

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139734/FO/2024
Date registered valid: 12 June 2024
Proposal: Elevational alterations to replace cladding.
Address: Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Ward(s): Piccadilly Ward

Applicant: Mr Jamie Sutton Rider Levett Bucknall
Agent (if any): David James AEW Architects
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 04 October 2024

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 June 2024

Standard consultations:

Printed: 19 June 2024 Expired: 10 July 2024

Neighbour notifications

Printed: 19 June 2024 Expired: 10 July 2024

Site notice

Posted: 24 June 2024 Expired: 15 July 2024

Press advert

Published: 25 June 2024 Expired: 9 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Vantage Quay is located on Brewers Street in the Piccadilly Basin area of Manchester.

The building is a residential building, rectilinear in plan with a triangular cur out on the southern tip following the line of the canal and 8 storeys tall from external ground level.

The existing building sits on a North South axis. The east and south elevations face canal quay, the west elevation fronts Brewer Street and overlooks the Piccadilly Basin car park, and the North elevation is adjacent to Jackson's Warehouse.

The ground floor level contains a covered car park, with residential apartments to the floors above. The penultimate storey is set back from the levels below; with the uppermost storey set back further. There is a combination of cladding materials used to envelop the property: brickwork, zinc cladding panels, and render. The top two storeys are solely clad in a metal cladding panel.

The Brewer Street and North elevations are predominantly clad in brickwork (with a small amount of stonework to low level). There are also two vertical areas of metal cladding panels to two stairwells on this elevation.

Description of Development

The proposal seeks elevational alterations to replace cladding.

These works are considered necessary following a review of the Fire Risk Assessment carried out at Vantage Quay regarding the structure's compliance with Part B of Schedule 1 to the Building Regulations 2000 (Part B), and further intrusive investigations to verify the construction behind the cladding. Concerns over the fire compartmentation and combustibility of materials within the cladding systems were raised, resulting in a scheme of emergency remediation works to mitigate these defects.

The current render system is constructed off a metal SFS frame, consisting of:

- Cement particle sheathing board.
- Drained cavity
- Insulation
- Render.
- Decorative trellis / Juliet balcony guarding.

The following issues were identified with the current render system.

- The insulation is expanded polystyrene and combustible.
- The drained cavity is complex to install and maintain the cavity and intumescent strips at compartment lines and openings.
- The decorative trellis / guarding is constructed from timber which is combustible.
- Cabling to downlights was not protected or encased in timber, combustible.
- Party Wall junctions did not extend through to the external wall offering potential for passage of smoke/heat/flame.

Related Applications

129064/FO/2021 - Elevational alterations to replace existing render/aluminium cladding panels/timber screens with new non-flammable materials.

Approved May 2021.

139223/NMC/2024 – Non-material amendment to planning permission 129064/FO/2021 to change aluminium trellis arrangement for some screens.

Approved February 2024.

Consultations & Notification Responses

Highway Services - No objections. Requested that informatives be added concerning traffic management requirements associated with the re-cladding process. Also requested that an informative be added concerning any requirements for licensing, hoarding / scaffolding, and skips.

Environmental Health - Confirmed that the replacement cladding is predicted to have equal to or better acoustic properties than existing.

Health and Safety Executive (Fire Safety) - Following a review of the information provided with this consultation, HSE is content with the fire safety design of the application, to the extent that it affects land use planning. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages. These matters have been included in an informative attached to the decision.

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

Policy

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

The Adopted Core Strategy for the City of Manchester

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

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

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

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

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

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

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

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

- Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development.

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

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

The Unitary Development Plan was adopted in July 1995. Coinciding with the adoption of the Core Strategy in 2012 significant proportions of the UDP have been replaced; however, a number of policies were saved on 11 July 2012 and remain extant.

DC26 (Development and Noise) states The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

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

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

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

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

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-S1 (Sustainable Development) states that in order to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. Preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.

JP-S4 (Resilience) states that development will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges, including climate change. One key measure is supporting healthier lifestyles and minimising potential negative impacts on health including air pollution.

The National Planning Policy Framework (NPPF) (2023)

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

Section 8 (Promoting healthy and safe communities) outlines how planning policies and decisions should aim to achieve healthy, inclusive, and safe places and beautiful buildings.

Section 12 (Achieving Well-Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It specifically states that:

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

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

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

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

Paragraph 141 of section 12 states:

"The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient, and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts."

The National Design Guide (January 2021)

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

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

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

Issues

The main issues to consider are the principle of the development, the impact on the visual amenity of the buildings and the street scene, whether the proposal would enhance or maintain the character and appearance of the surrounding area, whether the proposal would maintain the existing noise insulation properties of the building, as well as fire safety considerations, and whether the proposals will affect accessibility or public safety.

The Principle of Development

The proposal seeks to replace the existing brickwork on the building in tandem with replacing combustible insulation behind the cladding. The original intent was to remove the insulation and keep the existing brickwork, but it has proven to be unachievable to remove the insulation without damaging the brickwork that was in place.

Therefore, the principle of the development is considered to be acceptable as the works will address fire safety concerns with the building.

Visual Amenity

The selection of the replacement brick was challenging as the existing brick was quite unusual in its colour variety, but it was no longer manufactured. The salvaging of the bricks for reuse in the façade was not practicably possible as the arises were not particularly durable and easily damaged despite the care taken by the contractor appointed for the intrusive investigations.



Existing Brickwork in place

The applicant has advised that the following considerations were made in selecting a replacement brick:

- The existing bricks were individually quite consistent in colour.
- As a collective, there were 3 different colour groups, 2 reds and a blue / purple. The most numerous were the red type.
- The brick finish were smooth
- The original bricks had lent towards a contemporary aesthetic, despite the listed Jacksons Warehouse being in close proximity

Originally, a search of the different brick types available provided 1 red coloured brick that was a close match to the original red brick type as illustrated below. The applicant therefore originally proposed one colour choice as the closest match to the predominant / more numerous red tone in the existing brick work. They proposed to achieve the variation and mix by mixing different types / manufacturers which could in turn lead to supply and compatibility issues.

However, the City Council believed that this approach still made the brickwork of the building appear to be too uniform. Whilst it was acknowledged that finding such a variety of replacement mixes of colours and bricks, as was in place originally, would be difficult, the City Council believed that some variation was required in order to give less of a uniform appearance to the bricks across the façade.



Sample Panel

After much discussion, a new sample panel was proposed that provided bricks in both their colour and finish that provided a more varied and less uniform appearance.

It was also agreed that a recessed method of pointing would be utilised instead of bucket handle pointing, as this would be more in keeping with the original appearance of the building.

Fire Safety

A comprehensive fire statement form was submitted along with the proposals. It has been confirmed that the proposed remediation works will significantly improve the current level of fire safety, by reducing the risk of external fire spread / fire spread via the external walls.

Residential Amenity

The accompanying acoustic memo confirms that the replacement cladding does not impact the acoustic integrity of the façade and does not lead to a reduction in façade performance as originally assessed and approved.

Accessibility

Access around, into the building and within the building is unaffected by the proposed works.
Residential Amenity

The replacement cladding is predicted to have equal to or better acoustic properties than existing.

Conclusion

Given the above, the proposed development is considered acceptable pursuant to Manchester Core Strategy Policies DM1, SP1, CC9 and EN1 and the NPPF.

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: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, that has required an extension of time to be agreed so that an appropriate brick layout could be agreed upon that would be more visually in keeping with the original design intent of the building.

Condition(s) to be attached to decision for approval

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

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

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

Received by Manchester City Council as the Local Planning Authority on 08 April 2024:

- Proposed Location Plan 12143-AEW-XX-XX-DR-A-2015 C03
- Proposed Balcony Plan 12143-AEW-XX-ZZ-DR-A-2051 C03
- Proposed Built in RWT Details 12143-AEW-XX-XX-DR-A-6126 C3
- Proposed North & East Elevations (Sheet 1 of 2) 12143-AEW-XX-ZZ-DR-A-3002 C08
- Proposed South & West Elevations (Sheet 2 of 2) 12143-AEW-XX-ZZ-DR-A-3003 C10
- Proposed Scaffolding Zone Plan 12143-AEW-XX-XX-DR-A-2050 C03
- Proposed Stair Core Cladding Details 12143-AEW-XX-XX-DR-A-6133 C03
- Proposed The Ginnel 12143-AEW-XX-XX-DR-A-6136 C02
- Existing and Proposed Balcony Details 12143-AEW-XX-XX-DR-A-6112 C06
- Existing and Proposed Brick SFS Party Wall Vertical Fire Barrier Detail 12143-AEW-XX-XX-DR-A-6113 C08
- Existing and Proposed Brick SFS Party Wall Vertical Fire Barrier Detail 12143-AEW-XX-XX-DR-A-6114 C04
- Existing and Proposed Brick SFS Party Wall 90 Degrees Fire Barrier Details 12143-AEW-XX-XX-DR-A-6124 C04
- Existing and Proposed Brick SFS Wall / Render Junction Vertical Fire Barrier Detail 12143-AEW-XX-XX-DR-A-6115 C06
- Existing and Proposed Details Brick SFS Walls Sheet 1 12143-AEW-XX-XX-DR-A-6100 C12
- Existing and Proposed Details Brick SFS Walls Sheet 2 12143-AEW-XX-XX-DR-A-6101 C11
- Existing and Proposed Details Brick SFS Walls Sheet 4 12143-AEW-XX-XX-DR-A-6103 C06
- Existing and Proposed Details Rendered SFS Walls Sheet 1 12143-AEW-XX-XX-DR-A-6104 C09
- Existing and Proposed Details Rendered SFS Walls Sheet 2 12143-AEW-XX-XX-DR-A-6105 C06
- Existing and Proposed Details Rendered SFS Walls Sheet 4 12143-AEW-XX-XX-DR-A-6107 C06
- Existing and Proposed Details Rendered SFS Walls Sheet 5 12143-AEW-XX-XX-DR-A-6108 C08
- Existing and Proposed Details Ground Floor Soffit, Lights & Vertical Fire Barrier Details 12143-AEW-XX-XX-DR-A-6120 C09
- Existing and Proposed Brickwork Vent & Horizontal Fire Barrier Details 12143-AEW-XX-XX-DR-A-6122 C07
- Existing and Proposed Stone Plinth & Horizontal Fire Barrier Details 12143-AEW-XX-XX-DR-A-6123 C03
- Existing and Proposed Details Render Movement Joint Detail 3 12143-AEW-XX-XX-DR-A-6127 C07
- Existing and Proposed Window Details 12143-AEW-XX-XX-DR-A-6139 C03
- Fire Statement

Received by Manchester City Council as the Local Planning Authority on 04 June 2024:

- Vantage Quay Residential Buildings Facade Sound Insulation

Received by Manchester City Council as the Local Planning Authority on 12 June 2024:

- Design and Access Statement

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

3) The works to the brick facade will be carried out in accordance with the Litchfield Brick Sample viewed on site on 24th September 2024.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The new cladding shall be selected and/or acoustically treated in accordance with the scheme outlined in the document 'Vantage Quay Residential Buildings Façade Sound Insulation Assessment Report Reference No. J004957-7862-MDS-01' by PDA Acoustic Consultants dated May 2024, and all recommendations made in this document will be adhered to in order to secure a reduction in the level of noise emanating from the site.

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

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via Email - highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Further details are provided to outline the traffic management requirements associated with the re-cladding process. It is assumed that temporary highway closures will be required whilst the works take place which will require discussion and agreement with MCC Highways Network Teams to mitigate against any adverse impact on the surrounding network.

2) HSE have noted the information contained within the fire statement; "Table 2.1 - Risk items identified on site".

Additionally, the HSE notes section 1.4 of the fire statement, which lists additional works identified by BB7. It will be for the applicant to demonstrate that the proposed fire safety design standard is suitable and that the proposed development complies with building regulations, at subsequent regulatory stages.

For information, HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings. Applying to register a high-rise residential building - <https://www.gov.uk/guidance/applying-to-register-a-high-rise-residential-building>

It is noted that the scope of the above planning application involves the replacement of external wall systems materials meeting classification A2-s1, d0 or better. The applicant is advised that persons with competence in fire safety should undertake the proposed works.

It should be noted that amended Building Regulations now state; "Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building." Confirmation should be provided about whether the proposed replacement external wall systems include the prohibited relevant metal composite materials. This will be subject to consideration at later regulatory stages.

Regarding the provision of sprinklers, the information included in 6 (h) and (i) of the fire statement is noted. It should be observed that the Department for Levelling Up, Housing and Communities has published answers to frequently asked questions, about Approved Document B. For the benefit of the applicant, they are signposted to the Approved Document B: Fire safety - frequently asked questions

which addresses the provision of sprinkler systems in existing buildings. Please see <https://www.gov.uk/guidance/approved-document-b-fire-safety-frequently-asked-questions#:~:text=20.%20I%20am%20undertaking%20work%20on%20an%20existing%20building%20which%20is%20below%2011m%2C%20and%20adding%20a%20new%20floor%20which%20will%20exceed%2011m%20in%20height%2C%20do%20I%20need%20to%20sprinkler%20the%20whole%20building%20or%20just%20the%20new%20floor%3F>

It is noted that the proposed external wall systems replacement works will not affect the current fire service access and facilities, as confirmed in sections 3.1, 3.2, 3.3 ,3.4 and 3.5 of the fire statement and the Vantage Quay-AEW-XX-XX-PP-A-0400-P03-Design and Access Statement also states; "Note that the access around, into the building and within the building is unaffected by the proposed works."

HSE has no comment to make regarding the proposals regarding fire service access and facilities. It is strongly recommended that the applicant liaise with the local Fire and Rescue Service to ensure that the proposals do not conflict with local Fire Service operating procedures and do not inhibit fire service access arrangements.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Flat 109, 36 Hilton Street, Manchester, M1 2EH
Flat 106, 36 Hilton Street, Manchester, M1 2EH
Flat 506, 36 Hilton Street, Manchester, M1 2EH
Apartment 77, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 70, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 69, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 64, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 112, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 100, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 36, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 31, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 22, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 19, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 26, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 9, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Pen And Pencil, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Flat 85, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 82, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 73, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 59, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 51, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 49, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 39, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 30, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 28, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 20, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 18, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 17, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 4, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 2, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 62, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 321, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 025, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 722, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 625, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 622, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 427, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 420, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 325, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 225, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 223, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 94, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 80, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 59, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 111, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 25, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 107, 36 Hilton Street, Manchester, M1 2EH
Flat 108, 36 Hilton Street, Manchester, M1 2EH

30 Tariff Street, Manchester, M1 2FJ
Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 404, 36 Hilton Street, Manchester, M1 2EH
Flat 505, 36 Hilton Street, Manchester, M1 2EH
Flat 509, 36 Hilton Street, Manchester, M1 2EH
Apartment 110, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
17 China Lane, Manchester, M1 2EL
Apartment 98, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 91, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 85, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 54, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 5, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 39, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 33, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 007, 36 Hilton Street, Manchester, M1 2EH
Flat 35, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 21, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 87, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 54, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 52, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 47, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 21, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 15, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 66, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 720, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 626, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 528, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 425, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 328, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 327, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 324, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 227, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 123, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 46, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 405, 36 Hilton Street, Manchester, M1 2EH
Flat 207, 36 Hilton Street, Manchester, M1 2EH
Flat 009, 36 Hilton Street, Manchester, M1 2EH
Flat 005, 36 Hilton Street, Manchester, M1 2EH
Flat 29, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 10, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 507, 36 Hilton Street, Manchester, M1 2EH
Flat 508, 36 Hilton Street, Manchester, M1 2EH
Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Basement, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 76, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Fifth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 118, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 101, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 95, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 8, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 56, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 27, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 26, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Dakota Deluxe Hotel, 29 Ducie Street, Manchester, M1 2JL
Flat 78, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 42, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 34, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 32, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 29, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 26, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 24, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 6, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 120, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 726, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 620, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 525, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 522, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 221, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 220, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 125, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 96, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 88, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 81, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 71, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 35, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 409, 36 Hilton Street, Manchester, M1 2EH
Flat 209, 36 Hilton Street, Manchester, M1 2EH
Flat 205, 36 Hilton Street, Manchester, M1 2EH
Flat 008, 36 Hilton Street, Manchester, M1 2EH
Flat 24, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 17, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 5, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 1, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 504, 36 Hilton Street, Manchester, M1 2EH
Fourth Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 72, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 67, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 117, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 106, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 12, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 47, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 45, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 18, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 15, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 42, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 39, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 30, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 7, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Flat 81, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 74, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 70, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 58, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 44, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 41, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 38, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 31, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 25, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 22, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 19, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 12, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 7, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 67, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 65, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 60, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 320, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 021, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 724, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 524, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 520, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 428, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 423, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 422, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 226, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 83, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 78, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 61, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 114, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 109, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
18 Tariff Street, Manchester, M1 2FN
Apartment 52, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 4, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 20, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 304, 36 Hilton Street, Manchester, M1 2EH
Flat 204, 36 Hilton Street, Manchester, M1 2EH
Flat 105, 36 Hilton Street, Manchester, M1 2EH
Flat 20, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 12, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 79, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 51, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 42, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 38, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 32, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 21, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 38, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 33, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 19, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 18, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
First Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Flat 83, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 80, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 72, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 56, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 45, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 27, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 10, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 9, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 3, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 61, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 024, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 721, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 624, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 623, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 322, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 224, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 126, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 104, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 44, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 004, 36 Hilton Street, Manchester, M1 2EH
Flat 407, 36 Hilton Street, Manchester, M1 2EH
Flat 307, 36 Hilton Street, Manchester, M1 2EH
Flat 31, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 27, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 15, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 113, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 108, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 89, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 1, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 87, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 49, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 40, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 37, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 36, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 34, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 23, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 13, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 90, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 79, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 76, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 71, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 50, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 35, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 33, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 23, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 16, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 68, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 63, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 228, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 027, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 727, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 628, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 426, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 326, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 122, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 68, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 63, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 107, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 102, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 9, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 6, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 48, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 28, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 23, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 406, 36 Hilton Street, Manchester, M1 2EH
Flat 309, 36 Hilton Street, Manchester, M1 2EH
Flat 208, 36 Hilton Street, Manchester, M1 2EH
Flat 104, 36 Hilton Street, Manchester, M1 2EH
Flat 006, 36 Hilton Street, Manchester, M1 2EH
Flat 8, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Third Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Second Floor, Fourways House, 57 Hilton Street, Manchester, M1 2EJ
Apartment 115, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 105, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 103, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 11, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 82, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 7, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 53, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 3, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 29, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 24, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 17, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 3, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 41, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 32, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 25, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Basement, 17 China Lane, Manchester, M1 2EL
Flat 91, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 86, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 84, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 77, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 57, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 55, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 46, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 43, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 36, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 14, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 13, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 69, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 121, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 026, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 022, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 93, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 725, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 627, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 621, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 527, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 526, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 523, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 424, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 222, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 128, The Met, 40 Hilton Street, Manchester, M1 2BL

Apartment 99, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 90, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 73, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 116, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 57, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 50, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 41, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 37, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 408, 36 Hilton Street, Manchester, M1 2EH
Flat 206, 36 Hilton Street, Manchester, M1 2EH
Flat 22, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 4, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 74, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 65, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 62, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 60, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 97, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 92, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 14, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 84, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 43, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 30, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 2, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 16, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 2, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 28, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 14, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 89, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 88, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 75, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 53, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 48, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 40, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 37, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 11, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 8, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 5, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 1, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 64, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 023, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 020, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 723, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 521, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 421, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 323, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 127, The Met, 40 Hilton Street, Manchester, M1 2BL
Flat 124, The Met, 40 Hilton Street, Manchester, M1 2BL
Apartment 86, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 75, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 66, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 55, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 305, 36 Hilton Street, Manchester, M1 2EH
Flat 308, 36 Hilton Street, Manchester, M1 2EH
Flat 306, 36 Hilton Street, Manchester, M1 2EH

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

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Site of Biological Interest - Name: Rochdale Canal, Stott's Lane - Ducie Street Basin

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL