

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140384/LE/2024

Date registered valid: 27 June 2024

Proposal: Use of property as dwellinghouse and short-term holiday let (Use Class C3)

Address: Flat 1502, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT

Ward(s): Cheetham Ward

Applicant: Ms C Buchanan & Mr C Gates

Agent (if any): Ms Sarah Bolsover Smashbox Architecture

Case officer: Robert Tyrer
Tel: 0161 234 4068
Email: robert.tyrer@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 24 December 2024

Application details

Type of application: Certificate Lawful Development Existing

Development type: Certificates of lawfulness

Date of site visit: Not Required

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 13 August 2024 Expired: 4 September 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to a two-bedroom self-contained apartment that is situated on the fifteenth floor of Jefferson Place, a large residential block with parking beneath.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within the ward of Cheetham to the northeast of the City Centre surrounded by a range of commercial and residential uses.

Description of development

The applicant is seeking CLEUD for the use of the property as a dwellinghouse and short-term holiday let (Use Class C3).

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residential properties (see appendix 1 for the list of properties).

Local residents/public opinion – There has been a total of 7 representations objecting to the proposal, the main themes of the concerns raised have been summarised below.

Majority of the concerns raised stated that the use as a short-term holiday let was prohibited by the buildings lease; other concerns raised were regarding general disturbance and noise associated from the use, a reduction in affordable housing stock, security concerns and the potential for a an increase in thefts from post boxes etc

Issues

Planning History

Application Reference: 082191/FO/2007/N1

Proposal: Erection of 14/17/20 storey building comprising 168 no. 1 and 2-bedroom apartments with 2 levels of basement car parking (88 no. spaces) with vehicular access from Fernie Street. Associated landscaping (revisions to previous planning approval ref 079338/FO/2006/N1)

Decision: Approved 24.05.2007

Application Reference: 079338/FO/2006/N1

Proposal: Erection of new 13/19 storey residential building to include 158 no. 1 and 2-bedroom apartments with 2 levels of basement car parking (86 no. spaces) with access from Fernie Street and associated landscaping

Decision: Approved 04.12.2006

Legislative Issues

Sections 191 and 192 of the Town and Country Planning Act 1990 provide for anyone (not just a person with a legal interest in the land) to apply to the local planning authority (LPA) for a lawful development certificate (LDC). A certificate is a statutory document certifying:

(1) in the case of an application under section 191, the lawfulness, for planning purposes, of existing operations on, or use of land, or some activity being carried out in breach of a planning condition; or

(2) in the case of an application under section 192, the lawfulness of proposed operations on, or use of land.

The onus of proof in regard to (1) is firmly on the applicant and the issue of a certificate will depend on the on factual evidence provided about the history and planning status of the building or other land and the interpretation of any relevant planning law or judicial authority. The relevant test of the evidence in this matter is “the balance of probability” and the applicants own evidence does not need to be corroborated by independent evidence. If the LPA have no evidence to contradict the applicants version of events or make them less then probable, there is no good reason to refuse the issue of a certificate.

In regard to (2), this provides that, if the LPA are supplied with information satisfying them that the use or operations described in the application would be lawful, if instituted or begun at the time of the application, they shall issue a certificate to that effect; and, in any other case, they shall refuse the application.

In short, the purpose section 192 is to enable any person who wishes to find out whether any proposed use or operations would be lawful to apply to the LPA for that purpose

The application needs to describe the proposal with sufficient clarity and precision to enable the LPA to understand (from a written description and plans) exactly what is involved in the proposal; and to submit whatever supporting information or legal submission that are to be relied upon in order to satisfy the LPA that a certificate should be granted for the proposal.

In making their decision on an application under section 192, the LPA ask themselves the hypothetical question - "If this proposed change of use had already occurred, or if this proposed operation had commenced, on the application date, would it have been lawful for planning purposes?" In doing so, the LPA will not only consider whether the proposal would involve "development" requiring an application for planning permission, but whether it would involve a breach of any existing condition or limitation imposed on a grant of planning permission which has been acted upon, and which therefore constrains what can be done on the land. The LPA will not make a proposal fit a scenario; the only question is whether the proposal made by the applicant is lawful at the time of submission.

The Assessment

This application is pursued under subsection (1) of section 191 which provides for an application to determine whether a specified existing use, operation, or failure to comply with a planning condition or limitation, which has already been carried out on land is lawful for planning purposes

In a case of this type, the onus is on the applicant to substantiate his or her case, on the balance of probability. The applicant needs to demonstrate that the use as a dwellinghouse and short-term holiday let (Use Class C3) commenced more than ten years prior to the date of the application (i.e. by 27th June 2014) and continued without a significant break for ten years.

The relevant test, established by the court in *Thrasivoulou v SSE* [1984], is the balance of probabilities – whether something is more likely than not.

The applicant does not have to “demonstrated beyond all reasonable doubt”, as that that is the standard of proof required for criminal cases and would be wrong test to apply.

Class C3 Dwellinghouses is formed of three parts:

- **C3(a)** covers use by a single person or by people forming a single household. This encompasses a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child. For the purposes of interpretation of Class C3(a), a single household shall be construed in accordance with section 258 of the Housing Act 2004.
- **C3(b)** allows up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- **C3(c)** allows for groups of up to six people living together as a single household, where no care is provided and so differentiating the class from C3(b). This allows for groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

The question has inevitably arisen as to whether the use of a dwellinghouse to provide self-catering holiday accommodation falls within Class C3 as defined above.

In cases where a C3 dwellinghouse that sleeps up to 6 persons and is likely to be occupied by a family group who, during their stay, constitute a single household, will in all probability still fall

within the Class C3, as it would be difficult to argue that there had been a material change of use from where the property was last used as a family home.

However, in cases where larger number of guests stay at onetime, then this may well be considered a change of use to a sui generis use and thus require planning permission.

With this in mind, Planning Practice Guidance points to the need for evidence to be sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

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Property information for
**APARTMENT 15.02, JEFFERSON
PLACE, FERNIE STREET,
GREENQUARTER, MANCHESTER, M4
4BT**

Local Authority	Manchester
Local authority reference number	4008614
Council Tax band	D
Improvement indicator	No
With effect from	26 February 2008
Mixed-use property	No
Court code	None

[▶ What does my property information mean?](#)

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Challenge this Council Tax band

Image 1 Council Tax Band source: [Property information for APARTMENT 15.02, JEFFERSON PLACE, FERNIE STREET, GREENQUARTER, MANCHESTER, M4 4BT - Check and challenge your Council Tax band - GOV.UK](#)

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

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Apartment 1502 Jefferson Place
1, Fernie Street
MANCHESTER
M4 4BT

Energy rating

C

Valid until

1 February 2029

Certificate number

8907-9506-6229-6177-7913

Property type

Mid-floor flat

Total floor area

69 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Image 2 Energy Performance Certificate source: [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Image 1 shows the Council Tax Valuation Band for the application property, it is clear that the property was registered for council tax on the 26th February 2008, furthermore image shows that a energy performance certificate for this property described it as a mid-floor flat. Therefore, with some confidence it can be considered that the property falls within use class C3, despite a lack of evidence from the applicant.

However, what is it not clear is the use as a short-term holiday lets, as alluded to earlier in the report, each case depends on its own facts – it is 'a matter of fact and degree'. The answer will depend upon the particular characteristics of the use as holiday accommodation. However, in this case the applicant needs to demonstrate that the use commenced more than ten years prior to

the date of the application and continued without a significant break for ten years. In this case no evidence has been provided to demonstrate this as such the certificate is recommended to be refused. It does not preclude a further application should further and more compelling evidence be forthcoming.

Other Matters

In a case of this type, matter raised regarding short term holiday lets are prohibited by the buildings lease condition this is a civil legal issue and a matter which cannot be taken into account. This decision relates only to the lawfulness of the use.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Refuse

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

1)The applicant has failed to demonstrate that the land/building has been occupied as a dwellinghouse and short term holiday let within Class C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), for a continual 10-year period up to the date of the application.

Appendix 1 – List of consultees & neighbours notified

Flat 318, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1415, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1303, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1401, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1605, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1409, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 421, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1116, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1416, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1118, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 902, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 812, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 410, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 409, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 820, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 818, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 509, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 219, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 318, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 313, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 709, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 508, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 407, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 302, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1202, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 612, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 916, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1220, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 808, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 506, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 802, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 706, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1213, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 211, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1008, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 713, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 207, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 920, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 313, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 616, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1216, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 702, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1113, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 914, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 717, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 417, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 511, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 707, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 413, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 620, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 118, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1212, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN

Flat 705, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1310, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 314, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 110, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 413, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 113, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 311, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 115, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 411, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 903, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 317, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 601, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 919, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 204, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 905, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 917, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 320, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 307, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 912, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 906, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 803, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 905, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 810, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 412, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 509, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 503, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 302, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 609, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 208, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 212, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 518, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 712, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 906, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 907, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 408, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 504, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 709, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 105, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 902, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 215, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 605, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 513, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 116, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 306, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 702, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 1005, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 1001, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 807, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 304, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1401, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1108, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 702, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 403, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1803, Britton House, 21 Lord Street, Manchester, M4 4FQ

Flat 1505, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 804, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1704, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 708, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1507, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 710, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 903, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1403, Britton House, 21 Lord Street, Manchester, M4 4FQ
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Flat 815, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 401, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 408, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 103, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1412, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1305, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1410, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1601, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1606, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1311, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1509, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1407, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1511, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 418, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1115, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 904, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 701, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 120, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 706, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 608, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 205, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 114, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 815, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 1003, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 716, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
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Flat 1402, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1703, Britton House, 21 Lord Street, Manchester, M4 4FQ
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Flat 209, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 402, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1207, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 411, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 812, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 610, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 107, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 811, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 608, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 316, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 809, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 804, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 814, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 819, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 102, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 511, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL

Flat 416, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1007, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 503, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 306, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1014, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 220, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1309, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 210, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1107, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1005, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 312, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 712, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 719, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 806, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 913, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 708, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 308, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 405, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 108, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 415, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 501, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 616, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 506, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 713, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 217, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 718, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 303, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 109, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 117, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 910, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 917, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 314, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
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Flat 502, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1204, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1007, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1304, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 106, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 707, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 501, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 601, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1201, Britton House, 21 Lord Street, Manchester, M4 4FQ
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Flat 1001, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 104, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1608, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 701, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 709, Britton House, 21 Lord Street, Manchester, M4 4FN
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Flat 107, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 803, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1503, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1107, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1221, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN

Flat 403, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1413, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 801, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1109, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 606, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1402, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1604, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 303, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 601, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 801, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 504, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 802, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1508, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 604, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 904, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 110, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 406, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1407, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 608, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 103, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 909, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 203, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 907, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1109, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1102, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1302, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 309, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 210, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 303, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1501, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1510, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 816, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 117, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 613, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1214, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1218, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1313, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1411, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1505, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 516, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1120, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 710, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1201, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 907, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 519, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 114, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1012, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Apartment 615, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 703, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1009, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 221, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 517, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1102, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN

Flat 1021, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1205, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 203, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 414, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 107, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 406, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 621, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 115, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 410, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 512, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 909, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 805, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 304, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 309, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1408, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 913, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 317, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 716, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 614, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1210, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 821, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 212, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 218, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 921, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 213, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 501, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 915, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 513, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 708, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 507, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 606, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 505, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 911, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 315, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 118, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 816, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 110, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 904, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 103, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 1104, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 310, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 106, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 419, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1301, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 116, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 605, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1003, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 602, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1304, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1016, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 718, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 510, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 916, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 517, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT

Apartment 809, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 912, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 703, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 617, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 714, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 915, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 808, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1602, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1310, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1103, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1209, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 606, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1802, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 302, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1003, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 101, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1210, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1804, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1205, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 409, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 703, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1010, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 706, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 105, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1316, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1307, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1219, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1404, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 721, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1507, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 811, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1314, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1703, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1508, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1406, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Apartment 310, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 607, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 705, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 106, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 416, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 614, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 401, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 204, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 304, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 805, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 301, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 201, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 208, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 305, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 902, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 209, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1506, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1405, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1601, Britton House, 21 Lord Street, Manchester, M4 4FQ

Flat 510, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 610, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1410, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 603, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1701, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1607, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 202, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 508, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1801, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1207, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 505, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 801, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 908, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1306, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1004, Britton House, 21 Lord Street, Manchester, M4 4FQ
Serviced Apartment 1404, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 201, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 807, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1208, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1414, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1106, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 214, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 417, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1312, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1504, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 610, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1512, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Serviced Apartment 1704, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 104, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1702, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1513, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1121, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 515, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 206, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 301, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 512, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 404, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1217, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 518, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 908, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 701, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 208, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 105, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1204, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 711, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 405, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 609, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 510, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 707, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 321, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 502, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1001, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1013, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN

Apartment 814, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 101, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 216, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 715, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 613, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 516, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 209, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 612, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 201, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 710, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 111, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 611, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 307, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 407, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 202, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 704, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 206, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 210, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 109, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 310, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 507, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1110, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1406, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 605, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1005, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1308, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 205, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 905, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 906, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 405, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 204, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 102, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 301, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 607, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 408, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 705, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 509, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1603, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1701, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1308, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 108, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1405, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1514, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1506, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1607, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 910, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1114, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 311, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1111, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 111, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 420, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1004, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 720, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 813, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL

Flat 1015, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1006, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Apartment 717, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Flat 615, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 617, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 504, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1017, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 704, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1103, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1119, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 810, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1002, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1011, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 202, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 603, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 817, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 604, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 611, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1117, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 607, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 914, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 603, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 414, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 203, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 514, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 1004, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 218, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 901, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 602, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 102, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 409, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 418, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 207, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 213, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 618, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 711, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 404, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 813, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 802, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 309, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 402, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 806, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1002, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 809, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1008, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 307, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 704, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1301, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1105, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1501, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 807, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1206, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 609, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1603, Britton House, 21 Lord Street, Manchester, M4 4FQ

Flat 506, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 308, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1101, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1408, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 407, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1503, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 806, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 217, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1211, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 903, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1302, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 618, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1315, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 521, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1705, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1403, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 918, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1306, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 1206, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1108, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1010, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1602, Jefferson Place, 1 Fernie Street, Manchester, M4 4BT
Flat 119, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1112, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 415, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 216, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Apartment 113, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 604, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 803, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 112, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 515, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 215, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 514, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1203, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 308, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 112, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 911, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 520, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1101, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1020, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 1019, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 505, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 205, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 319, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 305, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 901, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 315, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1110, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Serviced Apartment 1215, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 908, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 714, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 1018, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN
Flat 412, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 1105, Jefferson Place, 1 Fernie Street, Manchester, M4 4BN

Flat 715, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Apartment 804, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 214, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 305, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 808, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 211, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 502, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 508, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 507, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 403, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 104, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 406, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 1002, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU
Apartment 316, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 402, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Apartment 312, Barton Place, 3 Hornbeam Way, Manchester, M4 4AT
Flat 810, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1604, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1409, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1104, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 910, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1009, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 207, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1307, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1202, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1605, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 401, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1006, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 805, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1606, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1305, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 404, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 410, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1203, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1702, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 602, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1106, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 306, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 108, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1208, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1502, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1504, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 109, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ
Flat 619, Jefferson Place, 1 Fernie Street, Manchester, M4 4BL
Flat 101, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ

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

Area Team Boundary - Name: CENTRAL