

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140840/AO/2024

Date registered valid: 13 September 2024

Proposal: Installation of 1no. internally illuminated high level individual letter signage, 1no. internally illuminated individual letter sign, and 2no. internally illuminated plaque sign.

Address: Land Bounded By Great Ducie Street And Mirabel Street, Manchester, M3 1PJ

Ward(s): Deansgate Ward

Applicant: Mr Tom Chambers, One Heritage Group plc

Agent (if any): Mr Luke Kenney, DAY Architectural

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 06 November 2024

Application Details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 18 October 2024

Standard consultations:

Printed: 20 September 2024 Expired: 11 October 2024

Neighbour notifications

Printed: 20 September 2024 Expired: 11 October 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: Not applicable

Tree Preservation Order: Not applicable

The site in question is a mixed-use development 10 storey building that is primarily residential with some commercial uses on the ground floor space.

There are numerous listed buildings within the setting of the site, including;

- Grade II listed Sorting Office Building, 7 Mirabel Street
- Grade II listed North Bridge, Victoria Street
- Grade II listed Middle Bridge, Victoria Street

The site is not in a conservation area.

Description of Development

The proposal seeks advertisement consent for the installation of the following:

- 1no. internally illuminated high level individual letter signage on the south elevation of the building.
- 1no. internally illuminated individual letter sign above the entrance on the east elevation of the building.
- 1no. internally illuminated plaque sign next to the entrance on the east elevation of the building.
- 1no. internally illuminated plaque sign next to the entrance on the west elevation of the building.

Related Applications

122280/FO/2019 -Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building.

Approved August 2022.

136185/NMC/2023 - Non-material amendment to planning permission 122280/FO/2019 to reconfigure internal layout and elevational alterations including amendments to rooftop plant.

Approved August 2022.

Consultations & Notification Responses

Environmental Health - Recommended that a condition be added to control luminance at 300cd/m2.

Highway Services - Confirmed that all signage is compliant with MCC recommendations.

Network Rail – Have no objections.

Publicity - There are two objections from local residents that can be summarised as the residents expressing concern that the proposed signage could increase light pollution and therefore affect the residential amenity of neighbouring buildings.

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

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) 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.

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.

EN1 (Design Principles and Strategic Character Areas) advises 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 new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

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

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.

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

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.

Policy 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.

National Planning Policy Framework (NPPF) (2023)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development".

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.

Paragraph 141 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."

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

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

Paragraph 201 advises that 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 202 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.

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 signage for resident building is considered to be acceptable for the purpose of wayfinding.

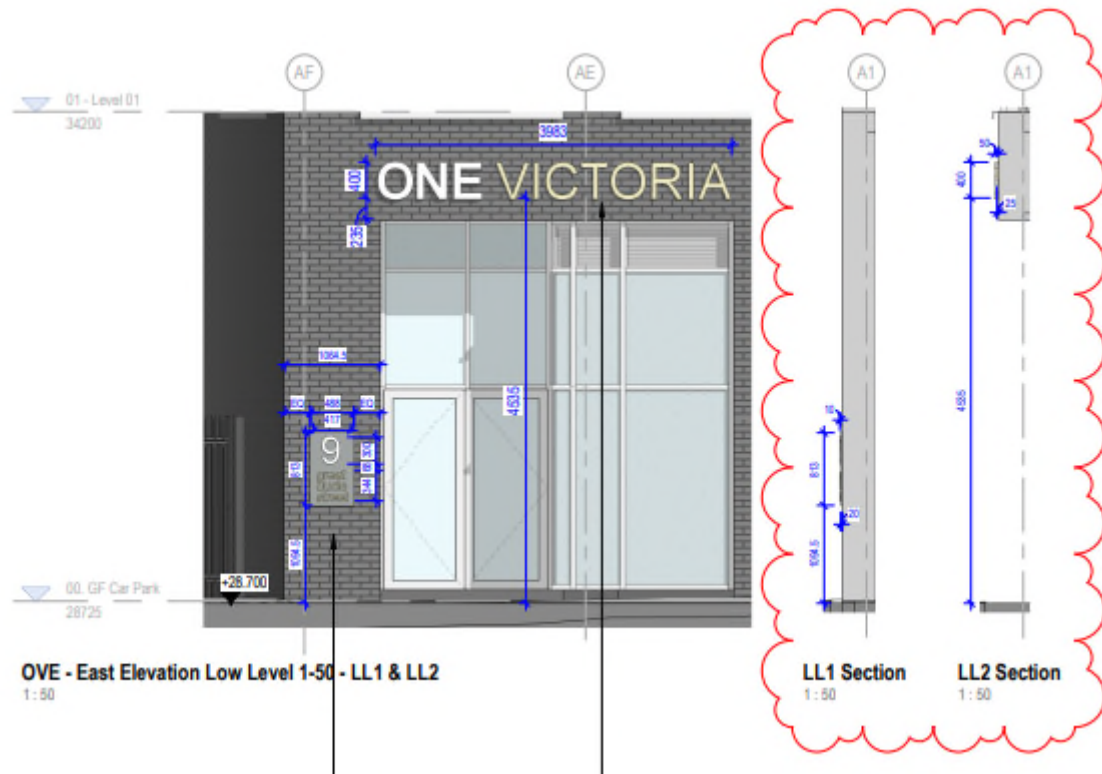
Visual Amenity

Signs: 1no. internally illuminated individual letter sign (LL2) and 2no. internally illuminated plaque sign (LL1 and LL3)

The low-level individual letter sign (LL2) is considered to be of a sophisticated, unbulky that design that is sympathetic to the architecture of the host building. It is not considered to detract from or have a negative impact upon the visual amenity of either the host building or the surrounding area.

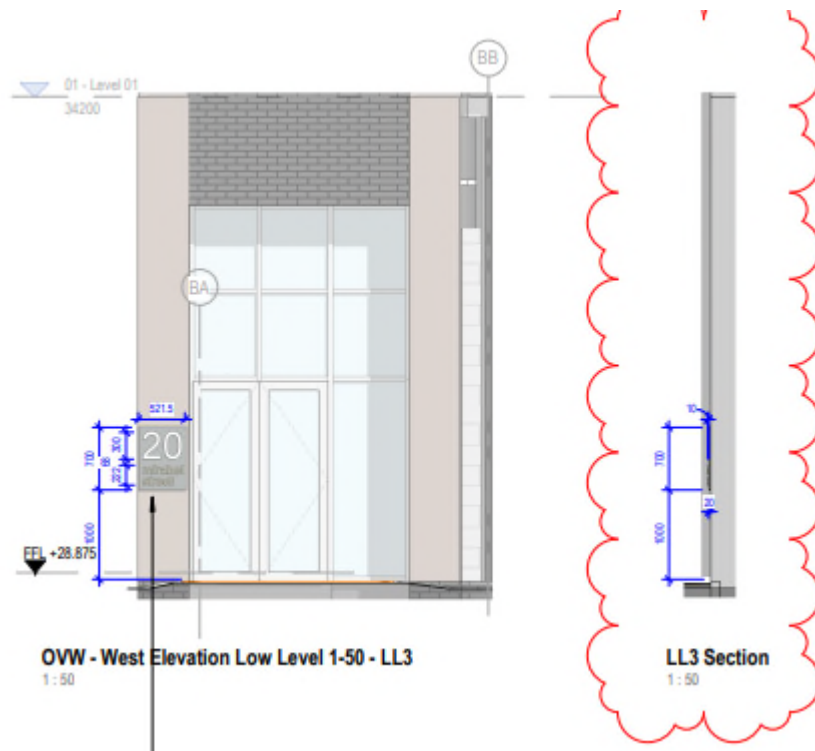
The manner in which the individual letter signage leaves the brickwork exposed, as opposed to having a back panel which would cover the brickwork, is considered by the City Council to be good quality design that can be supported.

It is situated at fascia level, which is in line with Section a) of saved UDP policy DC14.5 (Shops and Related Signs) states that “signs should not normally be positioned other than at fascia level”.



Proposed Low Level Signs (LL1 and LL2)

Whilst the two plaque signs (LL1 and LL3) do cover up some of the brickwork and pillar respectively the plaques are considered to not be too large in size and the proportional size of them in comparison to the rest of the building is considered to mitigate any impact upon the visual amenity of the building that they might have.

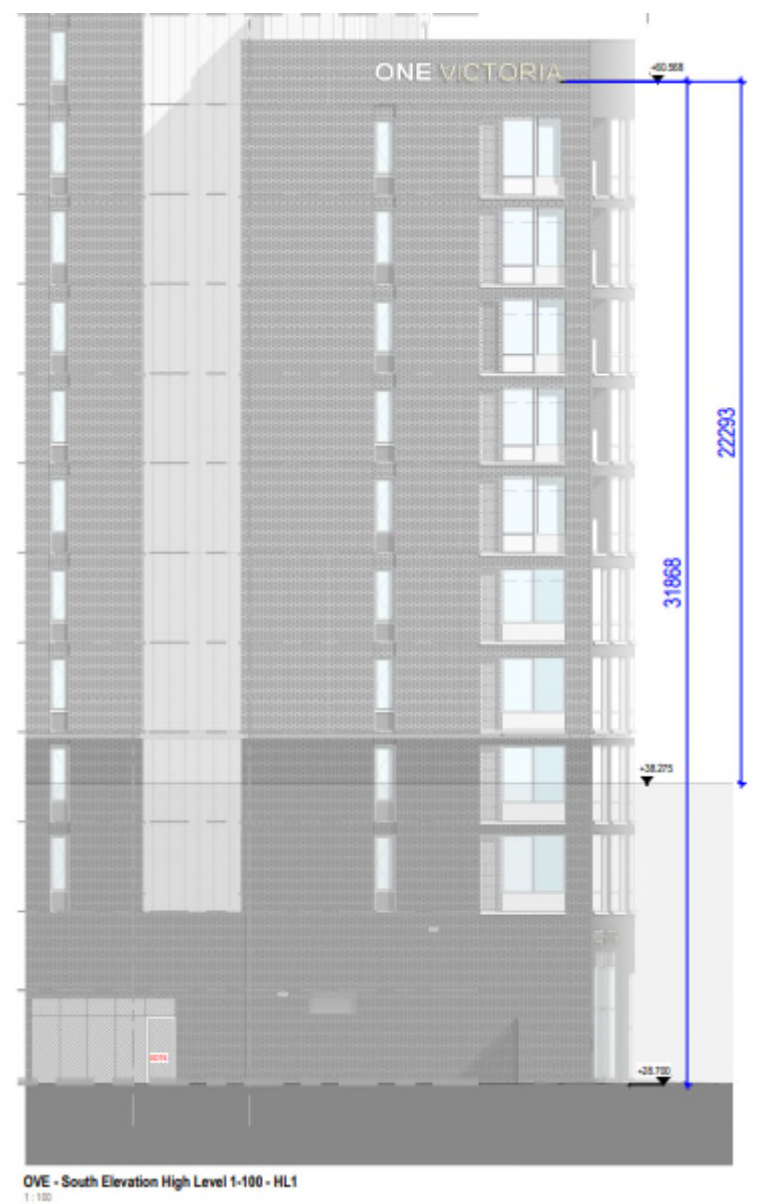


Proposed Low Level Signs (LL3)

All three of these low-level signs are sited in appropriate areas for signage that are considered to not be key architectural features of the building.

Given the above the impact that these three proposed signs will have upon the visual amenity of the host building and the surrounding street scene, including any nearby heritage assets, will be minimal are therefore the proposals are acceptable.

High-level individual letter signage (HL1),



Proposed High Level Individual Letter Signage (Sign HL1)

When it comes to the high-level individual letter signage (HL1), the design of this sign is very similar to the low-level individual letter signage (LL2), in the manner that it leaves the brickwork exposed.

However, it is the City Council's view that this high-level signage is unacceptable due to its location and the impact it will have on the setting of nearby heritage assets.

Sign HL1 is on the south elevation, facing directly on to the Grade II listed North Bridge. The top of this bridge sits only slightly below the height of the proposed sign. The Grade II listed Middle Bridge sits directly beyond the North Bridge and the proposed works must also be considered

within the setting of this heritage asset as well. For these same reasons the visual amenity of the building and the character and appearance of the local area would be adversely affected. 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 proposal, as the visual amenity of poor-quality design signage can certainly impact efforts to enhance and preserve affected listed assets within the setting of the proposal.

Core Strategy Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected. The visual amenity impact caused by the high-level 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 visual amenity impact caused by the high-level sign is considered to cause unnecessary harmful impact upon the heritage assets within its setting as outlined above.

EN3 (Heritage) advises that developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment. The visual amenity impact caused by the high-level sign is not considered to preserve or enhance the historic environment, specifically the listed heritage assets within.

Places for Everyone policy JP-P2 (Heritage) states an aim for developments to positively conserve, sustain and enhance its historic environment and heritage assets and their settings.

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

In addition to this, it is the City Council's view that there will be a sufficient level of wayfinding provided to the building entrances by the other signage proposed, without the need for such high-level signage.

The siting of the signage is also of concern.

Section a) of saved UDP policy DC14.5 (Shops and Related Signs) states that "signs should not normally be positioned other than at fascia level". Sign LL2, which is of a similar design to sign HL1, is positioned at the fascia level and therefore complies with this policy, but sign HL1, positioned at a high-level does not comply with this policy. The fascia level is considered to be an appropriate place architecturally to locate signage to identify a residential building and is not considered to be a key architectural feature of the building in and of itself.

When the building is viewed from a wider context, the upper levels of the building are a key and defining architectural feature in the design of the building. Given this it is considered that the unnecessary visual clutter that the high level sign would create would undermine the overall quality of the façades.

Section b) DC14.5 states that signs should respect the architectural form of buildings. The introduction of unnecessary signage clutter at the high-level on this building is not considered to respect the architectural form of the building and in fact is considered to detract from it.

Given the above, the impact that this proposed sign will have upon the setting of this listed asset and on visual amenity is considered to be unacceptable. 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, or preserve or enhance either this

listed asset or the historic environment, which means that the proposed signage is contrary to SP1, DM1, EN1, EN3, CC9, JP-P2, DC14, and Section 16 of the NFFP.

Public Safety and Residential Amenity

The luminance levels of the signage are proposed to be at 350cd/m² on all signage.

It is the view of the City Council, and particularly MCC's Environmental Health team, that the luminance of the lights should be limited to 300cd/m² in order to not cause any distraction to passing pedestrians or road users, or to cause a disturbance to any nearby residents.

Two objections received from residents noted concerns about the impacts of the luminance of the signage on the neighbouring residential properties. With the addition of condition to ensure that the proposed luminance levels are controlled and complied with in order to safeguard the amenities of the occupiers of nearby properties, the City Council are satisfied that the approved signage will not have a substantial impact upon residential amenity.

Without the inclusion of this condition to control the luminance at 300cd/m², the City Council would not have been able to support any of the proposed signs due to concerns about public safety and the impact upon residential amenity.

All signage complies with headroom and carriageway clearance requirements.

With the addition of the condition to control luminance, there are no public safety concerns with the proposed signage.

Conclusion

Given the above, the three low level signs are considered to be consistent with National Planning Policy Framework, in particular Section 12 (Achieving Well Designed Places) and Section 16 (Conserving and Enhancing the Historic Environment, the Core Strategy for the City of Manchester, in particular DM1 (Development Management) and SP1 (Spatial Principles), and the Saved Policies contained within the Unitary Development Plan for Manchester, in particular DC14 (Shop fronts and Related Signs).

However, the high-level individual letter signage, by virtue of its siting within the setting of Grade II listed assets, is considered not to preserve or enhance this heritage asset or the historic environment and would adversely impact on the visual amenity of the building and the character and appearance of the local area.

On this basis, high-level individual letter signage is therefore refused.

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: Approved and Refused

Reasons for Refusal : Signage (HL1)

Refuse the installation of the following:

- 1no. internally illuminated high level individual letter signage (HL1)

- 1) The high level internally illuminated individual letter sign, by virtue of its siting adjacent to the Grade II listed North Bridge and Grade II listed Middle Bridge, Victoria Street, at a height where the visual impact of the signage will clearly contrast with the heritage assets and appear incongruous, is considered to neither preserve or enhance these heritage assets. The siting of the proposed signage at a high-level would have an unduly harmful impact on the visual amenity of the building, due to creating unnecessary signage clutter on a key architectural feature of the building, which would in turn have an unduly harmful impact the character and appearance of the local area. It is therefore 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 and DC19 of the Unitary Development Plan for the City of Manchester (1995), Policy JP-P2 of Places for Everyone, and Section 16 of the NPPF.

Condition(s) to be attached to decision for approval: individual letter sign (LL2) and 2no. internally illuminated plaque sign (LL1 and LL3)

Approve the installation of the following:

- 1no. internally illuminated individual letter sign (LL2)
- 2no. internally illuminated plaque sign (LL1 and LL3)

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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 22 August 2024:

- Location Plan

Received by Manchester City Council as the Local Planning Authority on 13 September 2024:

- External Signage - Low Level DAY 10 XX DR A 710103

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, and saved policies DC14.

3) The maximum luminance of the signage shall not exceed 300 cd/m² in brightness at any time.

Reason - In the interests of visual and residential amenity pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy and saved policies DC14.1, DC19.1 and E3.3 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Network Rail

Unit 5, Arena Court, Mirabel Street, Manchester, M3 1PJ
Flat 607, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 508, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 119, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 601, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
1 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
10 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
21 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
40 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
38 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
35 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
39 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
28 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 104, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 68, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 136, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 9, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 3, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 114, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 60, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 2, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 56, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 99, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 34, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 31, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 106, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 103, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 33, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 21, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 3, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 83, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 145, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Flat 219, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 217, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Apartment 82, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 12, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 14, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 119, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 138, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 109, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 61, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 59, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 140, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 64, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 72, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Flat 108, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 110, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX

Flat 303, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 107, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 320, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 415, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 211, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 205, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 504, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 402, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 319, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 309, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 313, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 510, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 106, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 512, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 103, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 408, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 301, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Unit 2, Arena Court, Mirabel Street, Manchester, M3 1PJ
Flat 201, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 304, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
46 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
2 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
19 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
20 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
42 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
13 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 8, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
The Beaumont Building, Great Ducie Street, Manchester, M3 1EG
Apartment 120, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 130, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 51, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 49, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 98, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 131, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 2, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 127, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 128, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 28, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 57, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 17, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 58, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 116, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 92, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 95, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 105, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 78, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 55, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 73, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 26, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 74, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 35, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 146, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Flat 105, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 218, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX

Flat 606, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 416, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 210, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 111, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 514, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
AO Arena, 21 Hunts Bank Approach, Manchester, M3 1AR
Arena Court, Mirabel Street, Manchester, M3 1PJ
Flat 1, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 5, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 208, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 311, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 509, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 407, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 120, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
6 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
43 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
26 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
53 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
52 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 16, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 1, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 7, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 5, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 30, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 133, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 27, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Dominos Pizza, 11 Mirabel Street, Manchester, M3 1NN
Apartment 86, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 93, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 67, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 122, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 45, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 102, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 113, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 18, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 81, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 76, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 10, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 65, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 107, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 139, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 112, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Flat 502, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 118, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 214, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 604, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 412, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 503, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 602, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
TeamSport Go Karting, AO Arena, 100 Trinity Way, Manchester, M1 3BF
Unit 1, Arena Court, Mirabel Street, Manchester, M3 1PJ
Flat 406, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 513, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 207, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX

Flat 101, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 318, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
18 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
47 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
45 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
27 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
17 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
4 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
34 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
22 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 1, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 96, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Ground Floor Unit, The Beaumont Building, Great Ducie Street, Manchester, M3 1EG
17 Great Ducie Street, Manchester, M3 1PQ
Apartment 88, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 38, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 46, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 77, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 79, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 41, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 87, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 118, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 100, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 44, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 11, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 25, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Flat 506, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 114, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 215, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 414, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 202, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 308, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 113, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 316, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 213, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 314, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 605, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 305, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 505, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 3, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 501, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 315, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
14 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
9 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
51 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
50 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
12 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
3 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
29 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
7 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
32 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
23 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 111, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 40, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN

Apartment 10, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 94, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 89, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 126, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 52, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 85, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 19, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 91, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 66, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 125, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 121, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 115, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 43, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 75, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 29, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 23, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Flat 302, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 209, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 310, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 410, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 112, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 102, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 306, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 404, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 117, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 507, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Unit 4, Arena Court, Mirabel Street, Manchester, M3 1PJ
Flat 116, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
36 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
33 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
41 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
24 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
15 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
48 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
5 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 123, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 42, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 129, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 8, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 4, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 108, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 32, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 36, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 7, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
23 Hunts Bank Approach, Manchester, M3 1AX
Flat 4, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 7, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 206, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 203, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 411, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 401, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 413, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
16 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
49 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ

25 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
11 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
37 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 62, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Advertising Right JC Decaux Site 8557 Adjacent 17, Great Ducie Street, Manchester, M3 1PS
Apartment 124, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 101, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 12, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 97, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 20, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 70, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 135, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 69, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 53, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 117, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 15, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 37, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 50, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 5, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 54, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 141, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 4, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 143, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Flat 603, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 216, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 104, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 312, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 511, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 405, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 307, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 317, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 2, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Flat 6, Bay Building, 5 Mirabel Street, Manchester, M3 1NG
Apartment 90, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 63, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 132, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 137, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 9, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 13, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 80, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 110, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 47, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 84, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 6, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 48, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 142, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Apartment 144, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP
Flat 115, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 220, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 204, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 409, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 403, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 212, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
Flat 515, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY

Unit 3, Arena Court, Mirabel Street, Manchester, M3 1PG
Flat 608, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY
Flat 109, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX
44 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
30 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
8 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
31 Sorting Office Building, 7 Mirabel Street, Manchester, M3 1NJ
Apartment 24, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 6, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 11, Administration Building, 6 New Bridge Street, Manchester, M3 1NL
Apartment 39, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 71, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 22, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN
Apartment 134, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NP

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
Flood Zones Type 2 (low to medium risk) -
Area Team Boundary - Name: CENTRAL