

Planning

Growth & Development

Delegated officer report for planning application

Application no. 140319/FO/2024

Date registered valid: 19 June 2024

Proposal: Proposed use of the ground floor as a drinking establishment (sui generis), together with external alterations including new shopfront and retractable awning

Address: 4 Oldham Road, Manchester, M4 5FE

Ward(s): Ancoats & Beswick Ward

Applicant: Future Cultures Limited

Agent (if any): Mr James Ketley Euan Kellie Property Solutions

Case officer: Jennifer Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 1 July 2024 Expired: 22 July 2024

Neighbour notifications

Printed: 1 July 2024 Expired: 22 July 2024

Site notice

Posted: Expired:

Press advert

Published: 9 July 2024 Expired: 30 July 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is situated on Oldham Road (A62) in Ancoats, in-between a modern six-storey building (with commercial units at street level and apartments above) and the Crown and Kettle Public House. The Pub is Grade II listed and also occupies the street corner with the A665 - Great Ancoats Street.

The application site consists of a narrow, three storey building. The upper floors are of a buff brick construction with the ground floor characterised by a traditional shop frontage.



Application site including the Crown and Kettle Public House (Grade II)

The building is currently in Class E use have been previously occupied by an interior design studio. To the rear, access to Luna Street is possible via a covered seating area (shared with the public chouse) and a gated passageway.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The site is located in the Ancoats conservation area and is considered to be part of the city centre. The site also falls within the Regional Centre. The area is a mixture of commercial uses (café, bars and retail) alongside upper floor residential uses.

Description of development

Proposed use of the ground floor as a drinking establishment (sui generis), together with external alterations including new shopfront and retractable awning. The upper floors of the building would be retained as Class E.

Consultations & Notification Responses

Publicity the application has been advertised by way of site notice and press notice as affecting the setting of a conservation area and listed building. Notification letters have also been sent to surrounding properties notifying them of the proposal. The following comments have been received.

One objection:

- Luna Street shouldn't be used for waste management. There are currently up to 10 large waste bins in Luna Street from all the residential units and offices

One support:

- Would be a great addition to the area - next thing you need to do is reroute all the traffic on the ring road and pedestrianise the whole area. Could be a very nice area but its never that relaxing to have a drink as a massive lorry drives past

Policy

Manchester Core Strategy (2012) relevant policies SP1, EC3, CC1, CC4, CC9, C10, EN1, EN3 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant policies DC18, DC19 and DC26.

Guide to Development in Manchester SPD (2017)

National Planning Policy Framework

Places for Everyone

Other material policy considerations

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.

The NDF states that the mix of uses within the area should create a destination of choice and should benefit the needs of the local community, with a pre-disposition against late night drink and entertainment licences. No licences will be granted after 11pm.

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 (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.

Ancoats Conservation Area declaration

The significance of the Ancoats Conservation Area is derived from the former cotton spinning mills, which dominate the area and are principally located adjacent to the Rochdale Canal and the nearby housing. Historically throughout the area, there have always been commercial and residential buildings. This juxtaposition, and interlinking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world. Furthermore, the concentration of mill buildings within Ancoats has become an important landmark in the history of the Industrial Revolution. Murray Mills, McConnel and Kennedy Mill, along with others in the area, represent a clear chronology of development of cotton mill architecture from 1800 to the 1920s. Although the area is dominated by the mill buildings, the Conservation Area also contains other Listed Buildings of differing character such as the application site.

Issues

Principle of Development

The application site is located in the Ancoats neighbourhood of the city centre. Restaurants, cafés and drinking establishments are considered to be acceptable in principle in these

locations as part of supporting the vitality and vibrancy of these neighbourhoods helping to create a sense of place and in the interest of economic growth. The integration of such uses has been a key part of the growth of Ancoats attractiveness as a place to both live, visit and work.

The proposal is considered to be consistent with the aspirations of policies SP1 and C10 of the Core Strategy as the use would repurpose a vacant building in the heart of Ancoats to support the daytime and evening economy as well as supporting the aspirations of the Ancoats and New Islington NDF which seeks to create a mixed use neighbourhood by encouraging uses that would add to the vitality of the neighbourhood.

The proposal is considered to be acceptable in principle. Consideration should be given to any associated impacts on the listed building and conservation area together with residential and visual amenity. In particular, consideration would be given to the noise, hours of use, fume extraction, servicing and refuse and waste management arrangements.

Residential Amenity

The premises is located along a busy stretch of road at the junction of Great Ancoats Street and Oldham Road. There is a large commercial presence with other drinking establishments and commercial units are ground floor. Residential uses, however, occupy the upper floors which is a common characteristic throughout the area.

The relationship of residential to commercial uses within the area is not unique, however, it is acknowledged that the use would generate a degree of noise and disturbance from comings and goings. The degree to which this would be noticeable would depend on the time of the day and level of background noise in the area.

The premises is limited to the ground floor only which would limited the overall number of patrons within the premises.

The applicant has indicated that the premises would operate as follows:

Sunday to Friday 10:00 to 23:00

Saturday 10:00 to 00:00

An acoustic report has also been submitted and considered by Environmental Health. Environmental Health are satisfied that the development can be acoustically insulated to prevent noise outbreak. The development should be carried out in accordance with this information and a verification report should be submitted prior to the first use. This should be secured by planning condition.

These measures and opening hours are considered to be acceptable and if approved would need to be implemented and prior to the first use of the premises validated through post completion testing to ensure that no further mitigation is required.

Visual amenity

The existing shop front has ornate timber shop front surround and a recesses entrance.



Existing shop front (left) and proposed shop front (right)

The proposal would remove the existing shop front glazing, retaining the ornate timber surround, and replace with slim profile new aluminium bi fold shop front. In addition, the recesses entrance would be brought flush with the main shop front. Whilst the new shop front would be modern in nature, and remove the recesses entrance, it would still retain the essence of the original shop frontage.

A new awning would be installed, fitted to the underside of the timber shop front surround. A traditional shop front such as this can accommodate an awning of this nature as it can fit into the soffit area and was a common feature of many of the shop frontages of the time the building was constructed. It is considered that this adds to the character and appearance of the property in the conservation area.



Existing shop front (left) and proposed shop front with awning (right)

A planter would be installed to the roof of the timber shop front surround which would be a positive addition to the appearance of the property.

Final details of the materials shall be agreed by planning condition.

Impact on the local highway network

There are no highways implications as a result of the development. The city centre location means that application site is within walking distance of sustainable transport connections. A condition is included which seeks to secure cycle arrangements for staff and customer.

Highway Services are satisfied that there sufficient headroom clearance, compliant with the 2.50m minimum should be in place.

Designing out crime

The proposed use would bring additional vitality to the area. The development would overlook Oldham Road and would enliven the street scene and help to provide natural surveillance.

Waste Management

A waste management strategy indicates that waste will be stored within the existing waste store within the building. The waste will then be transferred to an external collection area on collection day. There would be provision for recycling as stipulated within the strategy. Final details are to be agreed by planning condition.

Inclusive access

The main entrance would include level access to the ground floor. There is an existing ground floor WC within the premises. Due to the constrained nature of the floor plan it is considered that there measures proposed are acceptable in this instance.

Impact on the conservation area and adjacent listed buildings

Sections 66 and 72 of the Listed Building Act 1990 provide that, in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and in determining planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 12 of the NPPF establishes the criteria by which planning applications involving heritage assets should be assessed and determined. The NPPF identifies that Local Planning Authorities should require applications to describe the significance of any heritage assets in a level of detail that is proportionate to the assets importance, sufficient to understand the potential impact of the proposals on their significance.

The proposal is located in the Ancoats conservation area, sits adjacent to the Crown and Kettle public House (Grade II) and sits opposite the former Midland Bank Building (Grade II).

The significance of the conservation area is derived from the buildings of the industrial revolution. The area is dominated by large mill buildings which sit alongside more modest two and three storey commercial and residential building. The application property contributes positively to the conservation area as one of the lower rise buildings and has group value with the public house.

The public house is one of the few remaining Victoria Public Houses in the area. The interior and exterior of the public house is considered to be of high architectural value alongside the social value of the public house in the area.

The former bank building is separated from the application site by Oldham Road and has limited impact on the setting of the application site and vice versa.

The proposal would reactivate the building. The alterations to the shop front would largely retain the current appearance of the shop front and introduce an awning which were a feature of properties from this era. The loss of the recessed entrance would have a negligible impact on the shop front and could be reversed. The current shop frontage is not original building follows a traditional appearance.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application

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:

049/01(02)010, 049/01(02)011, 049/01(02)012, 049/01(02)020 and 049/01(02)030 received by the City Council, as Local Planning Authority, on the 19 June 2024

Design and Access Statement prepared by E3 Architecture, Smoking Policy and Completed MCC Waste Proforma received by the City Council, as Local Planning Authority, on the 19 June 2024

Proposed Operating Schedule and Completed MCC Waste Proforma received by the City Council, as Local Planning Authority, on the 31 July 2024

Noise Impact Assessment prepared by Sol Acoustics (P2417-REP01-JLS P02) received by the City Council, as Local Planning Authority, on the 30 July 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.

3) The premises shall not be open outside the following hours:-

Sunday to Friday 10:00 to 23:00

Saturday 10:00 to 00:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the only uses permitted is a drinking establishment (Sui Generis) and for no other purpose, as set out within the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason -In the interests of amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 08:00 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

6) The development shall be carried out in accordance with the Completed MCC Waste Proforma received by the City Council, as Local Planning Authority, on the 31 July 2024. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity pursuant to policy DM1 of the Core Strategy.

7) The development shall be carried out in accordance with the smoking policy received by the City Council, as Local Planning Authority, on the 19 June 2024

The approved policy shall be implemented and maintained upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the City of Manchester Core Strategy and to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester

8) (a) The development hereby approved shall be carried out in accordance with the submitted Noise Impact Assessment prepared by Sol Acoustics (P2417-REP01-JLS P02) received by the City Council, as Local Planning Authority, on the 30 July 2024. All recommended mitigation methods shall be installed as necessary.

(b) Prior to first use, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report (part a of this condition). The report shall also undertake post completion testing to confirm that the noise criteria has 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around, pursuant to policy DM1 and SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

9) Prior to the first use of the premises, details of secure cycle storage arrangements shall be submitted for approval to the City Council as Local Planning Authority. The approved scheme shall be implemented and thereafter remain in-situ once the development hereby approved becomes operational.

Reason - To ensure there is adequate off street car parking provision and bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

Informative

An awning is proposed at the front elevation and will project over the adopted highway. If the awning projects 0.35m or greater over the adopted highway then a Projection over License will be required. This is obtainable via Contact Manchester on 0161 234 5004 and is to be funded at the applicants expense.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Flat 5, 7 Addington Street, Manchester, M4 5EU
Flat 4, 7 Addington Street, Manchester, M4 5EU
Flat 135, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 133, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 129, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 107, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 101, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 92, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 82, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 77, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 74, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 68, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 61, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 59, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 48, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 25, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 24, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 21, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 15, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 6, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 3, Poplin Building, 2 Addington Street, Manchester, M4 5GA
4 Swan Street, Manchester, M4 5JN
WORK SOLUTIONS, 116 Tib Street, Manchester, M4 1LR
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
14 - 16 Swan Street, Manchester, M4 5JN
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 12, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Third Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Apartment 201, 5 Luna Street, Manchester, M4 5LX
Basement And Ground Floor, 2 Swan Street, Manchester, M4 5JN
Room 6, 5 Swan Street, Manchester, M4 5JJ
Third Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
3 Len Cox Walk, Manchester, M4 5LA
Commonwealth House, 22 - 30 Great Ancoats Street, Manchester, M4 5AB

Band On The Wall, 25 - 27 Swan Street, Manchester, M4 5JZ
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Third Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
24 Swan Street, Manchester, M4 5JQ
61 Tib Street, Manchester, M4 1LS
8 Foundry Lane, Manchester, M4 5LB
Flat 1, 8 Cable Street, Manchester, M4 5EG
Flat 132, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 124, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 114, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 106, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 104, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 97, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 87, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 84, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 67, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 54, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 51, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 46, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 43, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 33, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 1, 4 Swan Street, Manchester, M4 5JN
Tablites, 56 Oak Street, Manchester, M4 5JA
Flat 29, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 16, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
First Floor To Third Floor, 29 Swan Street, Manchester, M4 5JZ
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
12 Addington Street, Manchester, M4 5EU
Flat 8, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 6, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
28 Swan Street, Manchester, M4 5JQ
Room 4, 5 Swan Street, Manchester, M4 5JJ
Room 2, 5 Swan Street, Manchester, M4 5JJ
Second Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Fourth Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
24 Foundry Lane, Manchester, M4 5LB

15 Swan Street, Manchester, M4 5JJ
Room 1, 5 Swan Street, Manchester, M4 5JJ
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Close Male Grooming, Ground Floor, 22 Great Ancoats Street, Manchester, M4 5AB
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
Ground Floor, 24 Swan Street, Manchester, M4 5JQ
Fourth Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AZ
143 - 147 Oldham Street, Manchester, M4 1LN
8 Len Cox Walk, Manchester, M4 5LA
14 Foundry Lane, Manchester, M4 5LB
Unit A And Unit B, 6 Oldham Road, Manchester, M4 5DE
Flat 4, 8 Cable Street, Manchester, M4 5EG
Flat 3, 7 Addington Street, Manchester, M4 5EU
7 Chadderton Street, Manchester, M4 5WD
Flat 138, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 127, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 116, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 126, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 118, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 117, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 109, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 103, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 98, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 96, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 86, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 81, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 78, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 66, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 57, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 56, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 39, Poplin Building, 2 Addington Street, Manchester, M4 5GA
75 Tib Street, Manchester, M4 1LS
Flat 23, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 18, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 11, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 505, 6 Oldham Road, Manchester, M4 5DB
Flat 502, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 2, 10 Swan Street, Manchester, M4 5JN
Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester,
M4 5DL

Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
18A Swan Street, Manchester, M4 5JN
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
6 Swan Street, Manchester, M4 5JN
Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 18, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 10, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
1 Houldsworth Street, Manchester, M1 1EJ
5 Luna Street, Manchester, M4 5LX
Room 13, 5 Swan Street, Manchester, M4 5JJ
Flat 2, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
55 Tib Street, Manchester, M4 1LS
7 - 9 Swan Street, Manchester, M4 5JJ
2 Swan Street, Manchester, M4 5JN
Flat Above, 26 Swan Street, Manchester, M4 5JQ
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
The Rose And Monkey Hotel, 31 Swan Street, Manchester, M4 5JZ
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 3, 2 Cross Keys Street, Manchester, M4 5BB
20 Foundry Lane, Manchester, M4 5LB
28A Swan Street, Manchester, M4 5JQ
Flat 1, 7 Addington Street, Manchester, M4 5EU
4 Addington Street, Manchester, M4 5FQ
Flat 137, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 120, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 113, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 100, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 95, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 75, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 72, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 71, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 65, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 63, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 60, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 50, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 42, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Quality Engineering Design, 77 Tib Street, Manchester, M4 1LS
Flat 30, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 28, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 8, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 4, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 2, 22A Swan Street, Manchester, M4 5JQ
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 409, 6 Oldham Road, Manchester, M4 5DB
CLOSE MALE GROOMING LTD, Part Ground Floor, Virginia House, 7 Great Ancoats Street,
Manchester, M4 5AZ

Flat 202, 6 Oldham Road, Manchester, M4 5DB
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Travel Lodge, 22 Great Ancoats Street, Manchester, M4 5AZ
The Smithfield Market Tavern, 37 Swan Street, Manchester, M4 5JZ
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 14, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Crown And Kettle, 2 Oldham Road, Manchester, M4 5FE
Room 9, 5 Swan Street, Manchester, M4 5JJ
Flat 4, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Igloo, 73 Tib Street, Manchester, M4 1LS
Flat 3, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
6 Foundry Lane, Manchester, M4 5LB
4 Len Cox Walk, Manchester, M4 5LA
11 Swan Street, Manchester, M4 5JJ
17 Swan Street, Manchester, M4 5JJ
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, 2 Cross Keys Street, Manchester, M4 5BB
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
135 - 141 Oldham Street, Manchester, M4 1LN
First Floor, 6 Oldham Road, Manchester, M4 5DE
8 Addington Street, Manchester, M4 5FQ
Flat 134, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 128, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 112, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 108, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 93, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 89, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 85, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 76, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 70, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 69, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 41, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 38, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 27, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 14, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 7, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 1, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Frog And Bucket, 102 Oldham Street, Manchester, M4 1LJ
Flat 310, 6 Oldham Road, Manchester, M4 5DB

Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
81 Lever Street, Manchester, M1 1FL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Room 10, 5 Swan Street, Manchester, M4 5JJ
Room 5, 5 Swan Street, Manchester, M4 5JJ
Room 3, 5 Swan Street, Manchester, M4 5JJ
63 Tib Street, Manchester, M4 1LS
12 Foundry Lane, Manchester, M4 5LB
Unit 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
8 Swan Street, Manchester, M4 5JN
Security House, 25 Addington Street, Manchester, M4 5EU
Ground Floor, 9 Great Ancoats Street, Manchester, M4 5AD
The Quick Brown Fox, 1 - 3 Swan Street, Manchester, M4 5JJ
22 Great Ancoats Street, Manchester, M4 5AB
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
9 Great Ancoats Street, Manchester, M4 5AD
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
Second Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
2 - 4 Swan Street, Manchester, M4 5JN
65 Tib Street, Manchester, M4 1LS
16 Foundry Lane, Manchester, M4 5LB
1 Len Cox Walk, Manchester, M4 5LA
26 Swan Street, Manchester, M4 5JQ
12 Swan Street, Manchester, M4 5JN
32 Oldham Road, Manchester, M4 5FE
9 Chadderton Street, Manchester, M4 5WD
Flat 131, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 123, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 122, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 115, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 105, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 102, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 91, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 79, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 62, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 53, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 45, Poplin Building, 2 Addington Street, Manchester, M4 5GA

Flat 44, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 22, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 20, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 17, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 13, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 2, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 3, 10 Swan Street, Manchester, M4 5JN
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 17, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Concierge Office, 21 Foundry Lane, Manchester, M4 5LB
Flat 7, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
67 Tib Street, Manchester, M4 1LS
Buckley Frayne Estate Agents, 6 - 14 Great Ancoats Street, Manchester, M4 5AZ
20A Swan Street, Manchester, M4 5JW
City Warehouse Apartments, 4 Great Ancoats Street, Manchester, M4 5AZ
Room 7, 5 Swan Street, Manchester, M4 5JJ
18 Foundry Lane, Manchester, M4 5LB
First Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
Basement, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
29 Swan Street, Manchester, M4 5JZ
21 Swan Street, Manchester, M4 5JJ
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Basement, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
Basement And Ground Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
First Floor And Second Floor, 2 - 4 Swan Street, Manchester, M4 5JN
6 Cross Keys Street, Manchester, M4 5ET
59 Tib Street, Manchester, M4 1LS
6 Len Cox Walk, Manchester, M4 5LA
10 Foundry Lane, Manchester, M4 5LB
Flat 3, 8 Cable Street, Manchester, M4 5EG
Flat 2, 8 Cable Street, Manchester, M4 5EG
Flat 2, 7 Addington Street, Manchester, M4 5EU
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Flat 130, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 125, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 121, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 90, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 88, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 73, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 58, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 55, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 52, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 40, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 36, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 34, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 32, Poplin Building, 2 Addington Street, Manchester, M4 5GA
79 Tib Street, Manchester, M4 1LS
Flat 19, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 12, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 10, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Unit 1, 10 Swan Street, Manchester, M4 5JN
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 1, 22A Swan Street, Manchester, M4 5JQ
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 1, 2 Cross Keys Street, Manchester, M4 5BB
24A Swan Street, Manchester, M4 5JQ
Flat 1, 10 Swan Street, Manchester, M4 5JN
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 11, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Second Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Adam Geoffrey, Swan Street, Manchester, M4 5JW
St Vincent House, 15 Oldham Road, Manchester, M4 5EQ
Room 14, 5 Swan Street, Manchester, M4 5JJ
Room 12, 5 Swan Street, Manchester, M4 5JJ
Room 11, 5 Swan Street, Manchester, M4 5JJ
Flat 1, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Room 8, 5 Swan Street, Manchester, M4 5JJ
Ground Floor, Swan Buildings, 20 Swan Street, Manchester, M4 5JW
19 Swan Street, Manchester, M4 5JJ
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD

Flat 4, 2 Cross Keys Street, Manchester, M4 5BB
22 Swan Street, Manchester, M4 5JQ
57 Tib Street, Manchester, M4 1LS
22 Foundry Lane, Manchester, M4 5LB
Unit 40 To Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
6 Addington Street, Manchester, M4 5FQ
Flat 136, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 119, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 111, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 110, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 99, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 94, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 83, Poplin Building, 2 Addington Street, Manchester, M4 5GB
Flat 80, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 37, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 64, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 49, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 47, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 35, Poplin Building, 2 Addington Street, Manchester, M4 5GA
52 Oak Street, Manchester, M4 5JA
Phase 3 Consulting, 54 Oak Street, Manchester, M4 5JA
50 Oak Street, Manchester, M4 5JA
Flat 31, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 26, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 9, Poplin Building, 2 Addington Street, Manchester, M4 5GA
Flat 5, Poplin Building, 2 Addington Street, Manchester, M4 5GA
10 Addington Street, Manchester, M4 5EU
5 Swan Street, Manchester, M4 5JJ
Basement And Ground Floor, 7 - 9 Swan Street, Manchester, M4 5JJ
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Unit C, 6 Oldham Road, Manchester, M4 5DB
Room 15, 5 Swan Street, Manchester, M4 5JJ
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Flat 9, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Flat 5, The Burton Building, 90 - 94 Oldham Street, Manchester, M4 1LJ
13 Swan Street, Manchester, M4 5JJ
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA

Apartment 303, 5 Luna Street, Manchester, M4 5LX
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
CLOWDY LIMITED, First Floor, Virginia House, 7 Great Ancoats Street, Manchester, M4 5AE
2 Len Cox Walk, Manchester, M4 5LA
4 Foundry Lane, Manchester, M4 5LB
2 Foundry Lane, Manchester, M4 5LB
18 Swan Street, Manchester, M4 5JN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL