

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139008/FO/2024	
Date registered valid:	21 March 2024	
Proposal:	Change of Use to create a Snooker Centre (Class Ed), includes elevational alterations to remove shutters and introduce a new shop front.	
Address:	Unit 1, Millow Street, Manchester, M4 4DR	
Ward(s):	Piccadilly	Ward
Applicant:	Mr Ahmed Ali	
Agent (if any):	Mr Mohamed Muse Muse Architects	
Case officer:	Max Tel: 0161 219 Email: maximillian.gibson@manchester.gov.uk	Gibson 6359
Recommendation:	Approve	
Date of recommendation:	09/05/2024	

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 29/04/2024

Standard consultations:

Printed: 28 March 2024 Expired: 20 April 2024

Neighbour notifications

Printed: 28 March 2024 Expired: 20 April 2024

Site notice

Posted: 09/04/2024 Expired: 30/04/2024

Press advert

Published: 4 April 2024 Expired: 18 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site relates to an arch underneath a railway bridge which forms part of a row of such arches converted into commercial units, including a bar, gym and garage. The archway is not listed and the site is not within a conservation area. The infill of the archway currently comprises a brick wall with two openings, one large void secured by a roller shutter to the centre of the infill and a small pedestrian entrance door to the right hand side. Internally, it is a large open space, with two small breeze-block structures by the entrance and a fire escape at the rear of the space. The internal treatments comprise a concrete floor, with corrugated metal cladding over the arch with low crash barriers to the bottom of the arch.

Listed building: Not applicable

Conservation area: n/a

Tree Preservation Order: n/a

Description of area

The area relates to the Green Quarter

Description of development

The development relates to a change of use for the archway to a Sui Generis snooker hall. To facilitate this, toilets, a kitchen and bin store would be created by the entrance way, with the rest of the space subdivided into smaller, equal spaces to provide private rooms for playing snooker. A new glazed shopfront would be installed to the large void in the existing brick infill, together with a new glazed door to the small doorway.

Consultations & Notification Responses

Publicity – a notice was displayed on site informing passers-by of the development. A press notice was placed in the local press advertising the works as those affecting the setting of a

listed building. Letters were sent to surrounding occupiers notifying them of the development. No representations have been received as a result of this publicity.

MCC Highways Services – no objections, accessible location, waste management strategy acceptable, unlikely to have adverse impact on highway network. Informative requested regarding skip and scaffold arrangements/licencing

Environmental Health – no objections, hours acceptable, conditions regarding noise, fumes and refuse requested. Attached this approval

Transport for Greater Manchester – No objections, sufficiently removed from Metrolink Assets
Design for Security at Greater Manchester Police – no comments

Network Rail - no objection in principle, BAPA and RAMS requested. Appropriate pre-commencement conditions are attached to this approval.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles) and C10 (Leisure and the Evening Economy) of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

Principle

The application seeks the creation of a Sui Generis Snooker Centre in an archway unit of Millow Street. The units in this area are utilised by commercial enterprises. There are a number of different businesses along the line of the bridge, including a gym and baseball themed bar. The proposed business falls somewhere between these two uses, serving as a social space associated with a sport activity, albeit one that does not serve alcohol. The creation of a new snooker centre is not considered to be out of keeping with the surrounding uses and would add a new element to the night time economy of the area as part of the evolution of the area in terms of the implementation of the Victoria North regeneration strategy. Given the above, the principle of the change of use is supported, pursuant to policies DM1 and C10 of the Manchester Core Strategy. However, as per DM1, the City Council must have regard to the potential amenity impacts of the proposed business. An assessment of this is undertaken below.

Visual amenity

The proposal includes the installation of new glazed shopfront to the opening with the roller shutter and a new smaller glazed side door in the existing doorway. Owing to the terms of the lease agreement with the landlord, it is proposed that the internally mounted roller shutter would be retained in situ, with the glass shopfront mounted to the outside of the shutter. This would leave the new shopfront visible at all times from outside the unit. This element is supported as it would activate the frontage, create visual permeability and create natural surveillance onto a relatively secluded area of the carpark.

The proposed shopfront would consist of three equal panels, with the rightmost acting as a set of double doors. The frame would be anodised, as confirmed on the approved drawings which is considered to be a high-quality and durable finish. A sample of the frame would be agreed by condition to confirm the shopfront is of satisfactorily high quality. There would be signage proposed, which would be incorporated internally, behind a glass fascia panel to the new shopfront.

Access

There is level access into and throughout the site, which was confirmed by the case officer during the site visit. There is no proposal to alter this state of affairs. The proposed double doors would be 1834mm in total width, with each leaf 917mm wide. This is considered sufficient for disabled access as per DFA2. The doors would be on motion sensors to allow automatic opening, further improving access for those with mobility issues.

Fumes

The proposal includes a kitchen, which has been confirmed by the agent (Correspondence EMAIL FROM AGENT received by the City Council, as Local Planning Authority, on 07/05/2024) to be for cold food preparation only (e.g. sandwiches) and not for the purposes of cooking hot food. The agent is aware that any change to this situation would require the installation of extraction equipment that would require planning permission. Given the nature of the use of the kitchen, it is considered that there are no concerns regarding fumes that would warrant a refusal.

Noise

There are no proposals for additional externally mounted plant, with ventilation for the unit utilising existing penetrations and grates/louvres. As noted above, the kitchen would not require cooking related extraction equipment, thereby minimising the amount of plant necessary for the unit to operate.

The proposal seeks to subdivide the space into individual rooms for customers to play snooker and hence customers should largely be confined within these spaces. The operating strategy submitted by the applicant notes that alcohol would not be sold nor permitted to be consumed on site, minimising the risk of noisy, intoxicated customers. Staff would also begin to disperse the customers one hour before closing time. The proposed hours would be 10am-3am daily, which were accepted by Environmental Health.

Conditions attached to this approval would require an acoustic mitigation scheme for any plant and the acoustic insulation of the unit to ensure no noise related negative impacts result from the proposed change of use. Given the above, the development is supported pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

Crime

As noted above, there would be no alcohol permitted on site and there is a dispersal policy in place. A crime impact assessment, created in conjunction with Design for Security at Greater Manchester Police, was submitted which has informed the submitted operating strategy. Access to the unit would also be monitored by reception directly opposite the door. This would also afford the unit natural surveillance into the forecourt. Regarding physical security, there would be a roller shutter mounted internally to the shopfront, which would ensure robust physical security outside of opening hours.

Network rail

The archway within which the business is proposed is under a railway bridge with an active line running along it. As a result, Network Rail have requested a Basic Asset Protection Agreement and Risk Assessment and Method Statement be in place to protect their assets from the works and any potential adverse impacts that stem from them. Appropriate conditions are attached to this approval requiring these to be in place before works commence.

Highways

The site is located off the highway within a courtyard with parking provision for 23no. spaces to be used by all six units within the courtyard, with an existing entry/exit point to be maintained as before. This was considered acceptable highways. The site is in a highly accessible location for

public transport, with Shudehill Interchange bus, tram and coach services and Manchester Victoria station train and tram services a short walk away. Whilst there would be no bike parking internally, there is bike parking within the courtyard for visitors and staff to utilise.

Refuse

Refuse would be collected by a private waste collection service, in line with arrangements for other commercial units in the row. The bin store would be incorporated internally to ensure there are no Highways impacts or public health problems created by the storage of refuse in the street. Whilst the principle of this arrangement is supported, the exact details with regard to number and size of containers are not currently confirmed, so a condition attached to this approval shall require the submission and agreement of these elements with the local planning authority.

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:

Article 35 Declaration

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:

- Drawing - Proposed 111_101 FLOOR PLAN received by the City Council, as Local Planning Authority, on 09/05/2024
- Drawing - Proposed 111_201 ELEVATION received by the City Council, as Local Planning Authority, on 15/01/2024
- Drawing - Proposed CROSS SECTIONS received by the City Council, as Local Planning Authority, on 14/03/2024
- Drawing - Proposed ENTRANCE DETAILS received by the City Council, as Local Planning Authority, on 07/05/2024
- Supporting Information CRIME IMPACT STATEMENT received by the City Council, as Local Planning Authority, on 01/03/2024
- Supporting Information OPERATIONAL MANAGEMENT PLAN received by the City Council, as Local Planning Authority, on 14/03/2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to the installation of the shopfront hereby approved, full and final details of the glazing and frames shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specifications and physical samples. The approved details shall be implemented in full as part of the development.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

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

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

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

Reason - In the interests of amenity and public health pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

5) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post

completion testing to confirm that acceptable 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 - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

6) 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. Prior to commencement of the use hereby approved the scheme 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 in full before the use commences.

b) Prior to the operation of the scheme 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 - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995)

7) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, 10:00 to 18:00 on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

9) The development shall be carried out in accordance with the following opening hours:

Monday to Friday 10:00 to 03:00

Reason - In the interest of amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) Prior to the commencement of the development, a Basic Asset Protection Agreement (BAPA) shall be submitted for approval in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development adjacent to Network Rail structures, pursuant to policy DM1 of the Core Strategy.

11) Prior to the commencement of the development hereby approved, a Risk Assessment and Method Statement (RAMS) under Construction (Design and Management) Regulations shall be submitted for approval to the City Council, as local planning authority.

The approved RAMS shall be implemented as part of the development and remain in place for the duration of the construction period.

Reason - To ensure an acceptable development adjacent to the railway, pursuant to policy DM1 of the Core Strategy.

Informatives

0) The applicant should be advised that the details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Network Rail

Flat 2205, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 214, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 314, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 509, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1113, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 822, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 906, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1211, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 607, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1912, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 116, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1908, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 407, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1310, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1815, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat G04, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 304, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 507, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 216, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1404, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1506, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1417, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2407, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
35 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 111, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Unit 5, Millow Street, Manchester, M4 4DR
64 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
55 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
45 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Ninth To Twelfth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1018, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1513, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1016, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1110, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1023, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 319, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1710, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1115, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 419, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 901, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1808, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1722, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 406, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 512, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat G06, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 2402, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 313, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 224, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2310, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 723, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1713, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 815, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1523, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 321, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 104, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Rooms 201-204 And 213-215, Ashton House, Corporation Street, Manchester, M4 4DU
15 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
9 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 3, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 103, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 207, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 110, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 124, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 125, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 724, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 123, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1917, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 915, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 309, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 120, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1522, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1714, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 205, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1907, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1201, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 823, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 315, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1902, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2107, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 820, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 710, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1312, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 405, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 909, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2005, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1617, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 404, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1503, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2112, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1206, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1224, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1507, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 716, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 701, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 220, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 308, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 514, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1020, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

2 Cheetham Hill Road, Manchester, M4 4EW
12 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
7 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 2, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 109, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 206, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 210, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 117, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 118, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 231, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 324, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 404, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
33 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
28 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
26 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
23 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 329, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
34 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
British Transport Police, Seventh Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
61 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
58 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
56 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
52 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Basement To Sixth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Flat 1501, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2311, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 410, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 502, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 516, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1813, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1205, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1715, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1411, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 810, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2301, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 518, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 617, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1107, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 913, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2014, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1007, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1806, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1311, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1114, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1117, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1116, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1810, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 324, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat G02, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 707, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1511, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2201, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

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Flat 1508, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 108, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
109 Corporation Street, Manchester, M4 4DX
Rooms 305-310 And 311-312, Ashton House, Corporation Street, Manchester, M4 4DU
Rooms 301-304 And 313-315, Ashton House, Corporation Street, Manchester, M4 4DU
10 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
6 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 8, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 2501, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 711, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1324, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 904, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 311, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 305, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1614, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 222, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 923, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1402, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 912, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1719, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1320, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2002, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1705, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1012, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 117, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1724, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2309, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 503, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1720, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1519, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2302, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1101, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 104, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 219, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 202, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1208, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 109, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 423, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 719, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 903, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 616, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1621, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1219, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 409, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1309, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2408, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1809, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1323, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 415, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1822, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2303, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 508, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1721, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 305, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 421, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
29 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Unit 1, Millow Street, Manchester, M4 5GD
Unit 3, Millow Street, Manchester, M4 4DR
62 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
48 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
43 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 229, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 424, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1410, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1015, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1118, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 519, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1709, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 217, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 106, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 123, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 127, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 225, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 232, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 317, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 334, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 418, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 410, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 131, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
40 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
70 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Late Rooms Ltd, Eleventh And Twelfth Floors, 2 Cheetham Hill Road, Manchester, M4 4EW
60 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
57 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
54 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
50 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
44 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1314, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 213, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 611, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1620, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1624, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1805, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 422, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 708, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1321, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 809, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1104, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 706, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1619, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2105, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2404, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2209, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2306, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 910, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 715, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 414, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

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Flat 2013, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1510, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1307, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 505, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 201, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 107, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat G03, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 412, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1803, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1008, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 921, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1017, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2202, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1807, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 413, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1610, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1204, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 204, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Rooms 205-210 And 211-212, Ashton House, Corporation Street, Manchester, M4 4DU
16 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
8 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
4 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 5, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 14, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 205, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 112, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 113, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 227, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 303, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 313, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 327, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 332, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 412, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 425, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 408, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 427, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
30 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
25 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
36 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 7, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
63 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
49 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
47 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1416, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1823, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2003, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2102, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 614, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1622, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1220, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1403, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1304, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1906, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 416, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

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Flat 2212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 905, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1706, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1412, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 914, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1322, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2011, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1509, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1318, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1315, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 908, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1811, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 118, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 808, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1611, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1801, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1216, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 713, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 918, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1702, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1911, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 806, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1301, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1524, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1919, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Kelway Ltd, Eighth Floor, 2 Cheetham Hill Road, Manchester, M4 4EW
Rooms 316-321 And 323-324, Ashton House, Corporation Street, Manchester, M4 4DU
13 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
11 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
1 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 130, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 132, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 214, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 126, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 224, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 230, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 306, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 316, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 403, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 406, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 407, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 411, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
22 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
68 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
67 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 9, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
59 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
42 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
53 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 215, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1913, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1305, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 2109, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 316, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 612, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1408, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1108, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1014, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1013, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 504, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1223, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1707, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1409, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1603, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 511, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 114, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2104, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2101, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 703, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 916, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1623, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1109, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 718, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2406, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 209, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 420, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1004, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 717, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1601, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1905, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 919, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Rooms 216-221 And 223-224, Ashton House, Corporation Street, Manchester, M4 4DU
Rooms 105-110 And 111-112, Ashton House, Corporation Street, Manchester, M4 4DU
19 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
3 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 11, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 102, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 209, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 226, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 312, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 330, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 409, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
31 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
27 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 129, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
41 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
39 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
38 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
69 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
51 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
46 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 1021, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1202, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 106, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1904, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1423, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 606, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1119, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1818, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 911, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 421, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1317, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 112, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 602, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 110, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 105, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat G05, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2304, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 521, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 609, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1518, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2503, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1605, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 108, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1122, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 422, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Rooms 116-121 And 123-124, Ashton House, Corporation Street, Manchester, M4 4DU
17 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
14 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
2 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 4, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 13, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 16, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 203, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 212, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 213, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 307, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 318, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 402, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 414, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 423, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
32 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
24 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
37 Parkers Apartments, 115 Corporation Street, Manchester, M4 4HB
Flat 522, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 621, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1221, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1716, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1203, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1612, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 424, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1615, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1005, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 902, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2307, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1120, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 124, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1616, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 122, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1512, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1802, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 812, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 603, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 601, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 814, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1821, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 610, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2110, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2211, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 302, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1405, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1717, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 517, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2004, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1422, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 721, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1723, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 804, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1504, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 306, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL