

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138666/FO/2023
Date registered valid: 12 March 2024
Proposal: Retention of use as a beauty salon (Sui Generis).
Address: Unit L4 Vita East, Circle Square, 9 Nobel Way, Manchester, M1 7FT
Ward(s): Deansgate Ward

Applicant: Miss Yuan Li
Agent (if any): James Gooding LDM Group
Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 25 April 2024

Application Details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 28 March 2024

Standard consultations:

Printed: 19 March 2024 Expired: 11 April 2024

Neighbour notifications

Printed: 19 March 2024 Expired: 11 April 2024

Site notice

Posted: 28 March 2024 Expired: 20 April 2024

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application refers to a commercial unit, L4, at the Vita East Building, which is a part of the wider Circle Square development.

The development consists of modern mixed-use building that includes offices with a mix of approved ground and mezzanine floor commercial uses, as well as residential uses.

The commercial unit in question does not border on road directly, it is instead situated in the centre of the Circle Square development, which is pedestrianised.

Oxford Road is part of a major radial entry route and bus route into the City Centre from South Manchester and cuts through the Higher Education Precinct and the Oxford Road Corridor. The surrounding uses include education, residential properties, hotels, takeaways, restaurants, bars, shops, bank, a train station and a theatre.

Description of Development

The proposal seeks the retention of use as a beauty salon (Sui Generis).

Related Applications

139321/AO/2024 - Retention of 3no. fascia signs.
Refused March 2024.

Consultations & Notification Responses

Highway Services - Proposal is acceptable to Highways. Informative regarding any requirements for Highway Services has been added at their request.

Environmental Health - Requested that conditions be added to control hours and regarding noise assessment.

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 policies are considered to be relevant to this application:

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The **Manchester Core Strategy Development Plan Document 2012-2027** ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EC1 - Employment and Economic Growth in Manchester
- Policy EC3 - The Regional Centre
- Policy CC1 - Primary Economic Development Focus: City Centre and Fringe
- Policy CC5 - Transport
- Policy EN19 - Waste
- Policy DM1 - Development Management

Unitary Development Plan for Manchester

- Policy 18 - Conservation Areas
- Policy 26 - Development and Noise

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.

- Policy JP-J 2 (Employment Sites and Premises)
- Policy JP-P1 (Sustainable Places)
- Policy JP-P3 (Cultural Facilities)
- Policy JP-P4 (New Retail and Leisure Uses in Town Centres)

National Planning Policy Framework (NPPF)

- Chapter 9 - Promoting Sustainable Transport
- Chapter 12 - Achieving Well-Designed Places
- Chapter 16 - Conserving and Enhancing the Historic Environment

Issues

Principle of Development

The principle of the development is accepted. Beauty Salons are an appropriate use to have within this area of the City Centre.

Visual Amenity

There will be no external alterations as a part of this proposed development. Any advertisements and the impact of their visual amenity have been determined under the accompanying advertisement consent **139321/AO/2024**.

Access

There is level access into the unit. A disabled WC is provided at the ground floor level and all beauty services are available at the ground floor level.

Refuse and Servicing

The existing waste and servicing arrangement will continue. The waste management strategy and waste proforma have been signed off by our Highway Services and Environmental Health departments.

Noise

A pre-commencement condition has been added for a noise assessment to assess any noise associated with the air conditioning system via any louvres in the façade as a part of this change of use.

A condition has been added to control delivery hours.

Public Safety

There are no public safety concerns associated with the proposed development.

Conclusion

Given the above, it is considered that the proposal is in accordance with the above policies and should be approved.

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 based on seeking solutions to problems arising in relation to dealing with the planning application.

Condition(s) to be attached to decision for approval

1) 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 28 November 2023:

- Existing & Proposed GF Plan A1-002A1 C
- Existing & Proposed Mezzanine Plan A1-002A2 C

Received by Manchester City Council as the Local Planning Authority on 19 January 2024:

- Waste Management Proforma

Received by Manchester City Council as the Local Planning Authority on 01 February 2024:

- Construction Phase Plan

Received by Manchester City Council as the Local Planning Authority on 16 April 2024:

- Refuse and Servicing Strategy

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 of the UDP.

2) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Within one month of the date of this planning permission, a noise assessment shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be

implemented within two months of approval. For the avoidance of doubt, this is required as a result of any noise associated with the air conditioning system via any louvres in the façade as a part of this change of use.

b) Within two months of the scheme being approved within part (a) of this condition, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy and saved policies DC10.1 and DC26 of the Unitary Development Plan for the City of Manchester.

3) a) Within one month of the date of this planning permission, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

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

For the avoidance of doubt, what has been submitted is a generic waste strategy for the wider Circle Square development, the location of their internal bin store and (if applicable), the specific bins in the bin store, location of the proposed collection point and details of the route the collection vehicle will take, and details of how waste will be transferred between stores and to the collection location are required.

b) The details of the approved scheme shall be implemented within one month of approval and shall remain in situ whilst the use or development is in operation.

Reason – To ensure adequate waste arrangements are put in place for the development pursuant to policies DM1 and EN19 of the Manchester Core Strategy (2012).

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

Monday to Saturday -10:00 am to 8:00 pm

Sunday - 10:00 am to 6:00 pm

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.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00.

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

Informatives

1) Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email: highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

No information is given at this stage on intended arrangements for the fit-out or storage of materials. This should be accommodated within the site and not impact the adjacent highway. The applicant should note that this activity should not detrimentally impact the operation of adjacent units.

2) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Flat 920, 8 Nobel Way, Manchester, M1 7BQ
Flat 619, 8 Nobel Way, Manchester, M1 7BN
Flat 210, 8 Nobel Way, Manchester, M1 7AU
Flat 1621, 8 Nobel Way, Manchester, M1 7BR
Flat 901, 8 Nobel Way, Manchester, M1 7BQ
Flat 1416, 8 Nobel Way, Manchester, M1 7BR
Flat 115, 8 Nobel Way, Manchester, M1 7AU
Flat 514, 8 Nobel Way, Manchester, M1 7BN
Flat 1112, 8 Nobel Way, Manchester, M1 7BQ
Flat 1614, 8 Nobel Way, Manchester, M1 7BR
Flat 1606, 8 Nobel Way, Manchester, M1 7BR
Flat 1502, 8 Nobel Way, Manchester, M1 7BR
Flat 315, 8 Nobel Way, Manchester, M1 7AU
Flat 523, 8 Nobel Way, Manchester, M1 7BN
Flat 204, 8 Nobel Way, Manchester, M1 7AU
Flat 1217, 8 Nobel Way, Manchester, M1 7BQ
Flat 1516, 8 Nobel Way, Manchester, M1 7BR
Flat 216, 8 Nobel Way, Manchester, M1 7AU
Flat 507, 7 Nobel Way, Manchester, M1 7FU
Flat 903, 7 Nobel Way, Manchester, M1 7FX
Flat 1415, 7 Nobel Way, Manchester, M1 7FY
Flat 117, 7 Nobel Way, Manchester, M1 7FU
Flat 316, 7 Nobel Way, Manchester, M1 7FU
Flat 1218, 7 Nobel Way, Manchester, M1 7FY
Flat 1219, 7 Nobel Way, Manchester, M1 7FY
Flat 114, 7 Nobel Way, Manchester, M1 7FU
Flat 813, 7 Nobel Way, Manchester, M1 7FX
Flat 1419, 7 Nobel Way, Manchester, M1 7FY
Flat 1418, 7 Nobel Way, Manchester, M1 7FY
Flat 1007, 7 Nobel Way, Manchester, M1 7FX
Flat 1112, 7 Nobel Way, Manchester, M1 7FY
Flat 1411, 7 Nobel Way, Manchester, M1 7FY
Flat 511, 7 Nobel Way, Manchester, M1 7FU
Flat 411, 7 Nobel Way, Manchester, M1 7FU
Flat 519, 7 Nobel Way, Manchester, M1 7FU
Flat 504, 7 Nobel Way, Manchester, M1 7FU
Flat 302, 7 Nobel Way, Manchester, M1 7FU
Flat 608, 7 Nobel Way, Manchester, M1 7FX
Flat 314, 7 Nobel Way, Manchester, M1 7FU
Flat 315, 7 Nobel Way, Manchester, M1 7FU
Flat 102, 7 Nobel Way, Manchester, M1 7FU
Flat 113, 7 Nobel Way, Manchester, M1 7FU
Flat 514, 7 Nobel Way, Manchester, M1 7FU
Flat 1305, 7 Nobel Way, Manchester, M1 7FY
Flat 414, 7 Nobel Way, Manchester, M1 7FU
Flat 218, 7 Nobel Way, Manchester, M1 7FU
Flat 613, 7 Nobel Way, Manchester, M1 7FX
Flat 1016, 7 Nobel Way, Manchester, M1 7FX
Flat 1406, 7 Nobel Way, Manchester, M1 7FY

Flat 1003, 7 Nobel Way, Manchester, M1 7FX
Flat 1315, 7 Nobel Way, Manchester, M1 7FY
Flat 118, 7 Nobel Way, Manchester, M1 7FU
Flat 1111, 7 Nobel Way, Manchester, M1 7FY
Flat 1318, 7 Nobel Way, Manchester, M1 7FY
Flat 708, 7 Nobel Way, Manchester, M1 7FX
Flat 616, 8 Nobel Way, Manchester, M1 7BN
Flat 207, 8 Nobel Way, Manchester, M1 7AU
Flat 1205, 8 Nobel Way, Manchester, M1 7BQ
Flat 1306, 8 Nobel Way, Manchester, M1 7BR
Flat 217, 8 Nobel Way, Manchester, M1 7AU
Flat 406, 8 Nobel Way, Manchester, M1 7AU
Flat 801, 8 Nobel Way, Manchester, M1 7BN
Flat 522, 8 Nobel Way, Manchester, M1 7BN
Flat 908, 8 Nobel Way, Manchester, M1 7BQ
Flat 1322, 8 Nobel Way, Manchester, M1 7BR
Flat 1620, 8 Nobel Way, Manchester, M1 7BR
Flat 1218, 8 Nobel Way, Manchester, M1 7BQ
Flat 1511, 8 Nobel Way, Manchester, M1 7BR
Flat 402, 8 Nobel Way, Manchester, M1 7AU
Flat 505, 8 Nobel Way, Manchester, M1 7BN
Flat 1623, 8 Nobel Way, Manchester, M1 7BR
Flat 1407, 8 Nobel Way, Manchester, M1 7BR
Flat 701, 8 Nobel Way, Manchester, M1 7BN
Flat 1113, 8 Nobel Way, Manchester, M1 7BQ
Flat 224, 8 Nobel Way, Manchester, M1 7AU
Flat 918, 8 Nobel Way, Manchester, M1 7BQ
Flat 1102, 8 Nobel Way, Manchester, M1 7BQ
Flat 1607, 8 Nobel Way, Manchester, M1 7BR
Flat 902, 8 Nobel Way, Manchester, M1 7BQ
Flat 804, 8 Nobel Way, Manchester, M1 7BN
Flat 106, 8 Nobel Way, Manchester, M1 7AU
Flat 101, 8 Nobel Way, Manchester, M1 7AU
Flat 311, 8 Nobel Way, Manchester, M1 7AU
Flat 1617, 8 Nobel Way, Manchester, M1 7BR
Flat 516, 8 Nobel Way, Manchester, M1 7BN
Flat 511, 8 Nobel Way, Manchester, M1 7BN
Flat 1410, 8 Nobel Way, Manchester, M1 7BR
Flat 1013, 8 Nobel Way, Manchester, M1 7BQ
Flat 316, 8 Nobel Way, Manchester, M1 7AU
Flat 722, 8 Nobel Way, Manchester, M1 7BN
Flat 119, 8 Nobel Way, Manchester, M1 7AU
Flat 1118, 8 Nobel Way, Manchester, M1 7BQ
Flat 815, 8 Nobel Way, Manchester, M1 7BN
Flat 1115, 8 Nobel Way, Manchester, M1 7BQ
Flat 603, 8 Nobel Way, Manchester, M1 7BN
Flat 705, 8 Nobel Way, Manchester, M1 7BN
Flat 1211, 8 Nobel Way, Manchester, M1 7BQ
Flat 313, 7 Nobel Way, Manchester, M1 7FU
Flat 607, 7 Nobel Way, Manchester, M1 7FX
Flat 1116, 7 Nobel Way, Manchester, M1 7FY
Flat 204, 7 Nobel Way, Manchester, M1 7FU
Flat 719, 7 Nobel Way, Manchester, M1 7FX
Flat 209, 7 Nobel Way, Manchester, M1 7FU

Flat 1202, 7 Nobel Way, Manchester, M1 7FY
Flat 1401, 7 Nobel Way, Manchester, M1 7FY
Flat 902, 7 Nobel Way, Manchester, M1 7FX
Flat 817, 7 Nobel Way, Manchester, M1 7FX
5 Nobel Way, Manchester, M1 7FT
Flat 1102, 7 Nobel Way, Manchester, M1 7FY
Flat 901, 7 Nobel Way, Manchester, M1 7FX
Flat 619, 7 Nobel Way, Manchester, M1 7FX
Flat 611, 7 Nobel Way, Manchester, M1 7FX
Flat 403, 7 Nobel Way, Manchester, M1 7FU
Flat 106, 7 Nobel Way, Manchester, M1 7FU
Flat 1306, 7 Nobel Way, Manchester, M1 7FY
Flat 410, 7 Nobel Way, Manchester, M1 7FU
Flat 301, 7 Nobel Way, Manchester, M1 7FU
Flat 512, 7 Nobel Way, Manchester, M1 7FU
Flat 312, 7 Nobel Way, Manchester, M1 7FU
Flat 1001, 7 Nobel Way, Manchester, M1 7FX
Flat 518, 7 Nobel Way, Manchester, M1 7FU
Flat 217, 7 Nobel Way, Manchester, M1 7FU
Flat 1014, 7 Nobel Way, Manchester, M1 7FX
Flat 1201, 7 Nobel Way, Manchester, M1 7FY
Flat 105, 7 Nobel Way, Manchester, M1 7FU
Flat 701, 7 Nobel Way, Manchester, M1 7FX
Flat 601, 7 Nobel Way, Manchester, M1 7FX
Flat 419, 7 Nobel Way, Manchester, M1 7FU
Flat 317, 7 Nobel Way, Manchester, M1 7FU
Flat 1603, 8 Nobel Way, Manchester, M1 7BR
Flat 1411, 8 Nobel Way, Manchester, M1 7BR
Flat 416, 7 Nobel Way, Manchester, M1 7FU
Flat 713, 7 Nobel Way, Manchester, M1 7FX
Flat 906, 7 Nobel Way, Manchester, M1 7FX
Flat 1309, 8 Nobel Way, Manchester, M1 7BR
Flat 707, 8 Nobel Way, Manchester, M1 7BN
Flat 110, 8 Nobel Way, Manchester, M1 7AU
Flat 218, 8 Nobel Way, Manchester, M1 7AU
Flat 109, 8 Nobel Way, Manchester, M1 7AU
Flat 609, 8 Nobel Way, Manchester, M1 7BN
Flat 1312, 8 Nobel Way, Manchester, M1 7BR
Flat 403, 8 Nobel Way, Manchester, M1 7AU
Flat 206, 8 Nobel Way, Manchester, M1 7AU
Flat 909, 8 Nobel Way, Manchester, M1 7BQ
Flat 606, 8 Nobel Way, Manchester, M1 7BN
Flat 304, 8 Nobel Way, Manchester, M1 7AU
Flat 1619, 8 Nobel Way, Manchester, M1 7BR
Flat 907, 8 Nobel Way, Manchester, M1 7BQ
Flat 1207, 8 Nobel Way, Manchester, M1 7BQ
Flat 1108, 8 Nobel Way, Manchester, M1 7BQ
Flat 1203, 8 Nobel Way, Manchester, M1 7BQ
Flat 604, 8 Nobel Way, Manchester, M1 7BN
Flat 1520, 8 Nobel Way, Manchester, M1 7BR
Flat 1601, 8 Nobel Way, Manchester, M1 7BR
Flat 307, 8 Nobel Way, Manchester, M1 7AU
Flat 222, 8 Nobel Way, Manchester, M1 7AU
Flat 305, 8 Nobel Way, Manchester, M1 7AU

Flat 418, 8 Nobel Way, Manchester, M1 7AU
Flat 1007, 8 Nobel Way, Manchester, M1 7BQ
Flat 1111, 8 Nobel Way, Manchester, M1 7BQ
Flat 1016, 8 Nobel Way, Manchester, M1 7BQ
Flat 422, 8 Nobel Way, Manchester, M1 7AU
Flat 1418, 8 Nobel Way, Manchester, M1 7BR
Flat 1616, 8 Nobel Way, Manchester, M1 7BR
Flat 1017, 8 Nobel Way, Manchester, M1 7BQ
Flat 321, 8 Nobel Way, Manchester, M1 7AU
Flat 622, 8 Nobel Way, Manchester, M1 7BN
Flat 1010, 8 Nobel Way, Manchester, M1 7BQ
Flat 1214, 8 Nobel Way, Manchester, M1 7BQ
Flat 1424, 8 Nobel Way, Manchester, M1 7BR
Flat 1223, 8 Nobel Way, Manchester, M1 7BQ
Flat 404, 8 Nobel Way, Manchester, M1 7AU
Flat 1320, 8 Nobel Way, Manchester, M1 7BR
Flat 1610, 8 Nobel Way, Manchester, M1 7BR
Flat 504, 8 Nobel Way, Manchester, M1 7BN
Flat 611, 8 Nobel Way, Manchester, M1 7BN
Flat 713, 8 Nobel Way, Manchester, M1 7BN
Flat 1001, 8 Nobel Way, Manchester, M1 7BQ
Flat 124, 8 Nobel Way, Manchester, M1 7AU
Flat 509, 8 Nobel Way, Manchester, M1 7BN
Flat 820, 8 Nobel Way, Manchester, M1 7BN
Flat 613, 8 Nobel Way, Manchester, M1 7BN
Flat 406, 7 Nobel Way, Manchester, M1 7FU
Flat 503, 7 Nobel Way, Manchester, M1 7FU
Flat 205, 7 Nobel Way, Manchester, M1 7FU
Flat 1304, 7 Nobel Way, Manchester, M1 7FY
Flat 112, 7 Nobel Way, Manchester, M1 7FU
Flat 610, 7 Nobel Way, Manchester, M1 7FX
Flat 208, 7 Nobel Way, Manchester, M1 7FU
Flat 801, 7 Nobel Way, Manchester, M1 7FX
Flat 1205, 7 Nobel Way, Manchester, M1 7FY
Flat 1115, 7 Nobel Way, Manchester, M1 7FY
Flat 716, 7 Nobel Way, Manchester, M1 7FX
Flat 509, 7 Nobel Way, Manchester, M1 7FU
Flat 1009, 7 Nobel Way, Manchester, M1 7FX
Flat 109, 7 Nobel Way, Manchester, M1 7FU
Flat 1004, 7 Nobel Way, Manchester, M1 7FX
Flat 910, 7 Nobel Way, Manchester, M1 7FX
Flat 211, 7 Nobel Way, Manchester, M1 7FU
Flat 1215, 7 Nobel Way, Manchester, M1 7FY
Flat 1012, 7 Nobel Way, Manchester, M1 7FX
Flat 1413, 7 Nobel Way, Manchester, M1 7FY
Flat 310, 7 Nobel Way, Manchester, M1 7FU
Flat 606, 7 Nobel Way, Manchester, M1 7FX
Flat 119, 7 Nobel Way, Manchester, M1 7FU
Flat 203, 7 Nobel Way, Manchester, M1 7FU
Flat 614, 7 Nobel Way, Manchester, M1 7FX
Flat 811, 7 Nobel Way, Manchester, M1 7FX
Flat 712, 7 Nobel Way, Manchester, M1 7FX
Flat 1019, 7 Nobel Way, Manchester, M1 7FX
Flat 418, 7 Nobel Way, Manchester, M1 7FU

Flat 1403, 7 Nobel Way, Manchester, M1 7FY
Flat 502, 7 Nobel Way, Manchester, M1 7FU
Flat 1211, 7 Nobel Way, Manchester, M1 7FY
Flat 1506, 8 Nobel Way, Manchester, M1 7BR
Flat 1201, 8 Nobel Way, Manchester, M1 7BQ
Flat 1015, 7 Nobel Way, Manchester, M1 7FX
Flat 1313, 7 Nobel Way, Manchester, M1 7FY
Flat 1319, 7 Nobel Way, Manchester, M1 7FY
Flat 809, 7 Nobel Way, Manchester, M1 7FX
Flat 806, 7 Nobel Way, Manchester, M1 7FX
Flat 702, 8 Nobel Way, Manchester, M1 7BN
Flat 121, 8 Nobel Way, Manchester, M1 7AU
Flat 1120, 8 Nobel Way, Manchester, M1 7BQ
Flat 1608, 8 Nobel Way, Manchester, M1 7BR
Flat 1023, 8 Nobel Way, Manchester, M1 7BQ
Flat 1109, 8 Nobel Way, Manchester, M1 7BQ
Flat 1107, 8 Nobel Way, Manchester, M1 7BQ
Flat 1216, 8 Nobel Way, Manchester, M1 7BQ
Flat 521, 8 Nobel Way, Manchester, M1 7BN
Flat 708, 8 Nobel Way, Manchester, M1 7BN
Flat 515, 8 Nobel Way, Manchester, M1 7BN
Flat 424, 8 Nobel Way, Manchester, M1 7AU
Flat 411, 8 Nobel Way, Manchester, M1 7AU
Flat 924, 8 Nobel Way, Manchester, M1 7BQ
Flat 814, 8 Nobel Way, Manchester, M1 7BN
Flat 408, 8 Nobel Way, Manchester, M1 7AU
Flat 213, 8 Nobel Way, Manchester, M1 7AU
Flat 1404, 8 Nobel Way, Manchester, M1 7BR
Flat 1318, 8 Nobel Way, Manchester, M1 7BR
Flat 1204, 8 Nobel Way, Manchester, M1 7BQ
Flat 1507, 8 Nobel Way, Manchester, M1 7BR
Flat 1014, 8 Nobel Way, Manchester, M1 7BQ
Flat 915, 8 Nobel Way, Manchester, M1 7BQ
Flat 524, 8 Nobel Way, Manchester, M1 7BN
Flat 318, 8 Nobel Way, Manchester, M1 7AU
Flat 122, 8 Nobel Way, Manchester, M1 7AU
Flat 1518, 8 Nobel Way, Manchester, M1 7BR
Flat 112, 8 Nobel Way, Manchester, M1 7AU
Flat 314, 8 Nobel Way, Manchester, M1 7AU
Flat 103, 8 Nobel Way, Manchester, M1 7AU
Flat 1402, 8 Nobel Way, Manchester, M1 7BR
Flat 811, 8 Nobel Way, Manchester, M1 7BN
Flat 1414, 8 Nobel Way, Manchester, M1 7BR
Flat 322, 8 Nobel Way, Manchester, M1 7AU
Flat 1213, 8 Nobel Way, Manchester, M1 7BQ
Flat 1413, 8 Nobel Way, Manchester, M1 7BR
Flat 1521, 8 Nobel Way, Manchester, M1 7BR
Flat 1611, 8 Nobel Way, Manchester, M1 7BR
Flat 1420, 8 Nobel Way, Manchester, M1 7BR
Flat 1510, 8 Nobel Way, Manchester, M1 7BR
Flat 212, 8 Nobel Way, Manchester, M1 7AU
Flat 1310, 8 Nobel Way, Manchester, M1 7BR
Flat 507, 8 Nobel Way, Manchester, M1 7BN
Flat 813, 8 Nobel Way, Manchester, M1 7BN

Flat 409, 7 Nobel Way, Manchester, M1 7FU
Flat 318, 7 Nobel Way, Manchester, M1 7FU
Flat 108, 7 Nobel Way, Manchester, M1 7FU
Flat 1210, 7 Nobel Way, Manchester, M1 7FY
Flat 1216, 7 Nobel Way, Manchester, M1 7FY
Flat 1404, 7 Nobel Way, Manchester, M1 7FY
Flat 1104, 7 Nobel Way, Manchester, M1 7FY
Flat 808, 7 Nobel Way, Manchester, M1 7FX
Flat 508, 7 Nobel Way, Manchester, M1 7FU
Flat 714, 7 Nobel Way, Manchester, M1 7FX
Flat 413, 7 Nobel Way, Manchester, M1 7FU
Flat 918, 7 Nobel Way, Manchester, M1 7FX
Flat 1209, 7 Nobel Way, Manchester, M1 7FY
Flat 402, 7 Nobel Way, Manchester, M1 7FU
Flat 1117, 7 Nobel Way, Manchester, M1 7FY
Flat 1212, 7 Nobel Way, Manchester, M1 7FY
Flat 1307, 7 Nobel Way, Manchester, M1 7FY
Flat 603, 7 Nobel Way, Manchester, M1 7FX
Flat 401, 7 Nobel Way, Manchester, M1 7FU
Flat 1207, 7 Nobel Way, Manchester, M1 7FY
Flat 915, 7 Nobel Way, Manchester, M1 7FX
Flat 602, 7 Nobel Way, Manchester, M1 7FX
Flat 1308, 7 Nobel Way, Manchester, M1 7FY
Flat 303, 7 Nobel Way, Manchester, M1 7FU
Flat 913, 7 Nobel Way, Manchester, M1 7FX
Flat 1017, 7 Nobel Way, Manchester, M1 7FX
Flat 803, 7 Nobel Way, Manchester, M1 7FX
11 Symphony Park, Manchester, M1 7FS
Flat 1305, 8 Nobel Way, Manchester, M1 7BR
Flat 1307, 8 Nobel Way, Manchester, M1 7BR
Flat 617, 7 Nobel Way, Manchester, M1 7FX
Flat 517, 7 Nobel Way, Manchester, M1 7FU
Flat 214, 7 Nobel Way, Manchester, M1 7FU
Flat 912, 7 Nobel Way, Manchester, M1 7FX
Flat 1005, 8 Nobel Way, Manchester, M1 7BQ
Flat 1419, 8 Nobel Way, Manchester, M1 7BR
Flat 1415, 8 Nobel Way, Manchester, M1 7BR
Flat 301, 8 Nobel Way, Manchester, M1 7AU
Flat 807, 8 Nobel Way, Manchester, M1 7BN
Flat 617, 8 Nobel Way, Manchester, M1 7BN
Flat 618, 8 Nobel Way, Manchester, M1 7BN
Flat 323, 8 Nobel Way, Manchester, M1 7AU
Flat 1114, 8 Nobel Way, Manchester, M1 7BQ
Flat 517, 8 Nobel Way, Manchester, M1 7BN
Flat 310, 8 Nobel Way, Manchester, M1 7AU
Flat 824, 8 Nobel Way, Manchester, M1 7BN
Flat 1009, 8 Nobel Way, Manchester, M1 7BQ
Flat 723, 8 Nobel Way, Manchester, M1 7BN
Flat 715, 8 Nobel Way, Manchester, M1 7BN
Flat 1219, 8 Nobel Way, Manchester, M1 7BQ
Flat 416, 8 Nobel Way, Manchester, M1 7AU
Flat 1523, 8 Nobel Way, Manchester, M1 7BR
Flat 614, 8 Nobel Way, Manchester, M1 7BN
Flat 203, 8 Nobel Way, Manchester, M1 7AU

Flat 413, 8 Nobel Way, Manchester, M1 7AU
Flat 1019, 8 Nobel Way, Manchester, M1 7BQ
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Flat 1314, 8 Nobel Way, Manchester, M1 7BR
Flat 1408, 8 Nobel Way, Manchester, M1 7BR
Flat 809, 8 Nobel Way, Manchester, M1 7BN
Flat 513, 8 Nobel Way, Manchester, M1 7BN
Flat 312, 8 Nobel Way, Manchester, M1 7AU
Flat 313, 8 Nobel Way, Manchester, M1 7AU
Flat 1004, 8 Nobel Way, Manchester, M1 7BQ
Flat 624, 8 Nobel Way, Manchester, M1 7BN
Flat 703, 8 Nobel Way, Manchester, M1 7BN
Flat 1101, 8 Nobel Way, Manchester, M1 7BQ
Flat 913, 8 Nobel Way, Manchester, M1 7BQ
Flat 1624, 8 Nobel Way, Manchester, M1 7BR
Flat 410, 8 Nobel Way, Manchester, M1 7AU
Flat 1512, 8 Nobel Way, Manchester, M1 7BR
Flat 1515, 8 Nobel Way, Manchester, M1 7BR
Flat 1605, 8 Nobel Way, Manchester, M1 7BR
Flat 1303, 8 Nobel Way, Manchester, M1 7BR
Flat 1121, 8 Nobel Way, Manchester, M1 7BQ
Flat 518, 8 Nobel Way, Manchester, M1 7BN
Flat 710, 8 Nobel Way, Manchester, M1 7BN
Flat 205, 8 Nobel Way, Manchester, M1 7AU
Flat 113, 8 Nobel Way, Manchester, M1 7AU
Flat 114, 8 Nobel Way, Manchester, M1 7AU
Flat 414, 8 Nobel Way, Manchester, M1 7AU
Flat 209, 8 Nobel Way, Manchester, M1 7AU
Flat 120, 8 Nobel Way, Manchester, M1 7AU
Flat 621, 8 Nobel Way, Manchester, M1 7BN
Flat 103, 7 Nobel Way, Manchester, M1 7FU
Flat 615, 7 Nobel Way, Manchester, M1 7FX
Flat 1108, 7 Nobel Way, Manchester, M1 7FY
Flat 814, 7 Nobel Way, Manchester, M1 7FX
Flat 709, 7 Nobel Way, Manchester, M1 7FX
Flat 1107, 7 Nobel Way, Manchester, M1 7FY
Flat 908, 7 Nobel Way, Manchester, M1 7FX
Flat 711, 7 Nobel Way, Manchester, M1 7FX
Flat 705, 7 Nobel Way, Manchester, M1 7FX
Flat 1002, 7 Nobel Way, Manchester, M1 7FX
Flat 1417, 7 Nobel Way, Manchester, M1 7FY
Flat 1310, 7 Nobel Way, Manchester, M1 7FY
Flat 605, 7 Nobel Way, Manchester, M1 7FX
Flat 308, 7 Nobel Way, Manchester, M1 7FU
Flat 1317, 7 Nobel Way, Manchester, M1 7FY
Flat 1110, 7 Nobel Way, Manchester, M1 7FY
Flat 304, 7 Nobel Way, Manchester, M1 7FU
Flat 815, 7 Nobel Way, Manchester, M1 7FX
Flat 101, 7 Nobel Way, Manchester, M1 7FU
Flat 1408, 7 Nobel Way, Manchester, M1 7FY
Flat 704, 7 Nobel Way, Manchester, M1 7FX
Flat 516, 7 Nobel Way, Manchester, M1 7FU
Flat 1409, 7 Nobel Way, Manchester, M1 7FY
Flat 1209, 8 Nobel Way, Manchester, M1 7BQ

Flat 1105, 7 Nobel Way, Manchester, M1 7FY
Flat 710, 7 Nobel Way, Manchester, M1 7FX
Flat 612, 7 Nobel Way, Manchester, M1 7FX
Flat 306, 7 Nobel Way, Manchester, M1 7FU
Flat 1119, 7 Nobel Way, Manchester, M1 7FY
Flat 506, 8 Nobel Way, Manchester, M1 7BN
Flat 919, 8 Nobel Way, Manchester, M1 7BQ
Flat 910, 8 Nobel Way, Manchester, M1 7BQ
Flat 1208, 8 Nobel Way, Manchester, M1 7BQ
Flat 718, 8 Nobel Way, Manchester, M1 7BN
Flat 704, 8 Nobel Way, Manchester, M1 7BN
Flat 720, 8 Nobel Way, Manchester, M1 7BN
Flat 819, 8 Nobel Way, Manchester, M1 7BN
Flat 1301, 8 Nobel Way, Manchester, M1 7BR
Flat 107, 8 Nobel Way, Manchester, M1 7AU
Flat 911, 8 Nobel Way, Manchester, M1 7BQ
Flat 1024, 8 Nobel Way, Manchester, M1 7BQ
Flat 510, 8 Nobel Way, Manchester, M1 7BN
Flat 1417, 8 Nobel Way, Manchester, M1 7BR
Flat 1123, 8 Nobel Way, Manchester, M1 7BQ
Flat 719, 8 Nobel Way, Manchester, M1 7BN
Flat 610, 8 Nobel Way, Manchester, M1 7BN
Flat 724, 8 Nobel Way, Manchester, M1 7BN
Flat 714, 8 Nobel Way, Manchester, M1 7BN
Flat 608, 8 Nobel Way, Manchester, M1 7BN
Flat 317, 8 Nobel Way, Manchester, M1 7AU
Flat 802, 8 Nobel Way, Manchester, M1 7BN
Flat 116, 8 Nobel Way, Manchester, M1 7AU
Flat 1210, 8 Nobel Way, Manchester, M1 7BQ
Flat 1021, 8 Nobel Way, Manchester, M1 7BQ
Flat 1313, 8 Nobel Way, Manchester, M1 7BR
Flat 803, 8 Nobel Way, Manchester, M1 7BN
Flat 1103, 8 Nobel Way, Manchester, M1 7BQ
Flat 1406, 8 Nobel Way, Manchester, M1 7BR
Flat 1613, 8 Nobel Way, Manchester, M1 7BR
Flat 1422, 8 Nobel Way, Manchester, M1 7BR
Flat 208, 8 Nobel Way, Manchester, M1 7AU
Flat 423, 8 Nobel Way, Manchester, M1 7AU
Flat 1503, 8 Nobel Way, Manchester, M1 7BR
Flat 1321, 8 Nobel Way, Manchester, M1 7BR
Flat 1323, 8 Nobel Way, Manchester, M1 7BR
Flat 1618, 8 Nobel Way, Manchester, M1 7BR
Flat 1501, 8 Nobel Way, Manchester, M1 7BR
Flat 519, 8 Nobel Way, Manchester, M1 7BN
Flat 419, 8 Nobel Way, Manchester, M1 7AU
Flat 1124, 8 Nobel Way, Manchester, M1 7BQ
Flat 219, 8 Nobel Way, Manchester, M1 7AU
Flat 420, 8 Nobel Way, Manchester, M1 7AU
Flat 816, 8 Nobel Way, Manchester, M1 7BN
Flat 118, 8 Nobel Way, Manchester, M1 7AU
Flat 508, 8 Nobel Way, Manchester, M1 7BN
Flat 117, 8 Nobel Way, Manchester, M1 7AU
Flat 1011, 8 Nobel Way, Manchester, M1 7BQ
Flat 717, 8 Nobel Way, Manchester, M1 7BN

Flat 1421, 8 Nobel Way, Manchester, M1 7BR
Flat 306, 8 Nobel Way, Manchester, M1 7AU
Flat 407, 8 Nobel Way, Manchester, M1 7AU
Flat 107, 7 Nobel Way, Manchester, M1 7FU
Flat 216, 7 Nobel Way, Manchester, M1 7FU
Flat 810, 7 Nobel Way, Manchester, M1 7FX
Flat 812, 7 Nobel Way, Manchester, M1 7FX
Flat 718, 7 Nobel Way, Manchester, M1 7FX
Flat 1311, 7 Nobel Way, Manchester, M1 7FY
Flat 919, 7 Nobel Way, Manchester, M1 7FX
Flat 1013, 7 Nobel Way, Manchester, M1 7FX
Flat 703, 7 Nobel Way, Manchester, M1 7FX
Flat 1405, 7 Nobel Way, Manchester, M1 7FY
Flat 412, 7 Nobel Way, Manchester, M1 7FU
Flat 604, 7 Nobel Way, Manchester, M1 7FX
Flat 311, 7 Nobel Way, Manchester, M1 7FU
Flat 506, 7 Nobel Way, Manchester, M1 7FU
Flat 510, 7 Nobel Way, Manchester, M1 7FU
Flat 1407, 7 Nobel Way, Manchester, M1 7FY
Flat 616, 7 Nobel Way, Manchester, M1 7FX
Flat 405, 7 Nobel Way, Manchester, M1 7FU
Flat 1309, 7 Nobel Way, Manchester, M1 7FY
Flat 513, 7 Nobel Way, Manchester, M1 7FU
Flat 1101, 7 Nobel Way, Manchester, M1 7FY
Flat 404, 7 Nobel Way, Manchester, M1 7FU
Flat 1517, 8 Nobel Way, Manchester, M1 7BR
Flat 123, 8 Nobel Way, Manchester, M1 7AU
Flat 1203, 7 Nobel Way, Manchester, M1 7FY
Flat 1109, 7 Nobel Way, Manchester, M1 7FY
Flat 1204, 7 Nobel Way, Manchester, M1 7FY
Flat 1312, 7 Nobel Way, Manchester, M1 7FY
Flat 415, 7 Nobel Way, Manchester, M1 7FU
Flat 1412, 7 Nobel Way, Manchester, M1 7FY
Flat 821, 8 Nobel Way, Manchester, M1 7BN
Flat 401, 8 Nobel Way, Manchester, M1 7AU
Flat 215, 8 Nobel Way, Manchester, M1 7AU
Flat 917, 8 Nobel Way, Manchester, M1 7BQ
Flat 602, 8 Nobel Way, Manchester, M1 7BN
Flat 806, 8 Nobel Way, Manchester, M1 7BN
Flat 1006, 8 Nobel Way, Manchester, M1 7BQ
Flat 1206, 8 Nobel Way, Manchester, M1 7BQ
Flat 102, 8 Nobel Way, Manchester, M1 7AU
Flat 1224, 8 Nobel Way, Manchester, M1 7BQ
Flat 810, 8 Nobel Way, Manchester, M1 7BN
Flat 706, 8 Nobel Way, Manchester, M1 7BN
Flat 409, 8 Nobel Way, Manchester, M1 7AU
Flat 502, 8 Nobel Way, Manchester, M1 7BN
Flat 1110, 8 Nobel Way, Manchester, M1 7BQ
Flat 320, 8 Nobel Way, Manchester, M1 7AU
Flat 1615, 8 Nobel Way, Manchester, M1 7BR
Flat 607, 8 Nobel Way, Manchester, M1 7BN
Flat 716, 8 Nobel Way, Manchester, M1 7BN
Flat 916, 8 Nobel Way, Manchester, M1 7BQ
Flat 1602, 8 Nobel Way, Manchester, M1 7BR

Flat 1412, 8 Nobel Way, Manchester, M1 7BR
Flat 1212, 8 Nobel Way, Manchester, M1 7BQ
Flat 1612, 8 Nobel Way, Manchester, M1 7BR
Flat 1104, 8 Nobel Way, Manchester, M1 7BQ
Flat 309, 8 Nobel Way, Manchester, M1 7AU
Flat 108, 8 Nobel Way, Manchester, M1 7AU
Flat 308, 8 Nobel Way, Manchester, M1 7AU
Flat 1604, 8 Nobel Way, Manchester, M1 7BR
Flat 712, 8 Nobel Way, Manchester, M1 7BN
Flat 914, 8 Nobel Way, Manchester, M1 7BQ
Flat 1508, 8 Nobel Way, Manchester, M1 7BR
Flat 201, 8 Nobel Way, Manchester, M1 7AU
Flat 805, 8 Nobel Way, Manchester, M1 7BN
47 Charles Street, Manchester, M1 7AW
Flat 111, 8 Nobel Way, Manchester, M1 7AU
Flat 1117, 8 Nobel Way, Manchester, M1 7BQ
Flat 702, 7 Nobel Way, Manchester, M1 7FX
Flat 210, 7 Nobel Way, Manchester, M1 7FU
Flat 905, 7 Nobel Way, Manchester, M1 7FX
Flat 802, 7 Nobel Way, Manchester, M1 7FX
Flat 207, 7 Nobel Way, Manchester, M1 7FU
Flat 717, 7 Nobel Way, Manchester, M1 7FX
Flat 1006, 7 Nobel Way, Manchester, M1 7FX
15 Symphony Park, Manchester, M1 7FS
Flat 202, 7 Nobel Way, Manchester, M1 7FU
Flat 115, 7 Nobel Way, Manchester, M1 7FU
Flat 110, 7 Nobel Way, Manchester, M1 7FU
Flat 1303, 7 Nobel Way, Manchester, M1 7FY
Flat 111, 7 Nobel Way, Manchester, M1 7FU
Flat 904, 7 Nobel Way, Manchester, M1 7FX
Flat 805, 7 Nobel Way, Manchester, M1 7FX
Flat 1410, 7 Nobel Way, Manchester, M1 7FY
Flat 1414, 7 Nobel Way, Manchester, M1 7FY
Flat 515, 7 Nobel Way, Manchester, M1 7FU
Flat 1314, 7 Nobel Way, Manchester, M1 7FY
Flat 715, 7 Nobel Way, Manchester, M1 7FX
Flat 818, 7 Nobel Way, Manchester, M1 7FX
Flat 319, 7 Nobel Way, Manchester, M1 7FU
Flat 417, 7 Nobel Way, Manchester, M1 7FU
Flat 116, 7 Nobel Way, Manchester, M1 7FU
Flat 914, 7 Nobel Way, Manchester, M1 7FX
Flat 1217, 7 Nobel Way, Manchester, M1 7FY
Flat 206, 7 Nobel Way, Manchester, M1 7FU
Flat 309, 7 Nobel Way, Manchester, M1 7FU
Flat 1005, 7 Nobel Way, Manchester, M1 7FX
Flat 1315, 8 Nobel Way, Manchester, M1 7BR
Flat 904, 8 Nobel Way, Manchester, M1 7BQ
Flat 1316, 8 Nobel Way, Manchester, M1 7BR
Flat 1301, 7 Nobel Way, Manchester, M1 7FY
Flat 1402, 7 Nobel Way, Manchester, M1 7FY
Flat 307, 7 Nobel Way, Manchester, M1 7FU
Flat 1103, 7 Nobel Way, Manchester, M1 7FY
Flat 1008, 7 Nobel Way, Manchester, M1 7FX
Flat 1114, 7 Nobel Way, Manchester, M1 7FY

Flat 909, 7 Nobel Way, Manchester, M1 7FX
Flat 1214, 7 Nobel Way, Manchester, M1 7FY
Flat 819, 7 Nobel Way, Manchester, M1 7FX
Flat 707, 7 Nobel Way, Manchester, M1 7FX
Flat 1609, 8 Nobel Way, Manchester, M1 7BR
Flat 1319, 8 Nobel Way, Manchester, M1 7BR
Flat 1403, 8 Nobel Way, Manchester, M1 7BR
Flat 1221, 8 Nobel Way, Manchester, M1 7BQ
Flat 211, 8 Nobel Way, Manchester, M1 7AU
Flat 324, 8 Nobel Way, Manchester, M1 7AU
Flat 302, 8 Nobel Way, Manchester, M1 7AU
Flat 601, 8 Nobel Way, Manchester, M1 7BN
Flat 1405, 8 Nobel Way, Manchester, M1 7BR
Flat 501, 8 Nobel Way, Manchester, M1 7BN
Flat 822, 8 Nobel Way, Manchester, M1 7BN
Flat 1106, 8 Nobel Way, Manchester, M1 7BQ
Flat 1015, 8 Nobel Way, Manchester, M1 7BQ
Flat 623, 8 Nobel Way, Manchester, M1 7BN
Flat 1215, 8 Nobel Way, Manchester, M1 7BQ
Flat 1519, 8 Nobel Way, Manchester, M1 7BR
Flat 906, 8 Nobel Way, Manchester, M1 7BQ
Flat 812, 8 Nobel Way, Manchester, M1 7BN
Flat 220, 8 Nobel Way, Manchester, M1 7AU
Flat 1311, 8 Nobel Way, Manchester, M1 7BR
Flat 415, 8 Nobel Way, Manchester, M1 7AU
Flat 214, 8 Nobel Way, Manchester, M1 7AU
Flat 405, 8 Nobel Way, Manchester, M1 7AU
Flat 503, 8 Nobel Way, Manchester, M1 7BN
Flat 223, 8 Nobel Way, Manchester, M1 7AU
Flat 923, 8 Nobel Way, Manchester, M1 7BQ
Flat 1002, 8 Nobel Way, Manchester, M1 7BQ
Flat 1119, 8 Nobel Way, Manchester, M1 7BQ
Flat 823, 8 Nobel Way, Manchester, M1 7BN
Flat 1122, 8 Nobel Way, Manchester, M1 7BQ
Flat 1022, 8 Nobel Way, Manchester, M1 7BQ
Flat 1514, 8 Nobel Way, Manchester, M1 7BR
Flat 615, 8 Nobel Way, Manchester, M1 7BN
Flat 512, 8 Nobel Way, Manchester, M1 7BN
Flat 520, 8 Nobel Way, Manchester, M1 7BN
Flat 1008, 8 Nobel Way, Manchester, M1 7BQ
Flat 104, 8 Nobel Way, Manchester, M1 7AU
Flat 303, 8 Nobel Way, Manchester, M1 7AU
Flat 105, 8 Nobel Way, Manchester, M1 7AU
Flat 1222, 8 Nobel Way, Manchester, M1 7BQ
Flat 1522, 8 Nobel Way, Manchester, M1 7BR
Flat 1423, 8 Nobel Way, Manchester, M1 7BR
Flat 605, 8 Nobel Way, Manchester, M1 7BN
Flat 319, 8 Nobel Way, Manchester, M1 7AU
Flat 921, 8 Nobel Way, Manchester, M1 7BQ
Flat 1622, 8 Nobel Way, Manchester, M1 7BR
Flat 1509, 8 Nobel Way, Manchester, M1 7BR
Flat 221, 8 Nobel Way, Manchester, M1 7AU
Flat 1018, 8 Nobel Way, Manchester, M1 7BQ
Flat 612, 8 Nobel Way, Manchester, M1 7BN

Flat 1302, 8 Nobel Way, Manchester, M1 7BR
Flat 213, 7 Nobel Way, Manchester, M1 7FU
Flat 104, 7 Nobel Way, Manchester, M1 7FU
Flat 1113, 7 Nobel Way, Manchester, M1 7FY
Flat 816, 7 Nobel Way, Manchester, M1 7FX
Flat 408, 7 Nobel Way, Manchester, M1 7FU
Flat 505, 7 Nobel Way, Manchester, M1 7FU
Flat 1018, 7 Nobel Way, Manchester, M1 7FX
Flat 305, 7 Nobel Way, Manchester, M1 7FU
Flat 907, 7 Nobel Way, Manchester, M1 7FX
Flat 917, 7 Nobel Way, Manchester, M1 7FX
Flat 804, 7 Nobel Way, Manchester, M1 7FX
Flat 1206, 7 Nobel Way, Manchester, M1 7FY
Flat 807, 7 Nobel Way, Manchester, M1 7FX
Flat 1010, 7 Nobel Way, Manchester, M1 7FX
Flat 215, 7 Nobel Way, Manchester, M1 7FU
Flat 1316, 7 Nobel Way, Manchester, M1 7FY
Flat 1118, 7 Nobel Way, Manchester, M1 7FY
Flat 1416, 7 Nobel Way, Manchester, M1 7FY
Flat 219, 7 Nobel Way, Manchester, M1 7FU
Flat 609, 7 Nobel Way, Manchester, M1 7FX
Flat 618, 7 Nobel Way, Manchester, M1 7FX
Flat 501, 7 Nobel Way, Manchester, M1 7FU
Flat 212, 7 Nobel Way, Manchester, M1 7FU
Flat 201, 7 Nobel Way, Manchester, M1 7FU
Flat 1011, 7 Nobel Way, Manchester, M1 7FX
Flat 1213, 7 Nobel Way, Manchester, M1 7FY
Flat 407, 7 Nobel Way, Manchester, M1 7FU
Flat 916, 7 Nobel Way, Manchester, M1 7FX
Flat 1106, 7 Nobel Way, Manchester, M1 7FY
7 Nobel Way, Manchester, M1 7FU
13 Symphony Park, Manchester, M1 7FS
Flat 1003, 8 Nobel Way, Manchester, M1 7BQ
Flat 1304, 8 Nobel Way, Manchester, M1 7BR
Flat 1302, 7 Nobel Way, Manchester, M1 7FY
Flat 706, 7 Nobel Way, Manchester, M1 7FX
Flat 1208, 7 Nobel Way, Manchester, M1 7FY
Flat 911, 7 Nobel Way, Manchester, M1 7FX
Flat 1020, 8 Nobel Way, Manchester, M1 7BQ
Flat 1220, 8 Nobel Way, Manchester, M1 7BQ
Flat 1308, 8 Nobel Way, Manchester, M1 7BR
Flat 903, 8 Nobel Way, Manchester, M1 7BQ
Flat 922, 8 Nobel Way, Manchester, M1 7BQ
Flat 620, 8 Nobel Way, Manchester, M1 7BN
Flat 817, 8 Nobel Way, Manchester, M1 7BN
Flat 1504, 8 Nobel Way, Manchester, M1 7BR
Flat 818, 8 Nobel Way, Manchester, M1 7BN
Flat 912, 8 Nobel Way, Manchester, M1 7BQ
Flat 1524, 8 Nobel Way, Manchester, M1 7BR
Flat 1317, 8 Nobel Way, Manchester, M1 7BR
Flat 1401, 8 Nobel Way, Manchester, M1 7BR
Flat 1105, 8 Nobel Way, Manchester, M1 7BQ
Flat 1409, 8 Nobel Way, Manchester, M1 7BR
Flat 1202, 8 Nobel Way, Manchester, M1 7BQ

Flat 412, 8 Nobel Way, Manchester, M1 7AU
Flat 202, 8 Nobel Way, Manchester, M1 7AU
Flat 709, 8 Nobel Way, Manchester, M1 7BN
Flat 721, 8 Nobel Way, Manchester, M1 7BN
Flat 421, 8 Nobel Way, Manchester, M1 7AU
Flat 711, 8 Nobel Way, Manchester, M1 7BN
Flat 417, 8 Nobel Way, Manchester, M1 7AU
Flat 1012, 8 Nobel Way, Manchester, M1 7BQ
Flat 1116, 8 Nobel Way, Manchester, M1 7BQ
Flat 1513, 8 Nobel Way, Manchester, M1 7BR
Flat 808, 8 Nobel Way, Manchester, M1 7BN
Flat 905, 8 Nobel Way, Manchester, M1 7BQ
Flat 1324, 8 Nobel Way, Manchester, M1 7BR

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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL