

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138346/LO/2023

Date registered valid: 17 October 2023

Proposal: Listed Building Consent for the restoration and refurbishment of the former Upper Campfield Market Hall for re-use as a workspace

Address: Upper Campfield Market Hall , Liverpool Road, Manchester, M3 4NN

Ward(s): Deansgate Ward

Applicant: T Hewins Allied London Campfield Developments Limited

Agent (if any): Mrs Deborah Baker Barnett Zerum

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

Recommendation: Approve

Date of recommendation: 06.03.2024

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 31 October 2023

Standard consultations:

Printed: 27 October 2023 Expired: 17 November 2023

Neighbour notifications

Printed: 27 October 2023 Expired: 17 November 2023

Site notice

Posted: 31 October 2023 Expired: 21 November 2023

Press advert

Published: 31 October 2023 Expired: 14 November 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site Upper Campfield

The former market hall is listed at Grade II and are located within the Castlefield Conservation Area which includes the site of the former Roman fort; canals and warehouses; 1830s Liverpool Road Station to the west; and later developments.

The structure was designed as purpose-built covered market halls on land already in use for markets and fairs and built in 1882.

It was not as successful as anticipated. In 1894, Upper Campfield was partially converted to a sales room for the auctioning of fruit brought in by the new Manchester Ship Canal.

This proposal seeks a further evolution of the diverse new neighbourhood delivered by the applicant at Enterprise City. It will deliver a defined range of employment spaces for the tech, digital, media and creative industries, along with ancillary event space and a retail unit. The Tech Hub will include subsidised workspace areas to nurture Qualifying Businesses and/or Qualifying Individuals, foster collaboration, and provide mentoring, learning and business support services.

Following the completion of the Levelling Up funding agreement, the proposals will repair and revitalise the existing heritage building along with Lower Campfield Market, enhancing the local environment and also generating significant employment opportunities. It is anticipated that the Tech Hub will lead to new job creation through the growth and development of its key sectors emergence of new start-ups. A key aim of the Project is to target the creation of 1,600 jobs and to sustain 2,400 existing jobs over the next 15 years. It will act as a tech hub catalyst for the media, digital and creative industries in Manchester. It will contribute to broader regeneration and the wider economy, to the benefit of the city and its residents.

Upper Campfield

The list description for Upper Campfield Market Hall describes it as having a square plan formed by cruciform intersecting naves with aisles in the angles, of cast-iron and wood with roof of corrugated sheet and glass. It has a two storey, five-bay symmetrical façade. The decorative elements are set out in detail. It is noted to form a group with Lower Campfield. Upper Campfield was anticipated to encompass properties edging Deansgate, with the market's frontage being on that street. However, this did not transpire.

A newspaper article dating to 1879 stated that the eastern elevation was to remain temporary until adjacent buildings' leases ran out and they could be purchased and demolished. This did take place and the land was used to widen Deansgate and build a new lending library, 10 shops and a principal covered entrance into the Upper Campfield Market Hall. The aim was that the avenue between the new building and the rear of the market would accommodate food shops.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The site sits amongst a range of varied uses and character areas and is within the Castlefield Conservation Area. To the north, there is a residential enclave alongside St John's Gardens. These take the form of low-rise linear blocks of three to four storeys set around greened walkways. Beyond are terraced properties in a mix of employment and residential uses.

To the west is the Museum of Science and Industry, entertainment uses and beyond to the north-west, Enterprise City. This is a diverse new neighbourhood of residential and employment based uses being delivered by Allied London. To the south is the heart of Castlefield including its greenspace and entertainment and leisure uses. There are residential dwellings on the upper floors of premises to Liverpool Road and in blocks set back from the main road. Castlefield Bowl, often used for events, is located further west.

To the east is Deansgate, a principal thoroughfare lined by commercial units including cafes and shops. Deansgate is home to the Great Northern shopping and entertainment complex and the multi-storey car park. Deansgate railway station, the Hilton hotel and the Manchester Central Convention Complex are nearby in addition to a range of office and residential uses

Description of development

Listed Building Consent for the restoration and refurbishment of the former Upper Campfield Market Hall for re-use as a workspace

Consultations & Notification Responses

Publicity – The application was advertised in the local press and by way of site notice as affecting the setting of the conservation area and listed buildings. Letters were also sent out to neighbouring properties.

Historic England – No comments to make

Greater Manchester Archaeology Advisory Service (GMAAS) advise that they are satisfied with the survey work of the building.

Victorian Society advise against the construction of a glass or Perspex framework around the original columns. Such an approach may create a microclimate that could potentially compromise the integrity of the historic elements. This framework could also provide a challenge to keeping these features free of unsightly cobwebs and dust. Retention of Cast Iron Columns (c. 1909): advise against removing any surviving c.1909 cast iron columns that currently support the mezzanine level, these columns provide tangible evidence of the buildings change in function from market to exhibition hall. While it has not been confirmed at this stage, the heritage statement suggests that these columns may still exist beneath modern coverings.

Policy

Manchester Core Strategy (2012) Relevant policies include SP1, EC1, EC3, CC2, CC5, CC9, CC10, C10, T1, T2, EN1, EN3, EN4, EN5, EN6, EN9, EN14, EN16, EN17, EN18, EN19 and DM1

Manchester Core Strategy (1995) relevant saved policies include DC18, DC19, DC20 and DC26

Places for Everyone

The Inspectors' Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors' Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is 'sound'.

The nine constituent local authorities will now consider the Inspectors' Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

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

Policy JP-Strat1: Core Growth Area- The development would support economic growth. It would create jobs during construction and when in operation.

Policy JP-Strat2: City Centre- These are important listed buildings and they would be brought back into active use and contribute to office and event space in the city centre.

Policy JP-P2: Heritage – The proposal would restore listed buildings in the conservation area.

Policy JP-P3: Cultural Facilities – The proposal would provide new spaces which would support economic and cultural activity in the city centre.

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

City Centre Strategic Plan 2015-2018 (March 2016)

Manchester Strategy (January 2016)

National Planning Policy Framework (2023)

The revised NPPF was re-issued in December 2023. The document states that the '*purpose of the planning system is to contribute to the achievement of sustainable development*'. The document clarifies that the '*objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs*' (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

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

Section 72(1) of the Act requires that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance" of Conservation Areas.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Issues

The significance of the Upper Campfield market is derived from its architectural and historic interest which is also recognised in its Grade II listing. The building also contributes positively to the significance of the Castlefield conservation area.

The setting to the west of (on Barton Street) retains stone cobbled streets allows for the special interest of the Site to be understood and appreciated within this immediate context. To the north of the building are more modern buildings which form part of the setting of the building and to a degree have a negative impact. Nevertheless, the building retains a high level of historic interest due to its mid 19th century commercial use and is a symbol of civic architecture.

The exterior of the building is largely unaltered and therefore has high architectural and aesthetic interest including cast iron structures. In addition, there is the original perimeter sliding gates to west elevation, which are currently held back in position behind modern corrugated cladding. There are also wrought iron tie beam roof trusses, internal cast iron columns, double-height spatial quality of the building and its surviving open-plan form.

The pair of modern panelled external doors to the east elevation of the Upper Campfield Market, which use a historic design and brickwork forming the east elevation of the Upper Campfield Market are of medium significance.

The modern corrugated metal sheeting around external perimeter (south and north elevations) including modern corrugated gates to north, south and west elevations, all roof coverings to the building, modern concrete flooring and all lighting, plumbing and other M&E are of limited to no significance.

The Upper Campfield Market is constructed on a former Roman camp, located in an area which has yielded a number of important archaeological finds in the past. Consequently, the Site is considered likely to be of archaeological interest.

The proposal would result in a number of interventions into the building which would affect, to varying degrees, some of the key areas of significance.

The proposal would involve redecoration including the ironwork and modern timberwork which would restore the building back to its 1970s colour scheme. The paint work involve the use of appropriate paint and colours for the listed building. The works are considered appropriate and acceptable and would have limited impact on the listed building. The final details would be agreed by planning condition.

There would be a new entrance into each of the four studios formed within the existing corrugated cladding around the perimeter of the building. On the south elevation a glazed screen with double doors and side panels would form the new main entrance, replacing the modern corrugated metal gates.

On the north elevation smaller double doors will replace the large format modern gates, forming the secondary and service access to the building. The existing panelled doors to the Deansgate Arcade will be retained and used as a back-of house entrance.

These modifications would have limited impact on the building and its significance.

The proposal would remove current, modern corrugated cladding doors and replace them with metal roller shutter which in itself would remain a modern intervention into the building.

The two surviving original cast iron sliding gates, located within the western entrance, would remain fixed in the open position, with existing 1980s metal cladding being kept concealing them on both internal and external sides. This would have a neutral impact on the building and its significance.

The existing historic entrance/doors leading from the covered arcade to the east, into the building's south-east corner will be sealed shut which would have a negligible impact.

Existing circa 1980s corrugated metal cladding used around the lower half of the perimeter of the building will be retained and painted black. The existing metal cladding above each door opening (set within the ornate timber arches) will be either retained and painted black or

replaced like-for-like. The existing metal panels with an access hatch and vent are removed and replaced with like for like solid metal panels. New full-height louvers will be inserted along the western elevation and painted to match the retained corrugated sheeting.

Existing, modern c1980s corrugated roof cladding will be retained and painted.

All these elements would have limited impact on the building and its significance.

The interior of the building, including its open form and cast iron columns, would be affected by the proposed development.

There would four studios to each corner of the building installed, and one to the centre. Partitions forming the 4 corner studios follow the historic structural grid. The carved-out space between the studios accommodates amenity and communal spaces.

The new internal enclosures are constructed using light steel and timber frames providing acoustic separation. The exterior of the central studio will be finished in a feature colour.

A pair of industrial steel staircases in the same feature colour will be constructed flanking the two long sides of the central studio.

Glazed screens will divide the central circulation area around the studio from the reception and circulation space. To the eastern and southern sides of the building will be constructed 7 edit suites.

A new cruciform plan mezzanine with feature staircases will be constructed. The new mezzanine will contain a void and open walkway around the central studio allowing circulation space connecting three enclosed workspaces and communal, meeting and amenity spaces to the eastern façade, and will also allow for views of the central section of the original roof structure above. Dropped ceilings will be inserted to the eastern end of the mezzanine. These interventions will be reversible.

The installation structures would create a level of harm within the building to its open plan layout and appreciate of the space. The size of the area has been dedicated by the quantum of office space required to ensure the development is viable and this has been tested with the applicant to determine if any other configurations of scaling back of the size of the area can be accommodated. It has been proven that this is not possible without undermining the scheme.

New M&E would be formed in terms of lighting and cabling. The installation would be reversable and would require details to be agreed.

A new lift core will be constructed to provide access to the mezzanine level from the south-east corner.

A group of partitioned rooms to the north (centre) of the ground floor level will contain showers and WC's along with a bin store, and plant/comms rooms.

Impact Assessment

There are clear heritage benefits associated with the repair, restoration and reuse of the listed building, along with Lower Campfield together with the reversal of a number of unsympathetic 1980s additions.

Nevertheless, there would be instances of harm as a result of the proposal on the character and appearance of the listed building from the subdivision of the spaces which would result in the loss of the open plan layout alongside the installation of the mezzanine and interventions around the columns.

The restoration of key features such as railings, exterior paintwork and columns would clearly be of benefit to the building in the conservation area.

The proposal would amount of less than substantial harm. As required by the NPPF, it is necessary to determine if the required public benefit exist to outweigh this harm.

The proposal would contrite positively to sustainable development.

There would be significant economic benefits associated with the development, which must be given weight in the planning balance, from the creation of employment space within the heart of the city centre. This would result in job creation particularly amongst those who require flexible work spaces for smaller businesses.

There would also be social benefits from the creation of event spaces and commercial activities which would support the other businesses in the local area.

Environmentally this would bring back to use a significant listed building and allow sensitive repairs to be undertaken.

It is considered that there required public benefits exist to out weigh the harm to the proposal required by paragraph 208 of the NPPF.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding impact on the Listed structure. Further work and discussion have taken place with the applicant through the course of the application as a result of matters arising from the consultation and notification process. The proposal is considered to be acceptable and therefore determined within a timely manner

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

UC_GA-00 Proposed Ground Floor Plan P3

UC_GA-01 Proposed Mezzanine Plan P3

UC_GE-01 Proposed South & West Elevations P3

UC_GE-02 Proposed North Elevation P3

UC_GE-10 Proposed Detailed Elevation - South P3

UC_GS-01 Proposed Sections AA & BB

received by the City Council, as Local Planning Authority, on the 17 October 2023

0798-P3A-XX-XX-DR-A-SK001-I01, 0798-P3A-XX-XX-DR-A-SK002-I02 received by the City Council, as Local Planning Authority, on the 9 February 2024

Design and access statement, planning statement and heritage statement received by the City Council, as Local Planning Authority, on the 17 October 2024

Level 3 historic building record (part 1 and 2) received by the City Council, as Local Planning Authority, on the 13 February 2024

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

- 3) Prior to the commencement of repair, cleaning and painting works to the exterior masonry, a detailed method statement and specification (including material specification) for the repair, re-pointing, cleaning and painting works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 4) Prior to the commencement of works to install any relevant (internal and external) mechanical and electrical (M & E) installations (including CCTV and lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

- 5) Notwithstanding drawing 0798-P3A-XX-XX-DR-A-SK001 I01 received by the City Council, as Local Planning Authority, on the 8 February 2024, prior to the commencement of works to repair the sliding gate and install roller shutter to the west elevation, a detailed method statement for the repair works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first use of the building.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 6) Prior to the commencement of works to form the new door entrances to each of the corner studios, a detailed method statement for the removal and installation works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works associated shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first use of the building.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 7) Prior to the installation of the new glazed doors (south), window (Liverpool Road) and Doors (north), a detailed method statement, specification and sections for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works associated shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first use of the building.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 8) Prior to the commencement of any works to redecorate ironwork, timber work and corrugated metal work to the exterior of Upper Campfield Market, a detailed method statement and materials/paint samples shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented as part of the development.

Reason - To ensure that the works are appropriate pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 9) Prior to the commencement of the works to install louvres within the brick work to western elevation, a detailed method statement and specification (including material specification) for the louvres shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the existing windows in order to ensure that the historic fabric is retained and repaired where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 10) Prior to the commencement of works associated with the installation of the new internal partitions, mezzanine, circulation cores, lifts and staircases, a detailed method statement and specification (including setting out of partitions, sections, elevations and materials) in association with the installation works (including the removal, alteration and repair of the

historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 11) Prior to the commencement of works to the columns, a detailed method statement and specification of the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

- 12) Prior to the commencement of strip out works, a detailed method statement shall be submitted detailing how the fabric will be removed together how the remaining historic fabric will be repaired once removal takes place. This condition applies to the following works:

Removal of redundant M&E.

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

- 13) Prior to the commencement of any works to install new flooring and finishes to the walls a floor and finishes strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

14) Prior to the first use of the building, a tenant fit out strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should help inform the future strategy for the layout of spaces including removal partitions, fixtures and fittings.

The strategy shall then inform the future layout of the spaces within the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)
National Amenity Societies
Greater Manchester Archaeological Advisory Service
Castlefield Forum

Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Unit 2, 322 - 330 Deansgate, Manchester, M3 4FH
Flat 13, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 2 Southern Street, Manchester, M3 4NJ
Flat 15, 2 Southern Street, Manchester, M3 4NJ
Flat 14, 3 Barton Street, Manchester, M3 4NN
Flat 25, 7 Collier Street, Manchester, M3 4NA
Flat 33, 7 Collier Street, Manchester, M3 4NA
Flat 56, 7 Collier Street, Manchester, M3 4NA
Flat 9, 7 Collier Street, Manchester, M3 4NA
Flat 19, 7 Collier Street, Manchester, M3 4NA
Flat 26, 7 Collier Street, Manchester, M3 4NA
15 Porchfield Square, Manchester, M3 4FG
15A Porchfield Square, Manchester, M3 4FG
Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
310 Deansgate, Manchester, M3 4HE
7 Porchfield Square, Manchester, M3 4FG
7 Culvercliff Walk, Manchester, M3 4FL
11 Culvercliff Walk, Manchester, M3 4FL
13 Culvercliff Walk, Manchester, M3 4FL
35 Rozel Square, Manchester, M3 4FQ
79 Porchfield Square, Manchester, M3 4FG
71 Porchfield Square, Manchester, M3 4FG
39 Porchfield Square, Manchester, M3 4FG
31 Porchfield Square, Manchester, M3 4FG
42 Porchfield Square, Manchester, M3 4FG
119B Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
Ground Floor, 91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 16, 91 Liverpool Road, Manchester, M3 4JN
Flat 21, 91 Liverpool Road, Manchester, M3 4JN
Flat 28, 91 Liverpool Road, Manchester, M3 4JN
Flat 117, 73 - 83 Liverpool Road, Manchester, M3 4AQ
18 Rozel Square, Manchester, M3 4FQ
Unit 4, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 217, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 204, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 202, 11 Duke Street, Manchester, M3 4FR
Flat 205, 11 Duke Street, Manchester, M3 4FR
6 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 12, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 1, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
55 Rozel Square, Manchester, M3 4FQ
9 Rozel Square, Manchester, M3 4FQ
35 Culvercliff Walk, Manchester, M3 4FL

73 Rozel Square, Manchester, M3 4FQ
75 Rozel Square, Manchester, M3 4FQ
129A Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 5, 11 Liverpool Road, Manchester, M3 4NS
10 Southern Street, Manchester, M3 4NJ
11 Southern Street, Manchester, M3 4NJ
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Dimitris, Units 3-7, 322 - 330 Deansgate, Manchester, M3 4FN
4 Barton Street, Manchester, M3 4NN
Flat 10, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 3 Barton Street, Manchester, M3 4NN
Serviced Apartment 8, 11 Liverpool Road, Manchester, M3 4NS
Flat 10, 3 Barton Street, Manchester, M3 4NN
33 Liverpool Road, Manchester, M3 4NQ
Flat 53, 4 Barton Street, Manchester, M3 4NN
Flat 40, 4 Barton Street, Manchester, M3 4NN
Flat 58, 7 Collier Street, Manchester, M3 4NA
Flat 2, 7 Collier Street, Manchester, M3 4NA
Flat 45, 7 Collier Street, Manchester, M3 4NA
23A Porchfield Square, Manchester, M3 4FG
Fourth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
283 Deansgate, Manchester, M3 4EW
32 Porchfield Square, Manchester, M3 4FG
30 Porchfield Square, Manchester, M3 4FG
12 Porchfield Square, Manchester, M3 4FG
21 Culvercliff Walk, Manchester, M3 4FL
23 Rozel Square, Manchester, M3 4FQ
8 Porchfield Square, Manchester, M3 4FG

6 Porchfield Square, Manchester, M3 4FG
69 Porchfield Square, Manchester, M3 4FG
61 Porchfield Square, Manchester, M3 4FG
59 Porchfield Square, Manchester, M3 4FG
45 Porchfield Square, Manchester, M3 4FG
87 Porchfield Square, Manchester, M3 4FG
36 Porchfield Square, Manchester, M3 4FG
117B Liverpool Road, Manchester, M3 4JN
Flat 10, 91 Liverpool Road, Manchester, M3 4JN
Flat 24, 91 Liverpool Road, Manchester, M3 4JN
4 Rozel Square, Manchester, M3 4FQ
Flat 6, 91 Liverpool Road, Manchester, M3 4JN
Flat 314, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 213, 73 - 83 Liverpool Road, Manchester, M3 4AQ
8 Rozel Square, Manchester, M3 4FQ
30 Rozel Square, Manchester, M3 4FQ
32 Rozel Square, Manchester, M3 4FQ
Flat 112, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 306, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat G02, 11 Duke Street, Manchester, M3 4FR
Flat 204, 11 Duke Street, Manchester, M3 4FR
Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 2, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Part Ground Floor Unit 1, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 11, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 10, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
67 Rozel Square, Manchester, M3 4FQ
23 Woollam Place, Manchester, M3 4JJ
19 Woollam Place, Manchester, M3 4JJ
17 Woollam Place, Manchester, M3 4JJ
11 Woollam Place, Manchester, M3 4JJ
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2, 3 Barton Street, Manchester, M3 4NN
Ground Floor, 340 Deansgate, Manchester, M3 4LY
Third Floor, 340 Deansgate, Manchester, M3 4LY
Flat 12, 3 Barton Street, Manchester, M3 4NN
Flat 14, 2 Southern Street, Manchester, M3 4NJ
First And Second Floors, 29A Liverpool Road, Manchester, M3 4NQ
31 Liverpool Road, Manchester, M3 4NQ
Flat 55, 7 Collier Street, Manchester, M3 4NA
Flat 48, 7 Collier Street, Manchester, M3 4NA
Flat 54, 7 Collier Street, Manchester, M3 4NA
Flat 38, 7 Collier Street, Manchester, M3 4NA
19 Porchfield Square, Manchester, M3 4FG
17 Porchfield Square, Manchester, M3 4FG
11A Porchfield Square, Manchester, M3 4FG
Second Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
ATTICUS LEGAL LLP, Third Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Exhibition Hall, Campfield Market, Liverpool Road, Manchester, M3 3NG
10 Porchfield Square, Manchester, M3 4FG
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
43 Rozel Square, Manchester, M3 4FQ
23 Culvercliff Walk, Manchester, M3 4FL
19 Rozel Square, Manchester, M3 4FQ
51 Porchfield Square, Manchester, M3 4FG
29 Porchfield Square, Manchester, M3 4FG
81 Porchfield Square, Manchester, M3 4FG
83 Porchfield Square, Manchester, M3 4FG
44 Porchfield Square, Manchester, M3 4FG
15 Atherton Street, Manchester, M3 3GS
117C Liverpool Road, Manchester, M3 4JN
91 - 93 Liverpool Road, Manchester, M3 4JN
Flat 5, 91 Liverpool Road, Manchester, M3 4JN
Flat 12, 91 Liverpool Road, Manchester, M3 4JN
Flat 17, 91 Liverpool Road, Manchester, M3 4JN
Flat 9, 91 Liverpool Road, Manchester, M3 4JN
Flat 113, 73 - 83 Liverpool Road, Manchester, M3 4AQ
12 Rozel Square, Manchester, M3 4FQ
20 Rozel Square, Manchester, M3 4FQ
22 Rozel Square, Manchester, M3 4FQ
34 Rozel Square, Manchester, M3 4FQ
Flat 107, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 304, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 317, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 216, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat G03, 11 Duke Street, Manchester, M3 4FR

Flat 206, 11 Duke Street, Manchester, M3 4FR
Ground Floor, Westpoint, 5 - 9 Duke Street, Manchester, M3 4NF
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
51 Rozel Square, Manchester, M3 4FQ
31 Culvercliff Walk, Manchester, M3 4FL
1 Rozel Square, Manchester, M3 4FQ
7 Rozel Square, Manchester, M3 4FQ
59 Rozel Square, Manchester, M3 4FQ
71 Rozel Square, Manchester, M3 4FQ
129B Liverpool Road, Manchester, M3 4JN
1 Woollam Place, Manchester, M3 4JJ
Serviced Apartment 1, 11 Liverpool Road, Manchester, M3 4NS
131C Liverpool Road, Manchester, M3 4JN
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Serviced Apartment 2, 11 Liverpool Road, Manchester, M3 4NS
14 Southern Street, Manchester, M3 4NJ
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
332 - 334 Deansgate, Manchester, M3 4LY
Flat 11, 3 Barton Street, Manchester, M3 4NN
Flat 3, 2 Southern Street, Manchester, M3 4NJ
Flat 9, 2 Southern Street, Manchester, M3 4NJ
6 Southern Street, Manchester, M3 4NJ
The White Lab Limited, Second Floor, 6 Southern Street, Manchester, M3 4NN
1 Southern Street, Manchester, M3 4NJ
Flat 1, 3 Barton Street, Manchester, M3 4NN
Flat 3, 3 Barton Street, Manchester, M3 4NN
Flat 52, 4 Barton Street, Manchester, M3 4NN
Flat 51, 7 Collier Street, Manchester, M3 4NA
Flat 43, 7 Collier Street, Manchester, M3 4NA

Flat 5, 7 Collier Street, Manchester, M3 4NA
Flat 46, 7 Collier Street, Manchester, M3 4NA
Flat 23, 7 Collier Street, Manchester, M3 4NA
Flat 36, 7 Collier Street, Manchester, M3 4NA
45 Rozel Square, Manchester, M3 4FQ
19A Porchfield Square, Manchester, M3 4FG
9 Porchfield Square, Manchester, M3 4FG
First Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
41 Liverpool Road, Manchester, M3 4NQ
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
24 Porchfield Square, Manchester, M3 4FG
287 Deansgate, Manchester, M3 4EW
22 Porchfield Square, Manchester, M3 4FG
The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 20 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
5 Culvercliff Walk, Manchester, M3 4FL
29 Rozel Square, Manchester, M3 4FQ
37 Rozel Square, Manchester, M3 4FQ
17 Culvercliff Walk, Manchester, M3 4FL
43 Porchfield Square, Manchester, M3 4FG
41 Porchfield Square, Manchester, M3 4FG
47 Porchfield Square, Manchester, M3 4FG
35 Porchfield Square, Manchester, M3 4FG
37 Porchfield Square, Manchester, M3 4FG
99 Porchfield Square, Manchester, M3 4FG
The Castlefield Hotel, Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
Flat 23, 91 Liverpool Road, Manchester, M3 4JN
Flat 7, 91 Liverpool Road, Manchester, M3 4JN
Unit 3, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 207, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 109, 73 - 83 Liverpool Road, Manchester, M3 4AQ
6 Rozel Square, Manchester, M3 4FQ
Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP
24 Rozel Square, Manchester, M3 4FQ
36 Rozel Square, Manchester, M3 4FQ
Flat 305, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 201, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 108, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 206, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 209, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 104, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 11 Duke Street, Manchester, M3 4FR
Flat 101, 11 Duke Street, Manchester, M3 4FR
12 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 3, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat, The Ox, 71 Liverpool Road, Manchester, M3 4NQ
49 Rozel Square, Manchester, M3 4FQ
11 Rozel Square, Manchester, M3 4FQ
29 Culvercliff Walk, Manchester, M3 4FL
127B Liverpool Road, Manchester, M3 4JN
3 Woollam Place, Manchester, M3 4JJ
131B Liverpool Road, Manchester, M3 4JN

131E Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 7, 11 Liverpool Road, Manchester, M3 4NS
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Don Marco, Unit 1, 322 - 330 Deansgate, Manchester, M3 4FN
Second Floor, 340 Deansgate, Manchester, M3 4LY
Flat 1, 2 Southern Street, Manchester, M3 4NJ
Flat 8, 2 Southern Street, Manchester, M3 4NJ
Flat 12, 2 Southern Street, Manchester, M3 4NJ
Flat 6, 3 Barton Street, Manchester, M3 4NN
Flat 10, 4 Barton Street, Manchester, M3 4NN
Flat 21, 7 Collier Street, Manchester, M3 4NA
Flat 35, 7 Collier Street, Manchester, M3 4NA
Flat 32, 7 Collier Street, Manchester, M3 4NA
Flat 31, 7 Collier Street, Manchester, M3 4NA
17A Porchfield Square, Manchester, M3 4FG
Castlefield House, Liverpool Road, Manchester, M3 4SB
43 Liverpool Road, Manchester, M3 4NQ
39 Liverpool Road, Manchester, M3 4NQ
261 - 263 Deansgate, Manchester, M3 4EW
1 Porchfield Square, Manchester, M3 4FG
1A Porchfield Square, Manchester, M3 4FG
7A Porchfield Square, Manchester, M3 4FG
14 Porchfield Square, Manchester, M3 4FG
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
First Floor Unit 24 Plaza Level, 253 Deansgate, Manchester, M3 4EW

Unit 4, 253 Deansgate, Manchester, M3 4ED
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
3 Culvercliff Walk, Manchester, M3 4FL
77 Porchfield Square, Manchester, M3 4FG
57 Porchfield Square, Manchester, M3 4FG
33 Porchfield Square, Manchester, M3 4FG
95 Porchfield Square, Manchester, M3 4FG
38 Porchfield Square, Manchester, M3 4FG
Flat 20, 91 Liverpool Road, Manchester, M3 4JN
Castlefield Centre, 101 Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
Flat 11, 91 Liverpool Road, Manchester, M3 4JN
Flat 18, 91 Liverpool Road, Manchester, M3 4JN
Flat 26, 91 Liverpool Road, Manchester, M3 4JN
Flat 14, 91 Liverpool Road, Manchester, M3 4JN
Flat 13, 91 Liverpool Road, Manchester, M3 4JN
Flat 111, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 309, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 308, 73 - 83 Liverpool Road, Manchester, M3 4AQ
10 Rozel Square, Manchester, M3 4FQ
28 Rozel Square, Manchester, M3 4FQ
Unit 2, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 203, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 215, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 116, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 11 Duke Street, Manchester, M3 4FR
Flat 104, 11 Duke Street, Manchester, M3 4FR
Flat 7, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 4, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
25 Culvercliff Walk, Manchester, M3 4FL
39 Culvercliff Walk, Manchester, M3 4FL
79 Rozel Square, Manchester, M3 4FQ
77 Rozel Square, Manchester, M3 4FQ
129F Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
21 Woollam Place, Manchester, M3 4JJ
15 Woollam Place, Manchester, M3 4JJ
133F Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
Arch 124, Woollam Place, Manchester, M3 4JN
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Serviced Apartment 4, 11 Liverpool Road, Manchester, M3 4NS
First Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Basement To First Floor, 289 - 291 Deansgate, Manchester, M3 4EW
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Maguires Solicitors, Deansgate, Manchester, M3 4LY
Flat 5, 3 Barton Street, Manchester, M3 4NN
Flat 8, 3 Barton Street, Manchester, M3 4NN
13 - 25 Liverpool Road, Manchester, M3 4NW
Flat 6, 2 Southern Street, Manchester, M3 4NJ
Flat 11, 2 Southern Street, Manchester, M3 4NJ
Cask, 29 Liverpool Road, Manchester, M3 4NQ
29 Liverpool Road, Manchester, M3 4NQ
29A Liverpool Road, Manchester, M3 4NQ
7 Collier Street, Manchester, M3 4NA
Flat 57, 7 Collier Street, Manchester, M3 4NA
Flat 4, 7 Collier Street, Manchester, M3 4NA
13A Porchfield Square, Manchester, M3 4FG
11 Porchfield Square, Manchester, M3 4FG
Ground Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
265 - 267 Deansgate, Manchester, M3 4EW
269 - 271 Deansgate, Manchester, M3 4EW
28 Porchfield Square, Manchester, M3 4FG
3 Porchfield Square, Manchester, M3 4FG
3A Porchfield Square, Manchester, M3 4FG
18 Porchfield Square, Manchester, M3 4FG
5A Porchfield Square, Manchester, M3 4FG
253 Deansgate, Manchester, M3 4EW
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
1 Culvercliff Walk, Manchester, M3 4FL
25 Rozel Square, Manchester, M3 4FQ
47 Rozel Square, Manchester, M3 4FQ
75 Porchfield Square, Manchester, M3 4FG
67 Porchfield Square, Manchester, M3 4FG
53 Porchfield Square, Manchester, M3 4FG
89 Porchfield Square, Manchester, M3 4FG

34 Porchfield Square, Manchester, M3 4FG
257 Deansgate, Manchester, M3 4EN
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
117D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
Flat 4, 91 Liverpool Road, Manchester, M3 4JN
Flat 8, 91 Liverpool Road, Manchester, M3 4JN
Flat 27, 91 Liverpool Road, Manchester, M3 4JN
Flat 110, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 115, 73 - 83 Liverpool Road, Manchester, M3 4AQ
16 Rozel Square, Manchester, M3 4FQ
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ
2 Rozel Square, Manchester, M3 4FQ
83 Rozel Square, Manchester, M3 4FQ
Flat 105, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 208, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 211, 73 - 83 Liverpool Road, Manchester, M3 4AQ
5 - 9 Duke Street, Manchester, M3 4NF
Flat G01, 11 Duke Street, Manchester, M3 4FR
Flat G06, 11 Duke Street, Manchester, M3 4FR
Flat G05, 11 Duke Street, Manchester, M3 4FR
Flat 103, 11 Duke Street, Manchester, M3 4FR
Flat 201, 11 Duke Street, Manchester, M3 4FR
Flat 6, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
Flat 8, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
53 Rozel Square, Manchester, M3 4FQ
5 Rozel Square, Manchester, M3 4FQ
63 Rozel Square, Manchester, M3 4FQ
127A Liverpool Road, Manchester, M3 4JN
25 Woollam Place, Manchester, M3 4JJ
133C Liverpool Road, Manchester, M3 4JN
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
8 Southern Street, Manchester, M3 4NJ
12 Southern Street, Manchester, M3 4NJ
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
3 Barton Street, Manchester, M3 4NN
27 Liverpool Road, Manchester, M3 4NW
Flat 5, 2 Southern Street, Manchester, M3 4NJ
35 Liverpool Road, Manchester, M3 4NQ
Flat 50, 7 Collier Street, Manchester, M3 4NA
Flat 34, 7 Collier Street, Manchester, M3 4NA
Flat 44, 7 Collier Street, Manchester, M3 4NA
Flat 47, 7 Collier Street, Manchester, M3 4NA
Flat 18, 7 Collier Street, Manchester, M3 4NA
Flat 22, 7 Collier Street, Manchester, M3 4NA
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
21A Porchfield Square, Manchester, M3 4FG
9A Porchfield Square, Manchester, M3 4FG
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
275 Deansgate, Manchester, M3 4EL
285 Deansgate, Manchester, M3 4EW
Sovereign House, 298 Deansgate, Manchester, M3 4HH
26 Porchfield Square, Manchester, M3 4FG
Campfield Market, Liverpool Road, Manchester, M3 3NG
Unit 17 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
9 Culvercliff Walk, Manchester, M3 4FL
41 Rozel Square, Manchester, M3 4FQ
33 Rozel Square, Manchester, M3 4FQ
19 Culvercliff Walk, Manchester, M3 4FL
21 Rozel Square, Manchester, M3 4FQ
73 Porchfield Square, Manchester, M3 4FG
2 Porchfield Square, Manchester, M3 4FG
65 Porchfield Square, Manchester, M3 4FG
63 Porchfield Square, Manchester, M3 4FG
27 Porchfield Square, Manchester, M3 4FG
85 Porchfield Square, Manchester, M3 4FG
91 Porchfield Square, Manchester, M3 4FG
255 Deansgate, Manchester, M3 4EN
The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
119D Liverpool Road, Manchester, M3 4JN
Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ
117E Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
Flat 25, 91 Liverpool Road, Manchester, M3 4JN
Flat 2, 91 Liverpool Road, Manchester, M3 4JN
Flat 19, 91 Liverpool Road, Manchester, M3 4JN
Flat 302, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 101, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 313, 73 - 83 Liverpool Road, Manchester, M3 4AQ
26 Rozel Square, Manchester, M3 4FQ
Flat 214, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 312, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 205, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 114, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 212, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 103, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 301, 73 - 83 Liverpool Road, Manchester, M3 4AQ
St Mathews, Liverpool Road, Manchester, M3 4NQ
Flat 203, 11 Duke Street, Manchester, M3 4FR
Flat G04, 11 Duke Street, Manchester, M3 4FR
Castlefield Mews, Stone Street, Manchester, M3 4NE
8 Castlefield Mews, Stone Street, Manchester, M3 4NE
14 Castlefield Mews, Stone Street, Manchester, M3 4NE
Flat 5, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF
37 Culvercliff Walk, Manchester, M3 4FL
61 Rozel Square, Manchester, M3 4FQ
69 Rozel Square, Manchester, M3 4FQ
65 Rozel Square, Manchester, M3 4FQ
129C Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
5 Woollam Place, Manchester, M3 4JJ
9 Woollam Place, Manchester, M3 4JJ
7 Woollam Place, Manchester, M3 4JJ
131D Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Serviced Apartment 9, 11 Liverpool Road, Manchester, M3 4NS
Serviced Apartment 3, 11 Liverpool Road, Manchester, M3 4NS
Fourth Floor, 340 Deansgate, Manchester, M3 4LY
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
322 - 330 Deansgate, Manchester, M3 4FN
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 27, 4 Barton Street, Manchester, M3 4NN
Flat 7, 3 Barton Street, Manchester, M3 4NN

Flat 2, 2 Southern Street, Manchester, M3 4NJ
Flat 7, 2 Southern Street, Manchester, M3 4NJ
Flat 4, 3 Barton Street, Manchester, M3 4NN
360 Dental Care Limited, Ground Floor, 6 Southern Street, Manchester, M3 4NN
First Floor, 6 Southern Street, Manchester, M3 4NN
Flat 28, 4 Barton Street, Manchester, M3 4NN
Flat 41, 4 Barton Street, Manchester, M3 4NN
Flat 11, 4 Barton Street, Manchester, M3 4NN
37 Liverpool Road, Manchester, M3 4NQ
Flat 7, 7 Collier Street, Manchester, M3 4NA
Flat 3, 7 Collier Street, Manchester, M3 4NA
Flat 39, 7 Collier Street, Manchester, M3 4NA
Flat 8, 7 Collier Street, Manchester, M3 4NA
Flat 49, 7 Collier Street, Manchester, M3 4NA
Flat 6, 7 Collier Street, Manchester, M3 4NA
Flat 37, 7 Collier Street, Manchester, M3 4NA
Flat 24, 7 Collier Street, Manchester, M3 4NA
Flat 20, 7 Collier Street, Manchester, M3 4NA
23 Porchfield Square, Manchester, M3 4FG
21 Porchfield Square, Manchester, M3 4FG
13 Porchfield Square, Manchester, M3 4FG
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
273 Deansgate, Manchester, M3 4EW
277 - 279 Deansgate, Manchester, M3 4EW
20 Porchfield Square, Manchester, M3 4FG
5 Porchfield Square, Manchester, M3 4FG
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 18, 253 Deansgate, Manchester, M3 4EN
25 Porchfield Square, Manchester, M3 4FG
31 Rozel Square, Manchester, M3 4FQ
15 Culvercliff Walk, Manchester, M3 4FL
39 Rozel Square, Manchester, M3 4FQ
27 Rozel Square, Manchester, M3 4FQ
17 Rozel Square, Manchester, M3 4FQ
4 Porchfield Square, Manchester, M3 4FG
49 Porchfield Square, Manchester, M3 4FG
55 Porchfield Square, Manchester, M3 4FG
93 Porchfield Square, Manchester, M3 4FG
97 Porchfield Square, Manchester, M3 4FG
40 Porchfield Square, Manchester, M3 4FG
Factory, 161 Water Street, Manchester, M3 4JQ
117 Liverpool Road, Manchester, M3 4JN
Flat 22, 91 Liverpool Road, Manchester, M3 4JN
Flat 3, 91 Liverpool Road, Manchester, M3 4JN
Flat 15, 91 Liverpool Road, Manchester, M3 4JN
Flat 1, 91 Liverpool Road, Manchester, M3 4JN
Unit 1, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 307, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 102, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 316, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ
14 Rozel Square, Manchester, M3 4FQ
Flat 202, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 106, 73 - 83 Liverpool Road, Manchester, M3 4AQ

Flat 315, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 310, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 303, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 210, 73 - 83 Liverpool Road, Manchester, M3 4AQ
Flat 105, 11 Duke Street, Manchester, M3 4FR
10 Castlefield Mews, Stone Street, Manchester, M3 4NE
Westpoint, Duke Street, Manchester, M3 4NF
The Ox, 71 Liverpool Road, Manchester, M3 4NQ
15 Rozel Square, Manchester, M3 4FQ
13 Rozel Square, Manchester, M3 4FQ
3 Rozel Square, Manchester, M3 4FQ
33 Culvercliff Walk, Manchester, M3 4FL
57 Rozel Square, Manchester, M3 4FQ
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Serviced Apartment 6, 11 Liverpool Road, Manchester, M3 4NS
Fifth Floor, 340 Deansgate, Manchester, M3 4LY
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
289 - 291 Deansgate, Manchester, M3 4EW
293 Deansgate, Manchester, M3 4EW
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

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
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CENTRAL