

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140447/FO/2024

Date registered valid: 5 August 2024

Proposal: Recladding and spandrel panel remediation works to top floor

Address: Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD

Ward(s): Deansgate Ward

Applicant: Grey GR Limited Partnership

Agent (if any): Mr Ashley Baines Four Architects

Case officer: Angela
Tel: 0161 234
Email: angela.leckie@manchester.gov.uk Leckie 4651

Recommendation: Approve

Date of recommendation: 18/09/24

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 13 August 2024

Standard consultations:
Printed: 8 August 2024 Expired: 30 August 2024

Neighbour notifications
Printed: 8 August 2024 Expired: 30 August 2024

Site notice
Posted: 13 August 2024 Expired: 4 September 2024

Press advert
Published: 13 August 2024 Expired: 27 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

The application relates to the upper penthouse level (9th floor) of a 9 storey building known as Bracken House which has elevations to Charles Street, Makin Street and York Street and an adjacent surface level car park, currently partially used as a temporary site compound and outside play space for the nursery located within the ground floor of Bracken House. It is close to the Oxford Road Corridor and is surrounded by buildings of various ages and character.

The site is not within a Conservation Area nor does it directly affect any listed buildings. The Lass 'o; Gowrie Public House which is Grade II Listed sits adjacent to the site. Bracken House contains currently vacant residential apartments. Consent was granted under application ref no 125535/FO/2019 in October 2020 for external alterations to the building comprising recladding and replacement of external windows, erection of a bin store and increasing the fire escape by one floor to the top floor. Works to implement that consent are ongoing.

Description of area

The area is a predominantly residential apartments with some commercial uses. It is east of Oxford Road and to the north of the main university campus area in Manchester.

Description of development

Following on from the previously approved recladding works a further requirement to recladding the 9th floor penthouses and to carry out spandrel panel remediation works has been identified and consent is sought for these works. The works will comprise the removal of non compliant insulated spandrel panels between glazing units and replacement with grey anodised cladding - panel finish and fixing as per main building (approved under application ref no 125535/FO/2019 and subsequent minor material amendment 139742/NMC/2024). New curtain walling and associated spandrel frames are also to be installed (dark grey) along with an area of glazed block.

A new smoke vent duct and louvre is required to be located on the elevation facing the railway line as required for ongoing fire safety remediation works to the building. This is required to be located externally for functionality reasons but would be concealed behind an extension of the screen to the staircase. The extension is restricted to cover the vent only at the uppermost level due to needing to avoid blocking views to the adjacent residential apartment.

Consultations & Notification Responses

Publicity – The application was advertised as a public interest development. A site notice was displayed adjacent to the site and occupiers of adjacent properties were notified about the application. No representations have been received.

Highway Services – No objections subject to management of construction impacts from a highways perspective.

Environmental Health- No objections subject to conditions in relation to acoustic insulation and construction management.

HSE (Planning Gateway) – Has no objections but notes that these comments are limited to an assessment of the top floor.

Issues

National Planning Policy Framework

The following section of the National Planning Policy Framework are of relevance to this application:

Section 12 (Requiring Good Design) states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. 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 – which states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Core Strategy - The following policies are considered to be most relevant to the proposed development:

Policy SP1 (Spatial Principles)- which guides the strategic development of Manchester identifying the Regional Centre as the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living. It states that all development within the City Centre regeneration area should have regard to the character and issues as identified in the Manchester City Centre Strategic Plan and outlines the following core development principles: Development should:- Make a positive contribution to neighbourhoods of choice including:-

- creating well designed places that enhance or create character;
- making a positive contribution to the health, safety and wellbeing of residents;
- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
- protect and enhance the built and natural environment;
- 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

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

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

Policy EN 3 Heritage – which states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

Policy CC9 (Design and Heritage) States that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including conservation areas and listed buildings.

The Unitary Development Plan for Manchester – Whilst the Core Strategy has now been adopted some of the UDP policies remain saved as there are no replacement policies contained in the Core Strategy. The relevant policies are detailed below:

DC19.1 (Listed Buildings) - which seeks to preserve and enhance the settings of listed buildings by appropriate control over new developments within their vicinity.

DC26.5 Development and Noise – which states that the Council will control noise levels by requiring where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

Other Material Considerations

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, which provides a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8-week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance.

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-P 2 (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.

Visual Amenity including impact on setting of Listed Buildings

Overall, it is considered that the proposed replacement cladding would create an acceptable visual appearance. In terms of the smoke vent it is noted that the extent of this has been rationalised and that the reduced size along with the extension of the previously approved screening to the staircase, would minimise its visual impact in views from the railway line whilst balancing the need to retain daylight to the adjacent residential property.

There would be no harm to adjacent heritage assets from the proposals. Given the level of harm there is no need for a weighting exercise as required by Section 16 of the NPPF although public benefits would be derived from improvements to the building performance in terms of fire resistance.

It is considered that the proposed development would be consistent with section's 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies^{19.1}.

Impact on Amenity

A condition which includes pre-occupation verification of the installed acoustic insulation and ventilation measures will ensure that that new cladding system would perform to an acceptable standard in terms of noise break in thereby protecting the amenity of occupiers.

In view of the above the proposals would be consistent with Core Strategy policies SP1 and DM1 and saved UDP policy DC26.

Given the above, it is considered that the proposed replacement cladding would create an acceptable visual appearance that would maintain the character and appearance of the conservation area and would be in accordance with the above planning policies

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the development.

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

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 operated in accordance with the following plans and documents:

(a) Site Location Plan stamped as received on 05-07-24;

(b) Dwgs 19-016 FA-DR-03.21 Rev P1, 03.20 Rev P01, 03.12 Rev P2, 03.150 Rev P2 and 03-151 Rev P2;

(c) Dwgs CO 2205 BP 01 XX SP X 5000 Rev P06, 5001 Rev C01, 5002 Rev C01, 5003 Rev C01, 5004 Rev P06

(d) Fire statement form stamped as received on 05-07-24; and

(e) Bracken House, Manchester, Noise Impact Assessment Report 27924/NIA2/R1 by Hann Tucker stamped as received on 05-07-24;

Reason - Pursuant to the City of Manchester Core Strategy Policies SP1, CC1 and DM1.

3) The replacement spandrel panels are approved as anodised cladding finish and the anodised mesh panel to the external staircase as per the submitted Materials Schedule by Four Architects, photos and drawings 19-016 FA-DR-03.21 Rev P1, 03.20 Rev P01, 03.12 Rev P2, 03.150 Rev P2 and 03-151 Rev P2;

Reason

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

4) Notwithstanding the Bracken House, Manchester, Noise Impact Assessment Report 27924/NIA2/R1 by Hann Tucker stamped as received on 05-07-24 before the approved works commence a scheme for acoustically insulating the residential accommodation to the top floor against noise from Charles Street and Oxford Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as YES and the Lass O'Gowry Public House. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 10 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) When the approved works reach practical completion a verification report shall be submitted to validate that the work undertaken throughout the development conforms to the

recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria and a timescale for completion of those works and any mitigation shall be implemented within 3 months of that practical completion.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

5) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority with consideration to include consultation with the Metrolink which for the avoidance of doubt should include the following details;

Dust suppression measures including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

Compound locations where relevant;

Sheeting of construction vehicles.

The routing of construction traffic;

Vehicular activity associated with the construction including appropriate swept-path assessment;

Details of the location and arrangements for contractor parking;

The identification of the vehicular access points into the site;

Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety and to safeguard Metrolink infrastructure pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Environmental Health

Health & Safety Executive (Fire Safety)

Flat 1517, 8 Nobel Way, Manchester, M1 7BR

Flat 123, 8 Nobel Way, Manchester, M1 7AU

Flat 821, 8 Nobel Way, Manchester, M1 7BN

Flat 401, 8 Nobel Way, Manchester, M1 7AU

Flat 215, 8 Nobel Way, Manchester, M1 7AU

Flat 917, 8 Nobel Way, Manchester, M1 7BQ

Flat 602, 8 Nobel Way, Manchester, M1 7BN

Flat 806, 8 Nobel Way, Manchester, M1 7BN

Flat 1006, 8 Nobel Way, Manchester, M1 7BQ

Flat 1206, 8 Nobel Way, Manchester, M1 7BQ
Flat 102, 8 Nobel Way, Manchester, M1 7AU
Flat 1224, 8 Nobel Way, Manchester, M1 7BQ
Flat 810, 8 Nobel Way, Manchester, M1 7BN
Flat 706, 8 Nobel Way, Manchester, M1 7BN
Flat 409, 8 Nobel Way, Manchester, M1 7AU
Flat 502, 8 Nobel Way, Manchester, M1 7BN
Flat 1110, 8 Nobel Way, Manchester, M1 7BQ
Flat 320, 8 Nobel Way, Manchester, M1 7AU
Flat 1615, 8 Nobel Way, Manchester, M1 7BR
Flat 607, 8 Nobel Way, Manchester, M1 7BN
Flat 716, 8 Nobel Way, Manchester, M1 7BN
Flat 916, 8 Nobel Way, Manchester, M1 7BQ
Flat 1602, 8 Nobel Way, Manchester, M1 7BR
Flat 1412, 8 Nobel Way, Manchester, M1 7BR
Flat 1212, 8 Nobel Way, Manchester, M1 7BQ
Flat 1612, 8 Nobel Way, Manchester, M1 7BR
Flat 1104, 8 Nobel Way, Manchester, M1 7BQ
Flat 309, 8 Nobel Way, Manchester, M1 7AU
Flat 108, 8 Nobel Way, Manchester, M1 7AU
Flat 308, 8 Nobel Way, Manchester, M1 7AU
Flat 1604, 8 Nobel Way, Manchester, M1 7BR
Flat 712, 8 Nobel Way, Manchester, M1 7BN
Flat 914, 8 Nobel Way, Manchester, M1 7BQ
Flat 1508, 8 Nobel Way, Manchester, M1 7BR
DC Motor Engineering, Arch 45 At, 5A York Street, Manchester, M1 7DE
Flat 87, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 45, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 50, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 75, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 85, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 63, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 93, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 23, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 48, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 54, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 104, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 44, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 1, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 16, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 201, 8 Nobel Way, Manchester, M1 7AU
Flat 805, 8 Nobel Way, Manchester, M1 7BN
47 Charles Street, Manchester, M1 7AW
Flat 111, 8 Nobel Way, Manchester, M1 7AU
Flat 1117, 8 Nobel Way, Manchester, M1 7BQ
Flat 1315, 8 Nobel Way, Manchester, M1 7BR
Flat 904, 8 Nobel Way, Manchester, M1 7BQ
Flat 1316, 8 Nobel Way, Manchester, M1 7BR
Flat 1609, 8 Nobel Way, Manchester, M1 7BR
Flat 1319, 8 Nobel Way, Manchester, M1 7BR
Flat 1403, 8 Nobel Way, Manchester, M1 7BR
Flat 1221, 8 Nobel Way, Manchester, M1 7BQ
Flat 211, 8 Nobel Way, Manchester, M1 7AU
Flat 324, 8 Nobel Way, Manchester, M1 7AU

Flat 302, 8 Nobel Way, Manchester, M1 7AU
Flat 601, 8 Nobel Way, Manchester, M1 7BN
Flat 1405, 8 Nobel Way, Manchester, M1 7BR
Flat 501, 8 Nobel Way, Manchester, M1 7BN
Flat 822, 8 Nobel Way, Manchester, M1 7BN
Flat 1106, 8 Nobel Way, Manchester, M1 7BQ
Flat 1015, 8 Nobel Way, Manchester, M1 7BQ
Flat 623, 8 Nobel Way, Manchester, M1 7BN
Flat 1215, 8 Nobel Way, Manchester, M1 7BQ
Flat 1519, 8 Nobel Way, Manchester, M1 7BR
Flat 906, 8 Nobel Way, Manchester, M1 7BQ
Flat 812, 8 Nobel Way, Manchester, M1 7BN
Flat 220, 8 Nobel Way, Manchester, M1 7AU
Flat 1311, 8 Nobel Way, Manchester, M1 7BR
Flat 415, 8 Nobel Way, Manchester, M1 7AU
Flat 214, 8 Nobel Way, Manchester, M1 7AU
Flat 405, 8 Nobel Way, Manchester, M1 7AU
Flat 503, 8 Nobel Way, Manchester, M1 7BN
Flat 223, 8 Nobel Way, Manchester, M1 7AU
Flat 923, 8 Nobel Way, Manchester, M1 7BQ
Flat 1002, 8 Nobel Way, Manchester, M1 7BQ
Flat 1119, 8 Nobel Way, Manchester, M1 7BQ
Flat 823, 8 Nobel Way, Manchester, M1 7BN
Flat 1122, 8 Nobel Way, Manchester, M1 7BQ
Flat 1022, 8 Nobel Way, Manchester, M1 7BQ
Flat 1514, 8 Nobel Way, Manchester, M1 7BR
Flat 615, 8 Nobel Way, Manchester, M1 7BN
Flat 512, 8 Nobel Way, Manchester, M1 7BN
Flat 520, 8 Nobel Way, Manchester, M1 7BN
Flat 1008, 8 Nobel Way, Manchester, M1 7BQ
Flat 104, 8 Nobel Way, Manchester, M1 7AU
Flat 303, 8 Nobel Way, Manchester, M1 7AU
Flat 105, 8 Nobel Way, Manchester, M1 7AU
Flat 1222, 8 Nobel Way, Manchester, M1 7BQ
Flat 1522, 8 Nobel Way, Manchester, M1 7BR
Flat 1423, 8 Nobel Way, Manchester, M1 7BR
Flat 605, 8 Nobel Way, Manchester, M1 7BN
Flat 319, 8 Nobel Way, Manchester, M1 7AU
Flat 40, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 91, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 8, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 3, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 18, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 36, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 112, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 99, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 115, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 21, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 27, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 69, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 33, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 107, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 41, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 53, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA

Flat 921, 8 Nobel Way, Manchester, M1 7BQ
Flat 1622, 8 Nobel Way, Manchester, M1 7BR
Flat 1509, 8 Nobel Way, Manchester, M1 7BR
Flat 221, 8 Nobel Way, Manchester, M1 7AU
Flat 1018, 8 Nobel Way, Manchester, M1 7BQ
Flat 612, 8 Nobel Way, Manchester, M1 7BN
Flat 1302, 8 Nobel Way, Manchester, M1 7BR
Basement And Ground Floor, 42 Charles Street, Manchester, M1 7DB
Flat 1003, 8 Nobel Way, Manchester, M1 7BQ
Flat 1304, 8 Nobel Way, Manchester, M1 7BR
Flat 1020, 8 Nobel Way, Manchester, M1 7BQ
Flat 1220, 8 Nobel Way, Manchester, M1 7BQ
Flat 1308, 8 Nobel Way, Manchester, M1 7BR
Flat 903, 8 Nobel Way, Manchester, M1 7BQ
Flat 922, 8 Nobel Way, Manchester, M1 7BQ
Flat 620, 8 Nobel Way, Manchester, M1 7BN
Flat 817, 8 Nobel Way, Manchester, M1 7BN
Flat 1504, 8 Nobel Way, Manchester, M1 7BR
Flat 818, 8 Nobel Way, Manchester, M1 7BN
Flat 912, 8 Nobel Way, Manchester, M1 7BQ
Flat 1524, 8 Nobel Way, Manchester, M1 7BR
Flat 1317, 8 Nobel Way, Manchester, M1 7BR
Flat 1401, 8 Nobel Way, Manchester, M1 7BR
Flat 1105, 8 Nobel Way, Manchester, M1 7BQ
Flat 1409, 8 Nobel Way, Manchester, M1 7BR
Flat 1202, 8 Nobel Way, Manchester, M1 7BQ
Flat 412, 8 Nobel Way, Manchester, M1 7AU
Flat 202, 8 Nobel Way, Manchester, M1 7AU
Flat 709, 8 Nobel Way, Manchester, M1 7BN
Flat 721, 8 Nobel Way, Manchester, M1 7BN
Flat 421, 8 Nobel Way, Manchester, M1 7AU
Flat 711, 8 Nobel Way, Manchester, M1 7BN
Flat 417, 8 Nobel Way, Manchester, M1 7AU
Flat 1012, 8 Nobel Way, Manchester, M1 7BQ
Flat 1116, 8 Nobel Way, Manchester, M1 7BQ
Flat 1513, 8 Nobel Way, Manchester, M1 7BR
Flat 808, 8 Nobel Way, Manchester, M1 7BN
Flat 905, 8 Nobel Way, Manchester, M1 7BQ
Flat 1324, 8 Nobel Way, Manchester, M1 7BR
Flat 920, 8 Nobel Way, Manchester, M1 7BQ
Flat 619, 8 Nobel Way, Manchester, M1 7BN
Flat 210, 8 Nobel Way, Manchester, M1 7AU
Flat 1621, 8 Nobel Way, Manchester, M1 7BR
Flat 901, 8 Nobel Way, Manchester, M1 7BQ
Flat 1416, 8 Nobel Way, Manchester, M1 7BR
Flat 115, 8 Nobel Way, Manchester, M1 7AU
Flat 514, 8 Nobel Way, Manchester, M1 7BN
Flat 1112, 8 Nobel Way, Manchester, M1 7BQ
Flat 1614, 8 Nobel Way, Manchester, M1 7BR
Flat 1606, 8 Nobel Way, Manchester, M1 7BR
Flat 1502, 8 Nobel Way, Manchester, M1 7BR
Flat 65, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 70, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 49, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD

Flat 95, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 47, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 109, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 78, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 102, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 100, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 114, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 113, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 14, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 77, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 96, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 66, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 105, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 315, 8 Nobel Way, Manchester, M1 7AU
Flat 523, 8 Nobel Way, Manchester, M1 7BN
Flat 204, 8 Nobel Way, Manchester, M1 7AU
Flat 1217, 8 Nobel Way, Manchester, M1 7BQ
Flat 1516, 8 Nobel Way, Manchester, M1 7BR
Flat 216, 8 Nobel Way, Manchester, M1 7AU
Flat 616, 8 Nobel Way, Manchester, M1 7BN
Flat 207, 8 Nobel Way, Manchester, M1 7AU
Flat 1205, 8 Nobel Way, Manchester, M1 7BQ
Flat 1306, 8 Nobel Way, Manchester, M1 7BR
Flat 217, 8 Nobel Way, Manchester, M1 7AU
Flat 406, 8 Nobel Way, Manchester, M1 7AU
Flat 801, 8 Nobel Way, Manchester, M1 7BN
Flat 522, 8 Nobel Way, Manchester, M1 7BN
Flat 908, 8 Nobel Way, Manchester, M1 7BQ
Flat 1322, 8 Nobel Way, Manchester, M1 7BR
Flat 1620, 8 Nobel Way, Manchester, M1 7BR
Flat 1218, 8 Nobel Way, Manchester, M1 7BQ
Flat 1511, 8 Nobel Way, Manchester, M1 7BR
Flat 402, 8 Nobel Way, Manchester, M1 7AU
Flat 505, 8 Nobel Way, Manchester, M1 7BN
Flat 1623, 8 Nobel Way, Manchester, M1 7BR
Flat 1407, 8 Nobel Way, Manchester, M1 7BR
Flat 701, 8 Nobel Way, Manchester, M1 7BN
Flat 1113, 8 Nobel Way, Manchester, M1 7BQ
Flat 224, 8 Nobel Way, Manchester, M1 7AU
Flat 918, 8 Nobel Way, Manchester, M1 7BQ
Flat 1102, 8 Nobel Way, Manchester, M1 7BQ
Flat 1607, 8 Nobel Way, Manchester, M1 7BR
Flat 902, 8 Nobel Way, Manchester, M1 7BQ
Flat 804, 8 Nobel Way, Manchester, M1 7BN
Flat 106, 8 Nobel Way, Manchester, M1 7AU
Flat 101, 8 Nobel Way, Manchester, M1 7AU
Flat 311, 8 Nobel Way, Manchester, M1 7AU
Flat 1617, 8 Nobel Way, Manchester, M1 7BR
Flat 516, 8 Nobel Way, Manchester, M1 7BN
Flat 511, 8 Nobel Way, Manchester, M1 7BN
Flat 1410, 8 Nobel Way, Manchester, M1 7BR
Flat 1013, 8 Nobel Way, Manchester, M1 7BQ
Flat 81, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 13, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD

Flat 30, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 59, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 37, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 103, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 20, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 56, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 32, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 71, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 4, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 39, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 26, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 83, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 316, 8 Nobel Way, Manchester, M1 7AU
Flat 722, 8 Nobel Way, Manchester, M1 7BN
Flat 119, 8 Nobel Way, Manchester, M1 7AU
Flat 1118, 8 Nobel Way, Manchester, M1 7BQ
Flat 815, 8 Nobel Way, Manchester, M1 7BN
Flat 1115, 8 Nobel Way, Manchester, M1 7BQ
Flat 603, 8 Nobel Way, Manchester, M1 7BN
Flat 705, 8 Nobel Way, Manchester, M1 7BN
Flat 1211, 8 Nobel Way, Manchester, M1 7BQ
YES, 38 Charles Street, Manchester, M1 7DB
Flat 1603, 8 Nobel Way, Manchester, M1 7BR
Flat 1411, 8 Nobel Way, Manchester, M1 7BR
Flat 1309, 8 Nobel Way, Manchester, M1 7BR
Flat 707, 8 Nobel Way, Manchester, M1 7BN
Flat 110, 8 Nobel Way, Manchester, M1 7AU
Flat 218, 8 Nobel Way, Manchester, M1 7AU
Flat 109, 8 Nobel Way, Manchester, M1 7AU
Flat 609, 8 Nobel Way, Manchester, M1 7BN
Flat 1312, 8 Nobel Way, Manchester, M1 7BR
Flat 403, 8 Nobel Way, Manchester, M1 7AU
Flat 206, 8 Nobel Way, Manchester, M1 7AU
Flat 909, 8 Nobel Way, Manchester, M1 7BQ
Flat 606, 8 Nobel Way, Manchester, M1 7BN
Flat 304, 8 Nobel Way, Manchester, M1 7AU
Flat 1619, 8 Nobel Way, Manchester, M1 7BR
Flat 907, 8 Nobel Way, Manchester, M1 7BQ
Flat 1207, 8 Nobel Way, Manchester, M1 7BQ
Flat 1108, 8 Nobel Way, Manchester, M1 7BQ
Flat 1203, 8 Nobel Way, Manchester, M1 7BQ
Flat 604, 8 Nobel Way, Manchester, M1 7BN
Flat 1520, 8 Nobel Way, Manchester, M1 7BR
Flat 1601, 8 Nobel Way, Manchester, M1 7BR
Flat 307, 8 Nobel Way, Manchester, M1 7AU
Flat 222, 8 Nobel Way, Manchester, M1 7AU
Flat 305, 8 Nobel Way, Manchester, M1 7AU
Flat 418, 8 Nobel Way, Manchester, M1 7AU
Flat 1007, 8 Nobel Way, Manchester, M1 7BQ
Flat 1111, 8 Nobel Way, Manchester, M1 7BQ
Flat 1016, 8 Nobel Way, Manchester, M1 7BQ
Flat 422, 8 Nobel Way, Manchester, M1 7AU
Flat 1418, 8 Nobel Way, Manchester, M1 7BR
Flat 1616, 8 Nobel Way, Manchester, M1 7BR

Flat 1017, 8 Nobel Way, Manchester, M1 7BQ
Flat 321, 8 Nobel Way, Manchester, M1 7AU
Flat 622, 8 Nobel Way, Manchester, M1 7BN
Flat 1010, 8 Nobel Way, Manchester, M1 7BQ
Flat 1214, 8 Nobel Way, Manchester, M1 7BQ
Flat 1424, 8 Nobel Way, Manchester, M1 7BR
Flat 1223, 8 Nobel Way, Manchester, M1 7BQ
Flat 404, 8 Nobel Way, Manchester, M1 7AU
Flat 1320, 8 Nobel Way, Manchester, M1 7BR
Flat 1610, 8 Nobel Way, Manchester, M1 7BR
Flat 504, 8 Nobel Way, Manchester, M1 7BN
Flat 43, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 24, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 84, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 11, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 9, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 28, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 98, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 90, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 62, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 86, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 61, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 52, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 611, 8 Nobel Way, Manchester, M1 7BN
Flat 713, 8 Nobel Way, Manchester, M1 7BN
Flat 1001, 8 Nobel Way, Manchester, M1 7BQ
Flat 124, 8 Nobel Way, Manchester, M1 7AU
Flat 509, 8 Nobel Way, Manchester, M1 7BN
Flat 820, 8 Nobel Way, Manchester, M1 7BN
Flat 613, 8 Nobel Way, Manchester, M1 7BN
Second Floor, 42 Charles Street, Manchester, M1 7DB
Flat 1506, 8 Nobel Way, Manchester, M1 7BR
Flat 1201, 8 Nobel Way, Manchester, M1 7BQ
Flat 702, 8 Nobel Way, Manchester, M1 7BN
Flat 121, 8 Nobel Way, Manchester, M1 7AU
Flat 1120, 8 Nobel Way, Manchester, M1 7BQ
Flat 1608, 8 Nobel Way, Manchester, M1 7BR
Flat 1023, 8 Nobel Way, Manchester, M1 7BQ
Flat 1109, 8 Nobel Way, Manchester, M1 7BQ
Flat 1107, 8 Nobel Way, Manchester, M1 7BQ
Flat 1216, 8 Nobel Way, Manchester, M1 7BQ
Flat 521, 8 Nobel Way, Manchester, M1 7BN
Flat 708, 8 Nobel Way, Manchester, M1 7BN
Flat 515, 8 Nobel Way, Manchester, M1 7BN
Flat 424, 8 Nobel Way, Manchester, M1 7AU
Flat 411, 8 Nobel Way, Manchester, M1 7AU
Flat 924, 8 Nobel Way, Manchester, M1 7BQ
Flat 814, 8 Nobel Way, Manchester, M1 7BN
Flat 408, 8 Nobel Way, Manchester, M1 7AU
Flat 213, 8 Nobel Way, Manchester, M1 7AU
Flat 1404, 8 Nobel Way, Manchester, M1 7BR
Flat 1318, 8 Nobel Way, Manchester, M1 7BR
Flat 1204, 8 Nobel Way, Manchester, M1 7BQ
Flat 1507, 8 Nobel Way, Manchester, M1 7BR

Flat 1014, 8 Nobel Way, Manchester, M1 7BQ
Flat 915, 8 Nobel Way, Manchester, M1 7BQ
Flat 524, 8 Nobel Way, Manchester, M1 7BN
Flat 318, 8 Nobel Way, Manchester, M1 7AU
Flat 122, 8 Nobel Way, Manchester, M1 7AU
Flat 1518, 8 Nobel Way, Manchester, M1 7BR
Flat 112, 8 Nobel Way, Manchester, M1 7AU
Flat 314, 8 Nobel Way, Manchester, M1 7AU
Flat 103, 8 Nobel Way, Manchester, M1 7AU
Flat 1402, 8 Nobel Way, Manchester, M1 7BR
Flat 811, 8 Nobel Way, Manchester, M1 7BN
Flat 1414, 8 Nobel Way, Manchester, M1 7BR
Flat 322, 8 Nobel Way, Manchester, M1 7AU
Flat 1213, 8 Nobel Way, Manchester, M1 7BQ
Flat 1413, 8 Nobel Way, Manchester, M1 7BR
Flat 1521, 8 Nobel Way, Manchester, M1 7BR
Flat 1611, 8 Nobel Way, Manchester, M1 7BR
Flat 1420, 8 Nobel Way, Manchester, M1 7BR
Flat 1510, 8 Nobel Way, Manchester, M1 7BR
Flat 17, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 68, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 55, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Paint Pots Nursery, Ground Floor, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 73, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 22, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 34, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 7, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 101, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 108, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 88, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 111, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 51, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 42, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 212, 8 Nobel Way, Manchester, M1 7AU
Flat 1310, 8 Nobel Way, Manchester, M1 7BR
Flat 507, 8 Nobel Way, Manchester, M1 7BN
Flat 813, 8 Nobel Way, Manchester, M1 7BN
Flat 1305, 8 Nobel Way, Manchester, M1 7BR
Flat 1307, 8 Nobel Way, Manchester, M1 7BR
Flat 1005, 8 Nobel Way, Manchester, M1 7BQ
Flat 1419, 8 Nobel Way, Manchester, M1 7BR
Flat 1415, 8 Nobel Way, Manchester, M1 7BR
Flat 301, 8 Nobel Way, Manchester, M1 7AU
Flat 807, 8 Nobel Way, Manchester, M1 7BN
Flat 617, 8 Nobel Way, Manchester, M1 7BN
Flat 618, 8 Nobel Way, Manchester, M1 7BN
Flat 323, 8 Nobel Way, Manchester, M1 7AU
Flat 1114, 8 Nobel Way, Manchester, M1 7BQ
Flat 517, 8 Nobel Way, Manchester, M1 7BN
Flat 310, 8 Nobel Way, Manchester, M1 7AU
Flat 824, 8 Nobel Way, Manchester, M1 7BN
Flat 1009, 8 Nobel Way, Manchester, M1 7BQ
Flat 723, 8 Nobel Way, Manchester, M1 7BN
Flat 715, 8 Nobel Way, Manchester, M1 7BN

Flat 1219, 8 Nobel Way, Manchester, M1 7BQ
Flat 416, 8 Nobel Way, Manchester, M1 7AU
Flat 1523, 8 Nobel Way, Manchester, M1 7BR
Flat 614, 8 Nobel Way, Manchester, M1 7BN
Flat 203, 8 Nobel Way, Manchester, M1 7AU
Flat 413, 8 Nobel Way, Manchester, M1 7AU
Flat 1019, 8 Nobel Way, Manchester, M1 7BQ
Flat 1505, 8 Nobel Way, Manchester, M1 7BR
Flat 1314, 8 Nobel Way, Manchester, M1 7BR
Flat 1408, 8 Nobel Way, Manchester, M1 7BR
Flat 809, 8 Nobel Way, Manchester, M1 7BN
Flat 513, 8 Nobel Way, Manchester, M1 7BN
Flat 312, 8 Nobel Way, Manchester, M1 7AU
Flat 313, 8 Nobel Way, Manchester, M1 7AU
Flat 1004, 8 Nobel Way, Manchester, M1 7BQ
Flat 624, 8 Nobel Way, Manchester, M1 7BN
Flat 703, 8 Nobel Way, Manchester, M1 7BN
Flat 1101, 8 Nobel Way, Manchester, M1 7BQ
Flat 913, 8 Nobel Way, Manchester, M1 7BQ
Flat 1624, 8 Nobel Way, Manchester, M1 7BR
Flat 410, 8 Nobel Way, Manchester, M1 7AU
Flat 1512, 8 Nobel Way, Manchester, M1 7BR
Flat 1515, 8 Nobel Way, Manchester, M1 7BR
Flat 1605, 8 Nobel Way, Manchester, M1 7BR
Flat 1303, 8 Nobel Way, Manchester, M1 7BR
Flat 89, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 94, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 76, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 15, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 67, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 97, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 46, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 72, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 5, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 35, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 1121, 8 Nobel Way, Manchester, M1 7BQ
Flat 518, 8 Nobel Way, Manchester, M1 7BN
Flat 710, 8 Nobel Way, Manchester, M1 7BN
Flat 205, 8 Nobel Way, Manchester, M1 7AU
Flat 113, 8 Nobel Way, Manchester, M1 7AU
Flat 114, 8 Nobel Way, Manchester, M1 7AU
Flat 414, 8 Nobel Way, Manchester, M1 7AU
Flat 209, 8 Nobel Way, Manchester, M1 7AU
Flat 120, 8 Nobel Way, Manchester, M1 7AU
Flat 621, 8 Nobel Way, Manchester, M1 7BN
42 Charles Street, Manchester, M1 7DB
Flat 1209, 8 Nobel Way, Manchester, M1 7BQ
Flat 506, 8 Nobel Way, Manchester, M1 7BN
Flat 919, 8 Nobel Way, Manchester, M1 7BQ
Flat 910, 8 Nobel Way, Manchester, M1 7BQ
Flat 1208, 8 Nobel Way, Manchester, M1 7BQ
Flat 718, 8 Nobel Way, Manchester, M1 7BN
Flat 704, 8 Nobel Way, Manchester, M1 7BN
Flat 720, 8 Nobel Way, Manchester, M1 7BN

Flat 819, 8 Nobel Way, Manchester, M1 7BN
Flat 1301, 8 Nobel Way, Manchester, M1 7BR
Flat 107, 8 Nobel Way, Manchester, M1 7AU
Flat 911, 8 Nobel Way, Manchester, M1 7BQ
Flat 1024, 8 Nobel Way, Manchester, M1 7BQ
Flat 510, 8 Nobel Way, Manchester, M1 7BN
Flat 1417, 8 Nobel Way, Manchester, M1 7BR
Flat 1123, 8 Nobel Way, Manchester, M1 7BQ
Flat 719, 8 Nobel Way, Manchester, M1 7BN
Flat 610, 8 Nobel Way, Manchester, M1 7BN
Flat 724, 8 Nobel Way, Manchester, M1 7BN
Flat 714, 8 Nobel Way, Manchester, M1 7BN
Flat 608, 8 Nobel Way, Manchester, M1 7BN
Flat 317, 8 Nobel Way, Manchester, M1 7AU
Flat 802, 8 Nobel Way, Manchester, M1 7BN
Flat 116, 8 Nobel Way, Manchester, M1 7AU
Flat 1210, 8 Nobel Way, Manchester, M1 7BQ
Flat 1021, 8 Nobel Way, Manchester, M1 7BQ
Flat 1313, 8 Nobel Way, Manchester, M1 7BR
Flat 803, 8 Nobel Way, Manchester, M1 7BN
Flat 1103, 8 Nobel Way, Manchester, M1 7BQ
Flat 1406, 8 Nobel Way, Manchester, M1 7BR
Flat 1613, 8 Nobel Way, Manchester, M1 7BR
Flat 1422, 8 Nobel Way, Manchester, M1 7BR
Flat 208, 8 Nobel Way, Manchester, M1 7AU
Flat 423, 8 Nobel Way, Manchester, M1 7AU
Flat 1503, 8 Nobel Way, Manchester, M1 7BR
Flat 1321, 8 Nobel Way, Manchester, M1 7BR
Flat 1323, 8 Nobel Way, Manchester, M1 7BR
Flat 1618, 8 Nobel Way, Manchester, M1 7BR
Flat 1501, 8 Nobel Way, Manchester, M1 7BR
Flat 519, 8 Nobel Way, Manchester, M1 7BN
Flat 38, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 2, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 12, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 25, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 31, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 60, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 58, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 79, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 106, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 74, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 82, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 110, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 19, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 6, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 29, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 64, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 92, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 80, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 10, Bracken House, 44 - 58 Charles Street, Manchester, M1 7BD
Flat 57, Bracken House, 44 - 58 Charles Street, Manchester, M1 7AA
Flat 419, 8 Nobel Way, Manchester, M1 7AU
Flat 1124, 8 Nobel Way, Manchester, M1 7BQ

Flat 219, 8 Nobel Way, Manchester, M1 7AU
Flat 420, 8 Nobel Way, Manchester, M1 7AU
Flat 816, 8 Nobel Way, Manchester, M1 7BN
Flat 118, 8 Nobel Way, Manchester, M1 7AU
Flat 508, 8 Nobel Way, Manchester, M1 7BN
Flat 117, 8 Nobel Way, Manchester, M1 7AU
Flat 1011, 8 Nobel Way, Manchester, M1 7BQ
Flat 717, 8 Nobel Way, Manchester, M1 7BN
Flat 1421, 8 Nobel Way, Manchester, M1 7BR
Flat 306, 8 Nobel Way, Manchester, M1 7AU
Flat 407, 8 Nobel Way, Manchester, M1 7AU
First Floor, 42 Charles Street, Manchester, M1 7DB

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) -
Flood Zones Type 3 (high risk) -
Area Team Boundary - Name: CENTRAL