MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139605/FO/2024

Date registered valid: 23 July 2024

Proposal: Erection of two single storey buildings together with demolition of existing building

Address: New Islington Marina, Old Mill Street, Manchester, M4 6EA

Ward(s): Ancoats & Beswick Ward

Applicant: Mr R Hutton Greenford Ltd

Agent (if any): Mr Marcus Vanner TMV Architects

Case officer: Danielle Cooper
Tel: 0161 234 1658
Email: danielle.cooper@manchester.gov.uk

Recommendation: Approve

Date of recommendation: **13/09/2024**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 30/07/2024

Standard consultations:

Printed: 25 July 2024 Expired: 15 August 2024

Neighbour notifications

Printed: 25 July 2024 Expired: 15 August 2024

Site notice

Posted: 30 July 2024 Expired: 20 August 2024

Press advert

Published: 30 July 2024 Expired: 20 August 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of site/area

This application relates to the New Islington marina site, which lies between commercial developments on Great Ancoats Street and residential neighbourhoods to the north. The site features 33 residential and 7 visitor moorings. The Marina comprises two basins which connect with the Rochdale Canal and Ashton canal.

The narrow boat residents have a shower, toilet and laundry facilities contained within the “boaters hut”.

Site A as shown within the D&A statement contained the ancillary building which will be demolished, and site B is enclosed by a 3m high fence.

Both site locations of the replacement outbuilding and new outbuilding measure circa 260sqm.

Description of development

The proposal seeks planning permission for the construction of an ancillary building and storage building. The existing ancillary building will be demolished.

Both buildings are 2.4m in height.

Both buildings will be constructed from neo timber slatted cladding in black, feature aluminium windows and doors in black (RAL 9005) and have green roof tops (Green Bauder Matting). A material board has been submitted on the 01/08/2024.

The ancillary building will improve the existing facilities, and the open plan storage outbuilding is to support the narrow boat occupants.

3 new trees are proposed.

Planning history

121217/FO/2018 - Landscaping, access and regrading works, replacement of outdoor seating area and associated works – Approved 06/12/2018

121961/LE/2018 - Certificate of Lawful use for the operation of land as a marina providing 33 residential and 7 visitor moorings – Approved 18/12/2018

124622/NMC/2019 - Non material amendment to planning permission 121217/FO/2018 to make amendment to concrete hardstanding area and boundary treatment – 20/09/2019

Consultations & Notification Responses

Environmental health – No objection subject to a Demolition/construction management plan condition to be attached.

Trees – No objection, subject to adequate tree protection measures being implemented and mitigation shown for trees lost from G8

Flood Risk Management – No objection

United Utilities – No objection subject to conditions relating to drainage and maintenance of SUDS details.

Canal and River Trust – No objection

Greater Manchester Archaeological Advisory – No objection

Police – No objection subject to advisory measures for security protection

Ecology – No objection subject to informatives and conditions re biodiversity enhancements.

Regeneration – No objection

Highways – No objection

The application was advertised by site notice, the press and neighbour notification letters. One representation has been received as follows:

- This should be only open to boating residents as no one living around us don't care This is an unfair as this affects no body else but the boaters but it out for anyone to sign

Policy

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) 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. Also advises that wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN9 (Green Infrastructure) encourages green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.

Policy EN12 (Area priorities for Open Space, Sport and Recreation) requires the enhancement of the quality of existing areas and integrate new facilities within the character of the area within the City Centre.

Policy EN15 (Biodiversity and Geological Conservation) requires the council to protect and conserve the City's existing trees.

Policy EN19 (Waste) requires all developers, including those of new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste 209 Objective 6 Environment 12 Manchester City Council | Manchester Core Strategy 2012 to 2027 hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal).

Policy SP1 (Spatial Principles) advises that:

- Development in all parts of the City should:
- protect and enhance the built environment.
- create well designed places that enhance or create character.
- make a positive contribution to the health, safety, and wellbeing of residents.
- consider the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity, or income.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- Maximise the potential of the City's transport infrastructure, in particular promoting walking, cycling and use of the public transport.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed, and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage. Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation should be fully considered. Buildings and neighbourhoods should be made fully accessible to

disabled people and new development should be sited so that it can be accessed by sustainable transport modes. Community safety and crime prevention should be considered. Refuse storage and collection should be managed.

Policy CC4 (Visitors, Tourism and Leisure) advises that development in the City Centre which improves facilities for visitors, including Manchester residents, will be promoted.

Policy T2 (Accessible Areas of Opportunity and Need) states that the Council will actively manage the pattern of development to ensure that new development: - Is located to ensure good access to the City's main economic drivers, including the Regional Centre, the Oxford Road Universities and Hospitals and the Airport and to ensure good national and international connections Is easily accessible by walking, cycling and public transport; connecting residents to jobs, centres, health, leisure, open space and educational opportunities. Particular priority will be given to providing all residents access to strategic employment sites.

The Unitary Development Plan for the City of Manchester

Saved Policy DC26 (Development and Noise) states that 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.

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.

Policy JP-P 1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-S 1 (Sustainable Development) aims 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.

Policy JP-S 4 (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.

Policy JP-S 5 (Flood Risk and the Water Environment) details measures to protect the quantity and quality of water bodies and manage flood risk.

National Policy

Section 12 – Achieving Well Designed Places
Section 15 – Conserving and enhancing the natural environment

Ancoats and New Islington Neighbourhood Development Framework (December 2016)

The purpose of this document is to update the Ancoats and New Islington Neighbourhood Development Framework (NDF) approved by Manchester City Council;s Executive Committee in October 2014, to reflect further detailed master plan for the area and to take into account changes in policy context and the significant progress that has been made towards delivering the original 2014 NDF proposals.

Issues

Principle of development

The proposal will improve the existing facilities and storage for the narrow boat occupants. This will be done by demolishing the existing ancillary building and replacing it with a new ancillary building as well as constructing a new storage building. The proposed structures are considered to provide social and visual benefits to the surrounding area and members of the public and as such the principle of the development is considered acceptable. Specific planning issues including the impact on visual, residential amenity, highway safety and trees is highlighted below:

Impact on visual amenity

The proposal is for two new outbuildings. The proposed ancillary building will widely sit within the existing footprint of the existing outbuilding, which is to be demolished and will provide, toilets, showers, office space and a storeroom. Enclosed within the existing 3m tall fence will sit a new storage building.

The proposed outbuildings will be constructed from neo timber slatted cladding in black, feature aluminium windows and doors in black (RAL colour 9005) and have green roof tops (Green Bauder Matting). UPVC gutters and downpipes are proposed. A material board has been submitted on the 01/08/2024 and will be conditioned as such to ensure the outbuildings are built in accordance with these sample materials.

Existing boundary treatments will remain unaffected.

The design, size and scale of the proposed outbuildings are considered to be visually acceptable, as they will keep in character with the appearance of the surrounding contemporary context is protected. As such, the proposal is considered to comply with policy DM1 of the Manchester Core Strategy.

Impact on residential amenity

Due to the location of the proposals being sited away from residential properties, there is no concern to impact on residential amenity.

A demolition/construction management plan condition will be attached to ensure no disruption will be caused to surrounding neighbouring residents.

Impact on Highway safety

The proposed development will not impact upon the public highway and pedestrian footpaths will remain unaffected by the proposals. As such, there are no concerns to highway safety. Details of waste and disposal will be conditioned.

Trees

The proposals are considered to have a minimal impact on the surrounding tree stock, with adequate tree protection measures being implemented as shown on the submitted Arboricultural Impact Assessment and Arboricultural Method Statement. However, the replacement outbuilding will result in a section of dense vegetation to be removed (G8). However, to offset the loss of these trees, the agent has submitted a proposed block plan showing the 3 new trees to be planted. As such the protection, loss and replacement of trees proposed is considered acceptable.

Ecology

Section 180 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment and provide net gains for biodiversity.

The proposed development will result in the loss of a small section of dense vegetation to be removed (G8), and an existing green roof. To mitigate this loss, the proposed scheme will include green roof tops to both buildings as well as plant 3 new trees as indicated on the proposed block plan. Bird and bat boxes to the building will be conditioned. As such the LPA consider the proposal to result in biodiversity net gain.

Other matters

Drainage

Matters relating to drainage and maintenance of SuDs will be conditioned.

Archaeology

The development will not impact on any known or suspected archaeological remains.

Representations

One letter of representation has been received. The comments contained within the representation express how neighbour notification letters should be sent to boating

residents only. Due to the context of the site being located near to residential units, it is important that all residents are notified of any development proposed which is close to where they live.

Conclusion

In light of the above the proposed development is considered acceptable and in accordance with section 12 and 15 of the National Planning Policy Framework (NPPF); Core Strategy Policies SP1, CC1, T2, EN1, EN9, EN15 and DM1; and policies JP-P 1 and JP-S 1 of the Places for Everyone Plan.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the

proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

LOCATION PLAN, (Received 22/03/2024)
SITE PLAN, EXISTING AND PROPOSED (Received 15/08/2024)
PROPOSED GROUND FLOOR PLAN, Ref: 008 A (Received 22/03/2024)
PROPOSED GROUND FLOOR PLAN, Ref: 003 (Received 22/03/2024)
PROPOSED ELEVATIONS, Ref: 005 (Received 01/08/2024)
PROPOSED ELEVATIONS, Ref: 009 A (Received 01/08/2024)
ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT (Received 23/07/2024)
MATERIAL BOARDS, Ref: August 2024 (Received 01/08/2024)

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 the National Planning Policy Framework

3) The two single storey buildings hereby approved shall be used solely for the purpose of storage, W/C and shower facilities, and an office room as shown on the approved drawings and for no other purpose.

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 the National Planning Policy Framework

4) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Section drawing of new windows
B. Section drawing to show fixtures of windows and doors
C. Physical samples of all materials to be used on all external elevations of the development

The development shall be fully implemented in accordance with the approved details, which will be maintained in situ thereafter.

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, EN1 AND DM1 of the Core Strategy

5) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Survey received by the City Council, as Local Planning Authority, on the 23 July 2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) The proposed new 3no. trees as shown on plan ref: PROPOSED SITE PLAN, received 15/08/2024 by the City Council as local planning authority, shall be implemented prior to the first use of the development hereby approved.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously

damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

9) Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

10) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of Manchester City Council Your ref 139605/FO/2024 By email Our ref DC/24/1826 Date 06-AUG-24 an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
(v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14, EN17, and DM1 of the Manchester Core Strategy (2012).

11) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development pursuant to policies SP1, EN14, EN17, and DM1 of the Manchester Core Strategy (2012).

12) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 of the Manchester Core Strategy (2012)

13) a) Prior to the commencement of the development a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented prior to the use commencing and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 and EN19 of the Manchester Core Strategy (2012).

Informatives

1) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

2) Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s)

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s)

4) MCC records highlight that the underground Shooters Brook is located within close proximity to the site 1 (approximately 43 m to the East of the site) and, site 2 (approximately 65 m to the West of the site) and while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following
link:
https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage.

5) In regard to condition 9, the applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2]

(For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Neighbourhood Team Leader (Arboriculture)

MCC Flood Risk Management

Greater Manchester Police

United Utilities Water PLC

Canal & River Trust

Greater Manchester Archaeological Advisory Service

Greater Manchester Ecology Unit

Greater Manchester Pedestrians Society

Flat 6, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 299, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 166, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 113, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 167, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 129, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 63, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 226, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 182, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 97, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 39, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 294, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 24, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 217, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 204, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 251, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 256, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 157, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 224, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 165, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 286, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 263, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 21, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 283, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 96, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 238, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 233, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 28, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 253, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 200, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 68, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 179, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 20, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 245, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Mooring 37, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 32, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 2, 1 Keepers Quay, Manchester, M4 6GJ

Flat 6, 13 Keepers Quay, Manchester, M4 6GP

Mooring 34, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Revive Dental Care, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Flat 1, 11 Keepers Quay, Manchester, M4 6GN

Flat 192, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 257, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 174, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 211, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 35, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 54, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Mooring 39, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 65, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 208, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 219, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 156, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 145, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 103, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 279, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 127, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 163, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 150, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 164, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 7, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 136, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 47, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 112, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 302, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 188, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 76, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 234, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 56, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 131, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 178, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 281, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 239, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 53, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 4, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 289, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 14, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 74, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 169, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 135, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 209, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 228, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 3, 1 Keepers Quay, Manchester, M4 6GJ

Flat 8, 13 Keepers Quay, Manchester, M4 6GP

Flat 7, 13 Keepers Quay, Manchester, M4 6GP

Flat 3, 15 Keepers Quay, Manchester, M4 6LG

Mooring 35, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 33, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

K's Chemist, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Mooring 22, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 11, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 14, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 8, 11 Keepers Quay, Manchester, M4 6GN

Flat 261, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 267, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 269, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 248, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 120, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 160, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 284, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 176, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 185, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 230, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 70, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 50, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 101, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 222, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 57, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 116, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 73, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 194, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 49, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 212, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 265, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 236, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 249, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 172, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 139, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 10, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 142, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 290, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Mooring 38, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 9, 1 Keepers Quay, Manchester, M4 6GJ

Flat 5, 1 Keepers Quay, Manchester, M4 6GJ

Flat 6, 1 Keepers Quay, Manchester, M4 6GJ

Flat 1, 15 Keepers Quay, Manchester, M4 6LG

Flat 10, 15 Keepers Quay, Manchester, M4 6LG

Flat 10, 13 Keepers Quay, Manchester, M4 6GP

Mooring 18, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 15, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 7, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 20, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 6, 11 Keepers Quay, Manchester, M4 6GN

Mooring 40, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 243, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 206, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 273, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 109, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 125, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 151, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 108, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 301, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 87, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 42, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 161, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 77, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 215, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 60, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 83, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 25, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 85, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 287, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 186, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 213, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 276, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 292, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 17, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 197, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 242, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 92, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 259, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 232, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 154, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 195, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 58, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 183, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 122, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 66, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 32, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 48, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 37, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 80, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Northern Eudaimonia, 6 New Union Street, Manchester, M4 6FQ

Flat 7, 1 Keepers Quay, Manchester, M4 6GJ

Flat 2, 15 Keepers Quay, Manchester, M4 6LG

5 Keepers Quay, Manchester, M4 6GL

Flat 5, 15 Keepers Quay, Manchester, M4 6LG

Mooring 25, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 4, 11 Keepers Quay, Manchester, M4 6GN

Flat 3, 11 Keepers Quay, Manchester, M4 6GN

Flat 297, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 218, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 132, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 51, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 158, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 180, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 22, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 19, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 246, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 220, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 110, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 148, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 298, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 268, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 118, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 255, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 81, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 64, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 29, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 210, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 89, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 121, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 155, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 247, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 69, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 44, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 199, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 275, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 10, 1 Keepers Quay, Manchester, M4 6GJ

Flat 4, 15 Keepers Quay, Manchester, M4 6LG

Flat 5, 13 Keepers Quay, Manchester, M4 6GP

Mooring 23, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

New Islington Medical Practice, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Urban Village Medical Practice, Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Mooring 12, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 26, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 10, 11 Keepers Quay, Manchester, M4 6GN

Flat 1, 13 Keepers Quay, Manchester, M4 6GP

Flat 254, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 189, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 278, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 46, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 146, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 231, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 227, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 258, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 240, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 98, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 175, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 114, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 295, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 86, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 88, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 237, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 270, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 229, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 95, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 100, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 128, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 13, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 16, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 27, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 93, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 75, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 62, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 78, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 105, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 5, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 201, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 102, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 12, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 26, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 104, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 38, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 1, 1 Keepers Quay, Manchester, M4 6GJ

3 Keepers Quay, Manchester, M4 6GL

Flat 8, 15 Keepers Quay, Manchester, M4 6LG

Mooring 21, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 13, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 9, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 10, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 7, 11 Keepers Quay, Manchester, M4 6GN

Flat 5, 11 Keepers Quay, Manchester, M4 6GN

New Islington Free School, 10 Hugh Oldham Way, Manchester, M4 6EY

Flat 288, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 33, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 282, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 30, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 271, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 177, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 216, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 198, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 126, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 55, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 134, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 190, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 168, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 187, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 143, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 277, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 262, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 272, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 264, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 71, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 137, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 162, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 149, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 15, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 141, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 36, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 266, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 4, 1 Keepers Quay, Manchester, M4 6GJ

Flat 43, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 203, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 138, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 1, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 31, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 106, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 205, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 9, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 8, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 144, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 52, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 130, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 79, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 214, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 117, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 72, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 196, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 99, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 202, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 221, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Mooring 36, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 6, 15 Keepers Quay, Manchester, M4 6LG

Flat 7, 15 Keepers Quay, Manchester, M4 6LG

Flat 9, 13 Keepers Quay, Manchester, M4 6GP

7 Keepers Quay, Manchester, M4 6GL

9 Keepers Quay, Manchester, M4 6GL

Ancoats Primary Care Centre, Old Mill Street, Manchester, M4 6EE

Mooring 17, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 16, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 9, 11 Keepers Quay, Manchester, M4 6GN

Flat 250, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 300, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 170, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 193, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 84, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 40, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 11, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 133, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 291, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 45, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 152, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 171, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 41, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 274, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 296, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 115, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 123, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 61, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 34, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 207, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 153, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 124, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 223, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 23, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 241, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 235, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 191, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 244, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 140, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 94, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 107, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 3, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 67, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 18, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 184, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 59, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 82, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

8 New Union Street, Manchester, M4 6FQ

Flat 8, 1 Keepers Quay, Manchester, M4 6GJ

Flat 9, 15 Keepers Quay, Manchester, M4 6LG

Flat 4, 13 Keepers Quay, Manchester, M4 6GP

Flat 3, 13 Keepers Quay, Manchester, M4 6GP

Flat 2, 13 Keepers Quay, Manchester, M4 6GP

Mooring 19, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Mooring 8, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 2, 11 Keepers Quay, Manchester, M4 6GN

Mooring 24, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA

Flat 111, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 90, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 285, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 181, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 119, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 173, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 260, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 280, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 225, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 159, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FS

Flat 91, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 293, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Flat 147, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FR

Flat 2, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FQ

Flat 252, Cotton Field Wharf, 4 New Union Street, Manchester, M4 6FW

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL