MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141337/AO/2024
Date registered valid:	8 November 2024
Proposal:	Installation of 1no. internally illuminated projecting sign.
Address:	1 Goods Yard Street, Manchester, M3 3BG
Ward(s):	Deansgate Ward
Applicant:	Mr Jamie Scahill, Magpie Union Limited
Agent (if any):	
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Refuse
Date of recommendation:	**30 December 2024**

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 20 November 2024

Standard consultations:
Printed: 11 November 2024 Expired: 2 December 2024

Neighbour notifications
Printed: 11 November 2024 Expired: 2 December 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/Area

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The site comprises a commercial unit of the Manchester Goods Yard building, which is an 11-storey office development which recently completed in August 2022. The building is one of many buildings within the surrounding area collectively referred to as 'Enterprise City' which is inspirational new district of the city, with exceptional workspaces, inspiring cultural spaces, and bespoke city centre living. These buildings include a mixture of co-living, office space, hotel and film / TV studios. Enterprise City, and the site are situated within the St. John's Strategic Regeneration Framework and Castlefield Conservation Area.

The site is located to the south of the Spinningfields commercial district of Manchester City Centre; an exemplar of City Centre economic regeneration. Castlefield is predominantly to the south of the site, an established residential district, set within the City's legacy of industrial infrastructure and buildings, and infused with leisure, retail and heritage attractions. The St John Street district lies to the east of the site, a mixed-use district characterised by Georgian buildings used as residences and space for professional businesses including legal, accountancy and medical professions. Immediately beyond the St John Street district is the south Deansgate area, which comprises retail facilities, leisure attractions and the City Centre's conference facilities. To the west of the site is the Grade II Listed Victoria and Albert Hotel and the River Irwell beyond, with hotels and office uses located on the other side of the river.

The site is located within Castlefield Conservation Area.

The commercial unit sits within the setting of the Grade II listed Former Grape Street Railway Bonded Warehouse.

Description of Development

The proposal seeks advertisement consent for the installation of 1no. internally illuminated projecting sign.

The proposed sign would be sited on a pillar on the corner of the unit, on the south elevation that faces on to Aviva Studios/The Factory, as opposed to the west elevation which faces on to the back of the Union T1 building.

The proposed sign would be made out of aluminium, powder coated in RAL 6002 green.

It would be double sided illuminated, with a height and width of 600mm, and a depth of 60mm.

Related Applications

121511/FO/2018 - Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.
Approved December 2018.

131318/JO/2021 - Variation of Condition 2 attached to 121511/FO/2018, as amended, to reflect enclosing the terrace at level 9 and include additional and revised areas at ground and mezzanine floors with associated ground floor access changes on approved plans.
Approved August 2021.

Consultations & Notification Responses

Highway Services - Confirmed that the proposed sign complies with headroom and carriageway clearance requirements, that the sign will not extend over the adopted highway and therefore does not require a projection over license and recommended that if the application were to be approved, a condition should be added to control luminance levels.

Environmental Health - Recommended that if the application were to be approved, a condition should be added to control luminance levels.

Publicity - Neighbour notification letters were sent to surrounding properties. At the time of writing this report, no representations have been received because of this publicity.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

(1) A Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1) (b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The Adopted Core Strategy for the City of Manchester (2012)

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.

DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

SP1 (Spatial Principle) states 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 improve access to jobs, services and open space and provide good access to sustainable transport provision.

CC9 (Design and Heritage) states 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.

EN1 (Design Principles and Strategic Character Areas) states that developers 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 throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre and that proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Paragraph 8.53 of the supporting text states that the City Centre has 14 conservation areas and numerous listed buildings. These are essential ingredients to the City's sense of place, providing aesthetic quality and strong references to the City's past, which will always be a central part of Manchester's character. Development which fails to respond to the opportunities that this context affords should not be supported.

The Unitary Development Plan (UDP) for the City of Manchester (1995)

DC14.1 (Shops and Related Signs) states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 (Shops and Related Signs) states that the Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies. The policies relevant to this application are:

a) signs should not normally be positioned other than at fascia level.
b) signs should respect the architectural form of buildings and shop frontages.
c) where no obvious fascia level exists, signs above shopfronts should be in keeping with the scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows.
d) projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.
e) The Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted letters will be preferred to box fascia signs.
f) fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
g) long canopies which ignore the architectural form of frontages will not normally be permitted.

DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

DC19.1 (Listed Buildings) advises that in determining applications for listed building consent the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. The City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character.

Places for Everyone (2024)

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 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-P2 (Heritage) aims 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.

Shopfront and Signage Design Guide (2024)

The shopfronts and signage SPD sets out the detailed guidance for shopfront alterations and the display of signage in Manchester.

The SPD states that new signage should:

- be limited to one fascia signage or internal hanging signage per elevation;
- be located below the first-floor cills, unless there is historic evidence of signage above;
- have a maximum depth of 30mm;
- not be in the form of internally illuminated lightbox signage;
- not conceal, obscure or damage any elements or detailing of a shopfront that positively contribute to its appearance, historic interest and appreciation.

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

Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation.

Paragraph 207 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 208 advises that Local Planning Authorities (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 210 advises that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

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

Paragraph 212 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to its conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm.

Paragraph 213 states that any harm to, or loss of, the significance asset (from alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 214 states that where a proposal will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 219 states that local planning authorities should look for opportunities for development in Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

The main issues for consideration relate to the principle of the proposal, as well as, in accordance with the advertisement regulations, the acceptability of the proposal in terms of its impact upon visual amenity and upon public safety. In judging this, the provisions of the development plan and any other relevant factors, so far as they are material, must be taken into account.

The Principle of the Proposal

The principle of the proposal is considered to be acceptable in this case. Projecting signs are considered to be appropriate in order to advertisement a commercial premises such as this, as long as there are appropriate places to site such external advertisements, which there are in the case of the building in question.

Visual Amenity

In determining the acceptability of the projecting sign in terms of its impact on visual amenity, the Town and Country Planning (Control of Advertisements) Regulations 2007 state that the local planning authority shall take into account the material provisions of the development plan and any other relevant factors.

It clarifies that factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest. The siting of the proposed sign is considered to be acceptable.

UDP policy DC14.5 states in part a) that “signs should not normally be positioned other than at fascia level” and in part d) that “projecting signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such proposals will not be permitted.”

Whilst there is no external fascia signage in place at the location, the location of the proposed projecting sign would line up with what would be considered to be the fascia level and is therefore considered acceptable in regard to its siting.



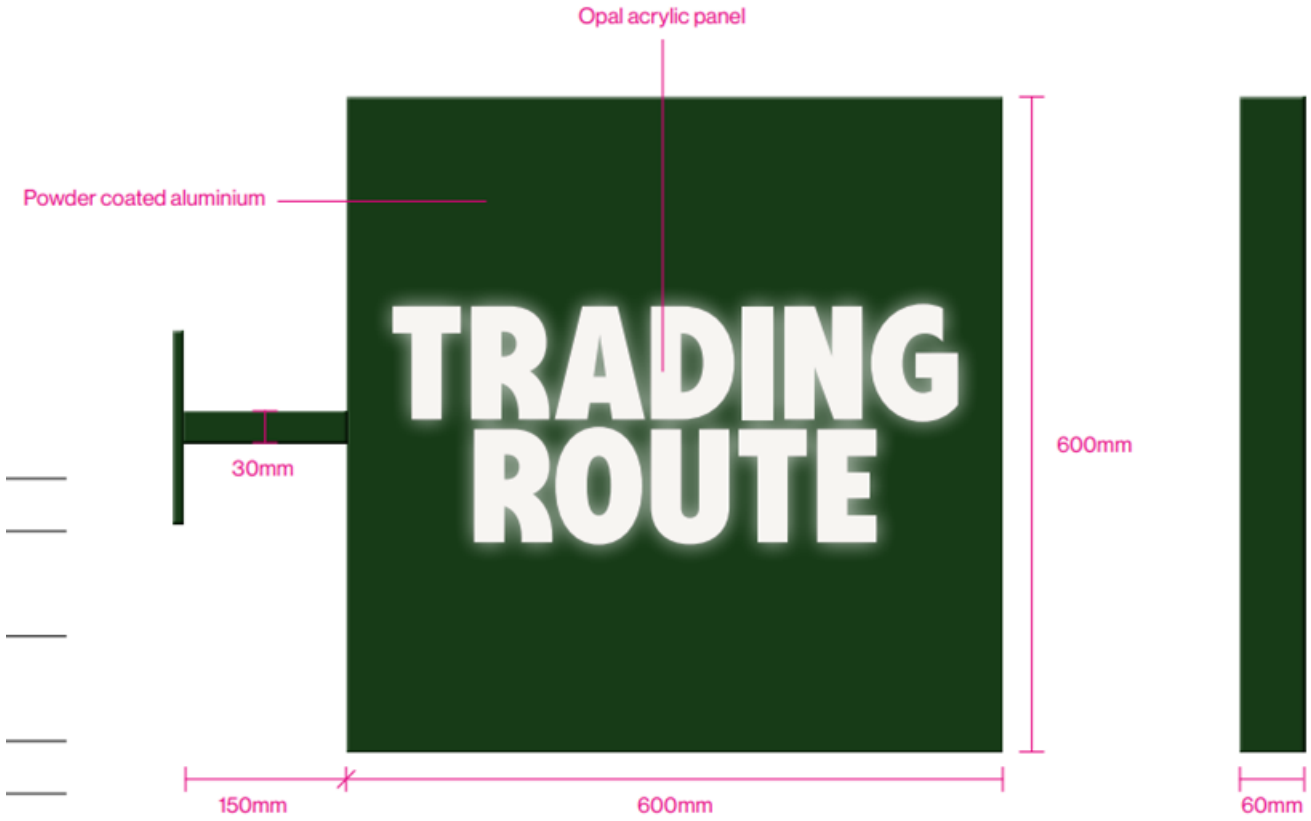
Proposed location of projecting sign (highlighted in pink)

The depth of the proposed signage is 60mm, which is considered to be too bulky to be supported by the City Council.

A depth of 30mm would be considered to be a much slender design that would align with the adopted Shopfront and Signage Design Guide SPD (2024) which clearly states that new signage should "*have a maximum depth of 30mm*".

The City Council notes that the original proposed depth of the projecting sign was 120mm and that following feedback from the City Council as to the unacceptable depth of the signage, the projecting depth was reduced to 60mm.

However, the City Council was clear from the outset that only a depth of 30mm on the projecting sign would be acceptable and would still consider 60mm to be too thick and to not accord with the adopted Shopfront and Signage Design Guide SPD.



Proposed projecting sign design

It is the City Council's view that the thickness of the sign would form an overly large, bulky and incongruous feature to the building that competes with the architectural details of buildings and fails to respond positively to the architectural language and character of both the building itself and the surrounding street scene. This would mean that the projecting sign is detrimental to visual amenity and therefore contrary to Core Strategy policies SP1 (Spatial Principle) and DM1 (Development Management).

It is important to consider the impact of the good design of signage on the enhancement and preservation of affected heritage assets with the setting of the advertisements, as the visual amenity of poor-quality design signage, which this signage is determined to be on account of the bulky nature of the sign, can certainly impact efforts to enhance and preserve the heritage assets, including listed buildings and conservation areas.

Castlefield Conservation Area is an importance conservation area that must be protected. Before designation, the Department of the Environment (now called the Department of Culture, Media and Sport) declared an intention to elevate Castlefield to the status of an outstanding conservation area, which they did in January 1980. Although this status has since been abolished nationally, it is indicative of the area's importance.

The conservation area includes the various important listed buildings in the Liverpool Road Station complex and other listed buildings that contribute significantly to the importance of this conservation area. This would include the Grade II listed Former Grape Street Railway Bonded Warehouse that the commercial unit in question is within the setting of.

A slimmer profile projecting sign would contribute towards such enhancement and preservation. The City Council considers that the bulky nature of the proposed signage would fail to enhance or preserve the listed building that the development is considered within the setting of.

In this regard, the projecting sign would be considered to be contrary to Core Strategy Policies CC9 (Design and Heritage), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), and JP-P2 (Heritage).

CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected. The detrimental visual amenity impact caused by the bulky projecting sign is not considered to preserve or enhance the heritage assets affected.

EN1 (Design Principles and Strategic Character Areas) advises that developers will be expected to consider the City's heritage, including its listed buildings. The detrimental visual amenity impact caused by the bulky projecting sign is considered to cause unnecessary harmful visual impact upon the heritage assets within the settings that have been listed above.

EN3 (Heritage) advises that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. The detrimental visual amenity impact caused by the bulky projecting sign is not considered to do this.

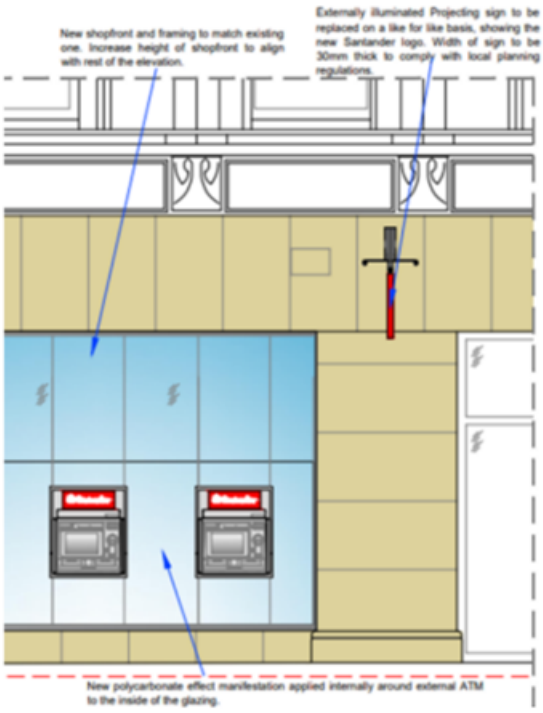
JP-P2 (Heritage) states an aim for developments to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. The bulky projecting sign is not considered to do this.

In addition, paragraph 210 of the NPPF, located in Section 16, advises that in determining applications, local planning authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets’ and ‘the desirability of new development making a positive contribution to local character and distinctiveness”

The detrimental visual amenity impact caused by the bulky projecting sign is not considered to positively conserve, sustain and enhance the historic environment and heritage assets mentioned above and their settings.

The position of the Local Planning Authority of approved 30mm projecting signs within the setting of conservation areas and listed buildings in recent years has been consistent.

These include the two projecting signs at Santander, at 28/34 Cross Street, M2 7AQ, which is a listed building in a conservation area. These projecting signs are 30mm thick, externally illuminated and were approved under 133452/AO/2022 and 133467/LO/2022.



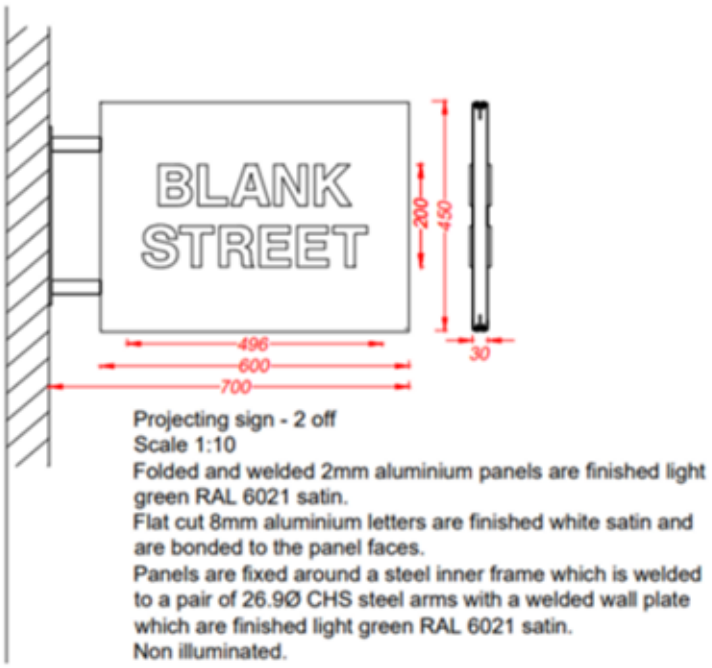
Approved drawing of 30mm projecting sign at 28/34 Cross Street





Santander projecting sign in situ

Similarly, signs approved earlier this year at 62 Cross Street, on a listed building and in a conservation area, were approved at 30mm depth under applications 138810/AO/2023 and 138813/LO/2023 in January 2024.

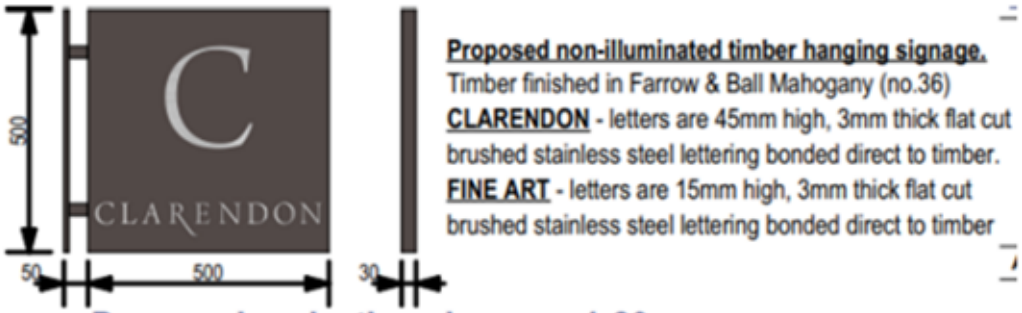


Approved drawing of 30mm projecting sign at 62 Cross Street



Blank Street Coffee projecting sign in situ

Application 136067/AO/2023, approved in April 2023 at 95-97 Deansgate, saw the installation of projecting signs of 30mm depth at a location on Deansgate, within a conservation area, within the setting of listed buildings.



Approved projecting sign at 95-97 Deansgate

Despite the appropriate siting of the projecting sign, the issue of the thickness of the sign is considered for the reasons outlined to be unacceptable.

The proposed projecting sign cannot be supported due to its impact upon visual amenity and particularly the visual amenity impact upon the setting of the listed building and the conservation area within which the application site sits.

It is not considered that the introduction of this signage will respond positively to the architectural language and character of both the building itself and the surrounding street scene, it would be detrimental to visual amenity and would fail to preserve or enhance either the conservation area or adjacent listed buildings which means that the proposed signage is contrary to SP1, DM1, EN1, EN3, CC9, JP-P2, and Section 16 of the NFFP.

Public Safety

The luminance levels of the signage are 500cd/m2 and are therefore within an acceptable range to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents or commercial occupiers.

If an approval were to be granted, a condition would have been added to ensure that the proposed luminance levels are controlled and complied with.

All signage complies with headroom and carriageway clearance requirements.

A projection over licence is not required as the sign does not projecting over the adopted highway/

Overall, there are no public safety concerns with the proposed signage.

Conclusion

The projecting sign would cause harm to the visual amenity of the host building, the surrounding street scene and the historic environment, particularly the setting of adjacent listed buildings and Castlefield conservation area and is therefore refused on the basis that it does not comply with the Town and Country Planning (Control of Advertisements) Regulations 2007, policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policies DC14.1, DC18.1, and DC19.1 of the Unitary Development Plan for the City of Manchester (1995), Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework, and Planning (Listed Buildings and Conservation Areas) Act 1990.

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: Refuse

Reasons for recommendation to refuse

1) The projecting sign, by virtue of its thickness, would form an overly large, bulky and discordant, incongruous feature on the building that would fail to respond positively to the architectural language and character of both the building itself. It would be detrimental to the visual amenity of the building and the surrounding area, appearing incongruous when viewed in the same context as nearby listed buildings and the wider conservation area, in particular within the setting of the Grade II listed Former Grape Street Railway Bonded Warehouse and Castlefield Conservation Area. The projecting sign would therefore be contrary to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007, together with policies SP1, EN1, EN3, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC14, DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), policy JP-P2 of Places for Everyone (2024), and sections 12 and 16 of the NPPF (2024).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 2205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1205, 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 1313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2711, 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 3012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1806, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3113, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2501, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2602, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 606, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 411, 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 1305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3009, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Flat 808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 902, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2411, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
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Flat 2808, Union East Tower, 19 Water Street, Manchester, M3 4JQ
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Flat 2213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2212, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 610, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 507, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
The Victoria And Albert Hotel, Water Street, Manchester, M3 4JQ
Flat 1110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1003, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 707, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
4 Goods Yard Street, Manchester, M3 3BG
Flat 2605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1611, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 1612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2504, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1513, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2904, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2801, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2902, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3006, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1812, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 911, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1303, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2612, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2404, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1713, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2710, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2910, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 312, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1105, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1605, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1312, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2001, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2008, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1909, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 511, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2202, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2804, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1406, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2607, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2608, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2204, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1301, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 208, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1401, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1201, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2811, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3111, 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 908, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 711, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 205, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2408, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2208, 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 1304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 302, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 913, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2701, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
37 Quay Street, Manchester, M60 9EA
Flat 2807, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2211, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1107, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1011, Union East Tower, 19 Water Street, Manchester, M3 4JQ
6 Goods Yard Street, Manchester, M3 3BG
Flat 3007, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 307, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3101, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1907, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 613, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 905, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1213, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3110, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2012, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2005, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3002, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 309, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2510, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2512, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1308, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 502, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 509, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 409, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3106, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1610, Union East Tower, 19 Water Street, Manchester, M3 4JQ

Flat 2412, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2609, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1703, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2010, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 906, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1809, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1508, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 306, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1704, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1810, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 602, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 203, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1111, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1407, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3013, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 802, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1311, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2506, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2410, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2310, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 803, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2603, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 712, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3104, Union East Tower, 19 Water Street, Manchester, M3 4JQ
8 Goods Yard Street, Manchester, M3 3BG
Flat 2206, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1209, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1108, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1004, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 604, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 403, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2113, 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 2702, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1405, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1709, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1102, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2912, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1601, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2913, 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 1402, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2611, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2705, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2304, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3103, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1109, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
2 Goods Yard Street, Manchester, M3 3BG
Flat 2207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 207, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2805, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1708, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 505, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 706, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 210, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2413, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 3112, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 305, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2503, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 2813, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 313, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1901, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 903, Union East Tower, 19 Water Street, Manchester, M3 4JQ
Flat 1210, Union East Tower, 19 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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL