartment 712, 18 Left Bank, Manchester, M3 3AJ
Apartment 707, 18 Left Bank, Manchester, M3 3AJ
Apartment 706, 18 Left Bank, Manchester, M3 3AJ
Apartment 704, 18 Left Bank, Manchester, M3 3AJ
Apartment 606, 18 Left Bank, Manchester, M3 3AJ
Apartment 409, 18 Left Bank, Manchester, M3 3AJ
Apartment 406, 18 Left Bank, Manchester, M3 3AJ
Apartment 313, 18 Left Bank, Manchester, M3 3AJ
Apartment 307, 18 Left Bank, Manchester, M3 3AJ
Apartment 302, 18 Left Bank, Manchester, M3 3AJ
Apartment 1305, 18 Left Bank, Manchester, M3 3AL
Apartment 1302, 18 Left Bank, Manchester, M3 3AL
37 Quay Street, Manchester, M60 9EA
Ground Floor And First Floor, 38 Young Street, Manchester, M3 3FT
6 Goods Yard Street, Manchester, M3 3BG
Flat 3110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1907, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1204, 18 Left Bank, Manchester, M3 3AL
Apartment 1202, 18 Left Bank, Manchester, M3 3AL
Apartment 1103, 18 Left Bank, Manchester, M3 3AL
Apartment 1009, 18 Left Bank, Manchester, M3 3AL
Apartment 1007, 18 Left Bank, Manchester, M3 3AL
Apartment 913, 18 Left Bank, Manchester, M3 3AL
Apartment 602, 18 Left Bank, Manchester, M3 3AJ
Apartment 512, 18 Left Bank, Manchester, M3 3AJ
Apartment 503, 18 Left Bank, Manchester, M3 3AJ
Apartment 408, 18 Left Bank, Manchester, M3 3AJ
Apartment 407, 18 Left Bank, Manchester, M3 3AJ
Apartment 312, 18 Left Bank, Manchester, M3 3AJ
Apartment 207, 18 Left Bank, Manchester, M3 3AJ
Apartment 201, 18 Left Bank, Manchester, M3 3AJ
The New St Johns Building, New Quay Street, Manchester, M3 3BE
2 Goods Yard Street, Manchester, M3 3BG
Flat 3104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1503, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1301, 18 Left Bank, Manchester, M3 3AL
Apartment 1106, 18 Left Bank, Manchester, M3 3AL
Apartment 1101, 18 Left Bank, Manchester, M3 3AL
Apartment 1004, 18 Left Bank, Manchester, M3 3AL
Apartment 902, 18 Left Bank, Manchester, M3 3AL
Apartment 808, 18 Left Bank, Manchester, M3 3AJ
Apartment 701, 18 Left Bank, Manchester, M3 3AJ
Apartment 609, 18 Left Bank, Manchester, M3 3AJ
Apartment 501, 18 Left Bank, Manchester, M3 3AJ
Apartment 404, 18 Left Bank, Manchester, M3 3AJ
Apartment 401, 18 Left Bank, Manchester, M3 3AJ
Apartment 308, 18 Left Bank, Manchester, M3 3AJ
Apartment 209, 18 Left Bank, Manchester, M3 3AJ
Apartment 206, 18 Left Bank, Manchester, M3 3AJ
Apartment 204, 18 Left Bank, Manchester, M3 3AJ
2 Atherton Street, Manchester, M3 3GS
Flat 3113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2911, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 905, 18 Left Bank, Manchester, M3 3AL

Apartment 903, 18 Left Bank, Manchester, M3 3AL
Apartment 805, 18 Left Bank, Manchester, M3 3AJ
Apartment 804, 18 Left Bank, Manchester, M3 3AJ
Apartment 612, 18 Left Bank, Manchester, M3 3AJ
Apartment 605, 18 Left Bank, Manchester, M3 3AJ
Apartment 506, 18 Left Bank, Manchester, M3 3AJ
Apartment 405, 18 Left Bank, Manchester, M3 3AJ
Apartment 212, 18 Left Bank, Manchester, M3 3AJ
Apartment 205, 18 Left Bank, Manchester, M3 3AJ
Apartment 203, 18 Left Bank, Manchester, M3 3AJ
Apartment 202, 18 Left Bank, Manchester, M3 3AJ
Flat 3010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 513, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1102, 18 Left Bank, Manchester, M3 3AL
Apartment 908, 18 Left Bank, Manchester, M3 3AL
Apartment 912, 18 Left Bank, Manchester, M3 3AL
Apartment 807, 18 Left Bank, Manchester, M3 3AJ
Apartment 708, 18 Left Bank, Manchester, M3 3AJ
Apartment 705, 18 Left Bank, Manchester, M3 3AJ
Apartment 607, 18 Left Bank, Manchester, M3 3AJ
Apartment 603, 18 Left Bank, Manchester, M3 3AJ
Apartment 504, 18 Left Bank, Manchester, M3 3AJ
Apartment 413, 18 Left Bank, Manchester, M3 3AJ
Apartment 412, 18 Left Bank, Manchester, M3 3AJ
Apartment 403, 18 Left Bank, Manchester, M3 3AJ
Apartment 306, 18 Left Bank, Manchester, M3 3AJ
Apartment 301, 18 Left Bank, Manchester, M3 3AJ
Apartment 1303, 18 Left Bank, Manchester, M3 3AL
76 Quay Street, Manchester, M3 4PR
Flat 2101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 904, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1201, 18 Left Bank, Manchester, M3 3AL
Apartment 1113, 18 Left Bank, Manchester, M3 3AL
Apartment 906, 18 Left Bank, Manchester, M3 3AL
Apartment 1010, 18 Left Bank, Manchester, M3 3AL
Apartment 1005, 18 Left Bank, Manchester, M3 3AL
Apartment 904, 18 Left Bank, Manchester, M3 3AL
Apartment 801, 18 Left Bank, Manchester, M3 3AJ
Apartment 709, 18 Left Bank, Manchester, M3 3AJ
Apartment 703, 18 Left Bank, Manchester, M3 3AJ
Apartment 608, 18 Left Bank, Manchester, M3 3AJ
Apartment 509, 18 Left Bank, Manchester, M3 3AJ
Apartment 508, 18 Left Bank, Manchester, M3 3AJ
Apartment 402, 18 Left Bank, Manchester, M3 3AJ
Apartment 304, 18 Left Bank, Manchester, M3 3AJ
Apartment 303, 18 Left Bank, Manchester, M3 3AJ
Apartment 1401, 18 Left Bank, Manchester, M3 3AL
36 Young Street, Manchester, M3 3FT
4 Goods Yard Street, Manchester, M3 3BG
Flat 3006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2107, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Apartment 1213, 18 Left Bank, Manchester, M3 3AL
Apartment 909, 18 Left Bank, Manchester, M3 3AL
Apartment 907, 18 Left Bank, Manchester, M3 3AL
Apartment 1008, 18 Left Bank, Manchester, M3 3AL
Apartment 1002, 18 Left Bank, Manchester, M3 3AL
Apartment 901, 18 Left Bank, Manchester, M3 3AL
Apartment 803, 18 Left Bank, Manchester, M3 3AJ
Apartment 604, 18 Left Bank, Manchester, M3 3AJ
Apartment 812, 18 Left Bank, Manchester, M3 3AJ
Apartment 702, 18 Left Bank, Manchester, M3 3AJ
Apartment 601, 18 Left Bank, Manchester, M3 3AJ
Apartment 513, 18 Left Bank, Manchester, M3 3AJ
Apartment 505, 18 Left Bank, Manchester, M3 3AJ
Apartment 502, 18 Left Bank, Manchester, M3 3AJ
Apartment 309, 18 Left Bank, Manchester, M3 3AJ
Apartment 208, 18 Left Bank, Manchester, M3 3AJ
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL