MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

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| **Application no.** | 140146/FO/2024 |
| **Date registered valid:** | 24 June 2024 |
| **Proposal:** | Replacement of existing cladding materials with non-combustible cladding materials. |
| **Address:** | Lincoln Gate, 39 Red Bank, Manchester, M4 4AB |
| **Ward(s):** | Cheetham Ward |
| **Applicant:** | Freehold Managers (Nominees) Ltd c/o Thomasons |
| **Agent (if any):** | Mr James Ketley, Euan Kellie Property Solutions |
| **Case officer:** | Jack Naven<br>Tel: 0161 219 2095<br>Email: jack.naven@manchester.gov.uk |
| **Recommendation:** | Approve |
| **Date of recommendation:** | **15 August 2024** |

## Application Details

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:** 4 July 2024

**Standard consultations:**
Printed: 2 July 2024 Expired: 23 July 2024

**Neighbour notifications**
Printed: 2 July 2024 Expired: 23 July 2024

**Site notice**
Posted: 3 July 2024 Expired: 24 July 2024

**Press advert**
Published: 9 July 2024 Expired: 23 July 2024

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## Description of Site/Area

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

Lincoln Gate consists of a purpose-built building residential apartment block, the Lower Ground floor forms a covered car park with the Upper Ground and subsequent stories being solely residential apartments.

It is situated in an area of Manchester known as 'The Green Quarter', a residential area made up of apartment complexes from the early 2000s, which is situated on the outskirts of the City Centre and is between the City Centre and Cheetham Hill. Lincoln Gate is bordered by Lord Street to the south, Red Bank to the east, Stocks Street East to the west, and Red Bank House to the North.

The external area forms further car parking spaces. The vehicular and pedestrian accesses is via a gate on Red Bank. The single block features a stepped roof and increase in stories to the rear. There are 6 stories to front increasing to 9 stories at the rear. The taller part has a top floor slab height of approximately 26.9m.

The single entrance/exit to the apartment block is accessed from the external car park into a protected staircase. A single lift is also provided. There are two additional escape stairs, one existing onto Red Bank and other on to Stocks Street East.

The facade of the building is made up of 3 main materials. The building is primarily constructed of red brick, with certain sections of the elevation featuring a buff brick or composite cladding

running right down the elevation. Most of the top floor of the building is constructed of composite cladding.

The building features timber decked balconies that were a common feature of this type of building that was constructed in the early 2000s. The design of the building is very much in keeping with the style of other surrounding buildings in the Green Quarter.

The site is not within a conservation area and there are no listed buildings either adjacent or close enough to the site to be considered within the setting of.

**Description of Development**

The proposal seeks planning permission for the replacement of existing cladding materials with non-combustible cladding materials.

This will involve the replacement of both the red and buff bricks with like-for-like replacements, the replacement of composite cladding with Europanel F5 V-groove cladding in a similar colour to the original, and the replacement of timber decking balcony floors with aluminium decking balcony floors.

**Consultations & Notification Responses**

**Highway Services -** Suggested a Construction Management Plan be added as a condition. Added an information about other Highways related aspect that require discussion with the council's Highway Network Management teams.

**Environmental Health -** Have accepted the findings of the acoustic assessment that that the replacement system will improve the overall acoustic performance of the façade from the original system.

**Health & Safety Executive (Fire Safety) -** Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

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

**Policy**

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

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

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

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

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

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

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

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

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

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

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

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

a) the effect of new development proposals which are likely to be generators of noise; and

b) the implications of new development being exposed to existing noise sources which are
effectively outside planning control.

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

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

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

**Places for Everyone**

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

**JP-Strat2 (City Centre)** states that the role of the City Centre as the most significant economic location in the country outside London will be strengthened considerably. The City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded. It will be a priority for investment in development and infrastructure. This will include addressing current network capacity issues in the City Centre which will enable the future expansion of the rapid transit public transport network across Greater Manchester. Improvements in the public realm, walking and cycling facilities, and green infrastructure will help to enhance the local character and environmental quality of the City Centre so that it can rival city centres across the globe, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists. A broad range of commercial accommodation will be delivered, helping the City Centre to capture growth across key economic sectors. The new functions within the City Centre will be delivered in a way that complement, rather than displace the area's non-residential functions and will seek to protect and enhance the city centre's historic environment and assets.

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

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

**The National Planning Policy Framework (NPPF) (2023)**

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

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

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

It specifically states that:

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

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

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

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

**The National Design Guide (January 2021)**

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

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

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

**<u>Issues</u>**

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

**The Principle of the Development**

The proposal seeks to replace the existing brickwork and metal cladding on the building with non-combustible cladding of the same appearance to ensure compliance with current fire regulations. The principle of the development is considered to be acceptable as the works will address fire safety concerns with the building.

These works to replace the existing brickwork and cladding are considered to be necessary Following the Grenfell disaster and the publication of numerous advice notes and guidance issued by MHCLG regarding external façades and cladding systems (with the most recent dated January 2020) along with the publication of the Building (Amendment) Regulations 2018 (S.I. 2018/1230) banning certain cladding materials, there is a clear need for owners to determine the suitability and sufficiency of the materials used in the external façade construction and importantly whether or not the external facades are meeting the recommendations contained within the said advice notes and guidance.

**Visual Amenity**

The proposed brickwork and composite metal cladding materials are similar in appearance to those of the existing building.

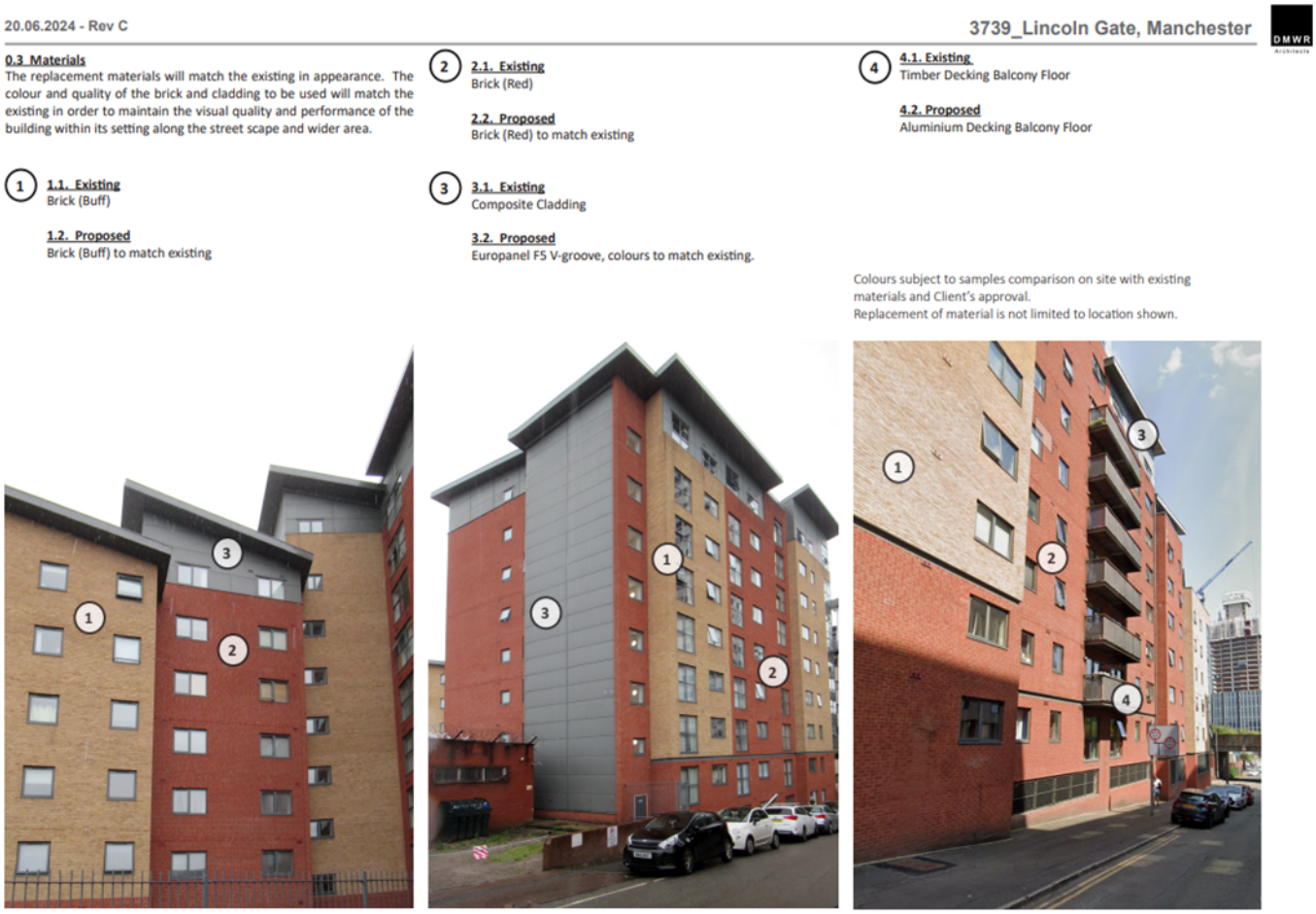
The colour and quality of the replacement red and buff brick, and the composite cladding have been selected to match the existing as close as possible in order to maintain the visual quality and performance of the building within its setting along the street scape and wider area.

All of the proposed balcony structures will to occupy the same footprint as those that they replace. The appearance of the timber balconies has deteriorated over time. The proposed replacement material for the balconies has been selected to match the appearance that the timber balcony would have been originally. Whilst there will be a minor change in the visual appearance of the balconies, there is a clear benefit of replacing the timber balconies, and the visual appearance is considered to be close enough in appearance to the original balconies to be acceptable.

The proposals will not result in an increase in the depth or protrusion of the external facades of the building in any way and so will maintain a consistent and cohesive appearance compared to what is currently in situ on site.

The replacement composite cladding will be secret fixed, as is the same with the current means of fixings, which is a standing seam fix. The bricks will be fixed via stainless steel wall ties, replacing like-for-like to wall ties currently in place.

Therefore, in terms of visual amenity, it is not considered that there would be harm caused to either character of the existing building, the appearance of the surrounding area or street scene.




***Breakdown of the Materials to be replaced***

## Fire Safety

A comprehensive fire statement form was submitted along with the proposals. It has been confirmed that the proposed remediation works will significantly improve the current level of fire safety, by reducing the risk of external fire spread / fire spread via the external walls. It should also be noted that the works will be subject to Building Regulation approval for the design, and an updated FRAEW will be undertaken on completion to demonstrate that the risk has been reduced to an acceptable level.

No information regarding the internal layout of the building has been provided for assessment, particularly relating to the means of escape and the number of staircases and lifts. However, it is noted in the fire statement that the building comprises of three protected staircases, the central staircase having the provision of a dry fire main and a fire-fighting lift.

Section 6(e) of the fire statement form confirms that confirms that the external façade alterations to buildings have been assessed using British Standard 9980 ('BS9980'), Approved Document B Volume 1 ('ADBv1') and British Standard 9991 ('BS9991')

The Fire Safety team at the Health and Safety Executive have reviewed the application and the accompanying documentation, and they have confirmed that they are content with the fire safety design as set out in the project description to the extent it affects land use planning considerations.

## Access

The proposals will have no impact upon access arrangement in to or around the site.

**Residential Amenity**

The accompanying acoustic memo confirms that the replacement cladding does not impact the acoustic integrity of the façade and does not lead to a reduction in façade performance as originally assessed and approved. This is mainly due to the introduction of Calcium Silicate Board and insulation material within the cavity.

**Conclusion**

Given the above, the proposed development is considered acceptable pursuant to UDP Policy DC15 and DC18, Manchester Core Strategy Policies DM1, SP1, CC9, EN1 and EN3 and the NPPF.

**Other Legislative Requirements**

**Equality Act 2010**

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

**Human Rights Act 1998 considerations**

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

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

**Recommendation:** Approve

**Article 35 Declaration**

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the 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, received by Manchester City Council as the Local Planning Authority on 29 May 2024:

- Location Plan 3739-DMWR-DR-001 Rev A
- Proposed Typical Cw Corner - Spandrel Panel 3739-DMWR-DR-402 REV C
- Proposed Typical Cw Jamb - Spandrel Panel 3739-DMWR-DR-401 REV C
- Proposed Typical Cw Slab Edge - Spandrel Panel 3739-DMWR-DR-400 REV C
- Proposed Typical Junction Eaves - Cladding 3739-DMWR-DR-311 REV C
- Proposed Typical Vent - Cladding 3739-DMWR-DR-310 REV C
- Proposed Typical Junction Brick to Cladding 3739-DMWR-DR-309 REV C
- Proposed Typical Door Head & Sill - Cladding 3739-DMWR-DR-308 REV C
- Proposed Typical Door Jamb - Cladding 3739-DMWR-DR-307 REV C
- Proposed Typical Window Head & Sill - Cladding 3739-DMWR-DR-306 REV C
- Proposed Typical Window Jamb - Cladding 3739-DMWR-DR-305 REV C
- Proposed Typical Staircase Section - Cladding 3739-DMWR-DR-304 REV C
- Proposed Typical External Corner - Cladding 3739-DMWR-DR-303 REV C
- Proposed Typical Internal Corner - Cladding 3739-DMWR-DR-302 REV C
- Proposed Typical Partition Wall - Cladding to Brick 3739-DMWR-DR-301
- Proposed Typical Partition Wall - Cladding 3739-DMWR-DR-300 REV C
- Proposed Typical Parapet - Brick 3739-DMWR-DR-211 REV C
- Proposed Typical Vent - Brick 3739-DMWR-DR-210 REV C
- Proposed Typical Car Park Ventilation Grill - Brick 3739-DMWR-DR-209 REV C
- Proposed Typical Door Head - Brick 3739-DMWR-DR-208 REV C
- Proposed Typical Door Jamb - Brick 3739-DMWR-DR-207 REV C
- Proposed Typical Window Sill - Brick 3739-DMWR-DR-206 REV C
- Proposed Typical Window Head - Brick 3739-DMWR-DR-205 REV C
- Proposed Typical Window Jamb - Brick 3739-DMWR-DR-204 REV C
- Proposed Typical Slab Edge - Brick 3739-DMWR-DR-203 REV C
- Proposed Typical External Corner - Brick 3739-DMWR-DR-202 REV C
- Proposed Typical Internal Corner - Brick 3739-DMWR-DR-201 REV C
- Proposed Typical Separating Wall - Brick 3739-DMWR-DR-200 REV C
- Acoustic Technical Note
- Fire Statement

Received by Manchester City Council as the Local Planning Authority on 24 June 2024:
- Proposed Elevations (1 of 5) 3739-DR-110 Rev F
- Proposed Elevations (2 of 5) 3739-DR-111 Rev F
- Proposed Elevations (3 of 5) 3739-DR-112 Rev F
- Proposed Elevations (4 of 5) 3739-DR-113 Rev F
- Proposed Elevations (5 of 5) 3739-DR-114 Rev F
- Design and Access Statement Rev C

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policies DC14 and DC18.1.

3) The cladding (including fixing details) applied to the external elevations of the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;

- Weinerberger Cinnebar Red Multi Brick
- Weinerberger Yellow Multi Glit Stock
- Alideck Aluminium Decking Beige Grey RAL 7006
- Europanel F6 V-groove, colour: Orion Matt

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

4) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

5) The acoustic performance of the cladding will comply with the 'Acoustic Technical Note' produced by RBA Acoustics dated 05 April 2024, received by the City Council as Local Planning Authority on 29 May 2024.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance.

**Informatives**

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway Network Management teams via email:

highwaylicences@manchester.gov.uk or highwaynetworkmanagement@manchester.gov.uk

**Appendix 1 – List of consultees & neighbours notified**

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

Apartment 607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 307B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 806A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 404A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 201, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 208, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 305, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 804A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 805A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 503A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 902A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 902, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 209, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1506, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1405, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1601, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 510, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 610, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1410, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 603, Britton House, 21 Lord Street, Manchester, M4 4FN
Unit 2, 4 Stocks Street, Manchester, M8 8QG
Flat 1701, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1303, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1402, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1703, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 206, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 502, Britton House, 21 Lord Street, Manchester, M4 4FN

Flat 1204, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1007, Britton House, 21 Lord Street, Manchester, M4 4FQ
St Chads Presbytery, Stocks Street, Manchester, M8 8GG
Flat 1304, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 106, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 707, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 501, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 601, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1201, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 503, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1001, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 104, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1608, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 701, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 709, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1309, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 107, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 803, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1503, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1107, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 1607, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 202, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 508, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1801, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1207, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 505, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 801, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 908, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1306, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1004, Britton House, 21 Lord Street, Manchester, M4 4FQ
Serviced Apartment 1404, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Flat 105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 507B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 501B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 506B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 707B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 701B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 303B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 405A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 702A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1101A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1006A, Melia House, 19 Lord Street, Manchester, M4 4AX
Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1104A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 307A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 109, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 310, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 1103A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1002A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 507, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1110, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1406, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 605, Britton House, 21 Lord Street, Manchester, M4 4FN
20 Lord Street, Manchester, M4 4FP
Flat 1005, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1308, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 205, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 905, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 906, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 405, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 204, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 102, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 301, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 607, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 408, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 705, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 509, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 604B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY

Apartment 406B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 402, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 806, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1002, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 809, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1008, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 307, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 704, Britton House, 21 Lord Street, Manchester, M4 4FN
Unit 1, 4 Stocks Street, Manchester, M8 8QG
Flat 1301, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1105, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1501, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 807, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1206, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 609, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1603, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 506, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 308, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1101, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1408, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 407, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 810, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1604, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1409, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1104, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 910, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1009, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 207, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1307, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1202, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1605, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 401, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1006, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 805, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1606, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1305, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 404, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 410, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1203, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1702, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 602, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1106, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 306, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 108, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1208, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1502, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1504, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
43 Red Bank, Manchester, M4 4HF
Apartment 308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 804B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 403B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 402B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 801B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 703B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1004A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 707A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 304, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1401, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 407A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 402A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 302A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1001A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1108, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 702, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 403, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1803, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1505, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 804, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1704, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 708, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1507, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 710, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 903, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1403, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 305B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 706B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 907B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 405B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 606B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 803B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 505B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 304B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 601B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 704B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 504, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 802, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1508, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 604, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 904, Britton House, 21 Lord Street, Manchester, M4 4FQ

Mirage House, 25 - 27 St Chad's Street, Manchester, M8 8QA
4 Stocks Street, Manchester, M8 8QG
Flat 110, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 406, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1407, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 608, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 103, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 909, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 203, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1901, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 907, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1109, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1102, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1302, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 309, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 210, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 303, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
50 Red Bank, Manchester, M4 4HF
Apartment 107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 808, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1602, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1310, Britton House, 21 Lord Street, Manchester, M4 4FQ
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX
Flat 1103, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1209, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 606, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1802, Britton House, 21 Lord Street, Manchester, M4 4FQ

Flat 302, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1003, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 101, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1210, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1804, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 1205, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 409, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 703, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 1010, Britton House, 21 Lord Street, Manchester, M4 4FQ
Flat 706, Britton House, 21 Lord Street, Manchester, M4 4FN
Flat 105, Britton House, 21 Lord Street, Manchester, M4 4FN
Apartment 204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

## Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA