

Planning

Growth & Development

Delegated officer report for planning application

Application no.	139421/FO/2024		
Date registered valid:	21 March 2024		
Proposal:	Change of use of lower ground floor commercial space (Class E) to 2 bedroom dwelling (Class C3(a)).		
Address:	Lower Ground Floor, 8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA		
Ward(s):	Piccadilly		Ward
Applicant:	Mr Talat Mahmood HM Empire Estates		
Agent (if any):	Mr Jim Granger jg-d		
Case officer:	Emily		Booth
	Tel: 0161	234	4193
	Email: emily.booth@manchester.gov.uk		
Recommendation:	Approve		
Date of recommendation:	15 May 2024		

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: 4 April 2024

Standard consultations:

Printed: 28 March 2024 Expired: 20 April 2024

Neighbour notifications

Printed: 28 March 2024 Expired: 20 April 2024

Site notice

Posted: 4 April 2024 Expired: 25 April 2024

Press advert

Published: 4 April 2024 Expired: 18 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application property is located within Piccadilly Village, which is a low density predominately residential estate that was built in the early 1990s. The property subject of this application is located within a building named Outram House, which is on the Great Ancoats Street frontage of the development. It also has elevations to the Ashton Canal and Piccadilly Village. The majority of the building has had prior approval referenced 119364/P3OPA/2018 to provide 43 no. studios in 2018.

The surrounding area is predominantly residential and industrial. Surrounding uses also include hotels, a church, shops, health and beauty uses, bars, music venues and cafes.

The elevations of the application and adjoining properties comprise of red brick and grey slate to the roof. The property is currently vacant. The application site is not located in a conservation area and the building is not listed. This application relates to Suite 8. The principal elevation of the premises subject of this application is sited at the back of pavement. The building has external stairs between some of the suites.

Description of development

Planning Permission is sought for the formation of a two-bed apartment on the lower ground floor of the premises.

External alterations are limited to the reinstatement of a window within an existing opening on the rear of the property.

An associated application was granted prior approval on 24 April 2024 for the formation of 2no. one-bedroom apartments on the upper ground floor of the premises referenced 139422/P3MA/2024.

Consultations & Notification Responses

Publicity- The application was advertised in the local press as affecting a listed building, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies were received.

Highway Services – Confirmed that the proposals were acceptable.

Environmental Health Services – Recommended conditions to require the submission and agreement of an acoustic insulation scheme and a refuse storage scheme.

Canal and Rivers Trust – Confirmed that they have no comments to make.

Issues

Policies

The following policies are considered relevant in the consideration of this application.

Manchester's Local Development Framework: Core Strategy - The Core Strategy Development Plan Document 2012 -2027 ('the Core Strategy') was adopted by the Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following Core Strategy policies are relevant to the proposed development:

Policy DM1 (Development Management) - States that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. Relevant considerations in this case are:

- Appropriate siting, layout, scale, form, massing, materials and detail
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development to ensure that development has regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation.
- Accessibility: buildings and neighbourhoods should be fully accessible to disabled people with new development providing access to all via sustainable transport modes
- Community safety and crime prevention
- Design for health.
- Adequacy of internal accommodation and external amenity space

- Refuse storage and collection.

Policy SP1 (Spatial Principles) specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income and to protect and enhance the built and natural environment.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.

Policy EN 14 (Flood Risk) - Requires an assessment of potential additional flood risk related to proposed development. The site is located in Flood Zone 1 and the development would not be at significant risk from flooding.

Policy EN19 (Waste) - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how sustainable waste management needs of the end user will be met.

Policy H1 (Overall Housing Provision) - Residential development would positively contribute to local housing supply that secures appropriate and sustained occupation.

Policy T1 (Sustainable transport) - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport.

Unitary Development Plan (Saved UDP) Policies -The following saved Unitary Development Plan policy is also considered to be relevant:

Policy DC26 (Development and noise)

The following elements of policy DC26 are relevant:

Policy DC26.1 has been related to the proposals contribution to the local noise environment and how existing noise sources, including noise from traffic may impact on the proposed housing.

Policy DC26.4 requires that where an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, consideration is given to measures to deal with it satisfactorily.

Policy DC26.5 has been related to the assessment of the development, in terms of measures to minimise the impact of noise on future residents, including the incorporation of noise insulation.

Places for Everyone -

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

The following policies are considered relevant to this application.

Policy JP-P1 (Sustainable Places) aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key

attributes that all development, wherever appropriate, should be distinctive, with a clear identity, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, incorporating accessibility, legible easy to move around, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure and public realm, well served by local shops, services and amenities.

Policy JP-H 1 (Scale, Distribution and Phasing of New Housing Development) States that a minimum of 164,880 net additional dwellings will be delivered over the period 2021-37, or an annual average of around 10,305. Brownfield land will be the predominant source of land over the plan period. The new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

Policy JP-H3 (Type, Size and Design of New Housing) States that all new dwellings must:

1. Comply with the nationally described space standards; and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable.

Policy JP-H 4 (Density of New Housing) States that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport, in accordance with the minimum densities set out below.

National Policy

The National Planning Policy Framework (2021)

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development". In order to meet this key planning objective. The following sections are considered relevant to this application.

Section 5 (Delivering a sufficient supply of homes) advises that the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

Section 8: (Promoting healthy and safe communities) advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

Section 11 (Making effective use of land) advises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

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

Section 14 (Meeting the challenge of climate change, flooding and coastal change) advises that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve

resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Manchester - Residential Quality Guidance, 2017

In March 2015, Manchester adopted the London Housing Design Guide space standards as an interim measure, pending the preparation of Manchester-specific guidance. These standards have resulted in a positive shift in terms of the quality of residential schemes coming forward, yet space standards represent only one of the key ingredients for creating attractive and sustainable residential environments.

The Manchester Residential Quality Guidance aims to complete this picture, providing direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

Issues

The Principle of the Use -

The principle of the proposal, in particular the loss of office space requires consideration. The proposals would include the loss of the last remaining office space within the terrace. The majority of the terrace has had prior approval referenced 119364/P3OPA/2018 to provide 43 no. studios in 2018 and the lower ground floor of the building subject of this application also now has prior approval referenced 139422/P3MA/2024. The building also sits within the residential Piccadilly Village estate and has frontages to Great Ancoats Street, the Rochdale Canal and the internal courtyard. It would be in keeping with the other uses and would provide a larger apartment with an extra bedroom compared to the other apartments that have already been approved within the terrace, increasing the variety of accommodation sizes in this area, in accordance with policy H1 of the Adopted Core Strategy.

However, consideration must be given to the standard of accommodation as well as the proposal's appearance, and impact upon visual amenity, residential amenity, waste storage, and parking. The office space affected had not been regularly used and had been vacant since 2022.

Standard of accommodation -

The proposed apartment would have a gross internal floor space of 107.9 square metres, providing two double bedrooms, a hallway a living room with kitchen and dining space, a cycle storage area and one bathroom.

The apartment would be a 2 bed 4 person apartment and would exceed nationally described space standards. It would also feature a private built in garage that would allow the parking of two cars and storage that would also exceed nationally described space standards.

The apartment would use the existing waste storage provision within Piccadilly Village.

Existing light levels within the premises do not provide appropriate natural light levels as the windows on the rear of the apartment are under an archway so are shaded and the side elevation is a wide elevation with only one window. However the application includes the provision of a large window within an existing opening which will improve light levels. The applicant has also confirmed that internal doors will have glazing within them to allow borrowed light to be shared between the rooms. Furthermore, bars would be removed from the windows.

The provisions specified above are considered to offer an acceptable standard of accommodation for the property's future occupants with the property also providing sufficient access to both light and airflow as windows are featured to the front, side and rear and the additional measures proposed will improve on the existing measures.

The proposal is therefore considered to accord with policies DM1, SP1, H1 and H5 of the Adopted Core Strategy.

Appearance and visual amenity -

The proposed addition of a window would be in keeping with the design and materials of the existing windows and would be a highly beneficial alteration. The removal of windows bars would also be beneficial to the character and appearance of the building.

The proposal's impact upon the appearance of the property as well as its surrounding area is therefore considered acceptable, in accordance with policies DM1 and SP1 of the Adopted Core Strategy.

Residential amenity -

The proposed use would be in keeping with the surrounding residential apartments and the accommodation provided would provide sufficient access to both light and airflow and would be of a sufficient size. The condition recommended by the City Council's Environmental Health Service would be attached to the decision notice to secure a reduction in noise from traffic and other sources, thus protecting future residents from noise disturbance as well as reducing the potential for overheating and secure sufficient waste management storage.

The proposal therefore accords with policies DM1, EN19 and SP1 of the Core Strategy.

Parking -

The apartments include car parking for two cars within a private garage and secure cycle parking for two bicycles.

The proposal therefore accords with policies DM1, EN1 CC10, T1, T2 and SP1 of the Core Strategy.

Sustainability and Biodiversity -

Lights would be energy saving and would be fitted with timers whilst water saving devices would be fitted to all sanitaryware. Local contractors and local materials would be used. Recycling provision would be provided.

The existing building offers limited opportunity for habitat enhancement but a sparrow terrace would be erected as part of the conversion works.

The application site is within Flood Zone 1. Existing connections will be re-used for the proposed conversion works.

Disabled Access -

Level access would be provided through the existing paved approach from the development courtyard. Internally any projection and/or fixed objects on circulation routes would not reduce the effective width of the clear space below 750mm. The position of all accessible switches and

socket points would comply with the requirements of Approved Document Part M2, Section 8, diagram 29.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Minor issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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 have been carried out in accordance with the following drawings and documents:

The location plan referenced P02 received by the City Council as local planning authority on 20 November 2023

The drawings referenced:

(23202)11_ Rev B
(23202)14_

received by the City Council as local planning authority on 23 April 2024

The Supporting Statement prepared by jg(d) referenced 23202 received by the City Council as local planning authority on 4 March 2024

The emails from Jim Granger dated 23 April 2024 and 01 May 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Great Ancoats Street shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. . Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

The scheme shall be implemented in full before the first use of the premises.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken 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 above criteria is 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 noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

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, in order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) Notwithstanding the details submitted with the application, prior to the commencement of use hereby approved samples and specifications of additional external window materials shall be submitted to and approved in writing by the City Council as local planning authority. The window shall then be installed only in accordance with the approved details.

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

6) The sustainability and biodiversity measures described within the Supporting Statement prepared by jg(d) referenced 23202 received by the City Council as local planning authority on 4 March 2024 shall be fully implemented before the use hereby approved commences and shall be maintained the duration of the use hereby approved.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) The improvements to lighting levels as described within the emails from Jim Granger dated 23rd April 2024 and 1st May 2024 and as described with the Supporting Statement prepared by jg(d) referenced 23202 received by the City Council as local planning authority on 4 March 2024 and as shown on the drawings referenced (23202)11_ Rev B and (23202)14_ received by the City Council as local planning authority on 23 April 2024 shall be fully implemented before the use hereby approved commences and shall be maintained the duration of the use hereby approved.

Reason - To ensure an acceptable development in the interests of the amenity of future residents, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

8) The apartment hereby approved shall not be occupied until the space and facilities for the parking of a minimum of 2 bicycles as shown on the drawing referenced (23202)11_ Rev B have been provided within the apartment. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

9) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced (23202)11_ Rev B and described within the Supporting Statement prepared by jg(d) referenced 23202 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

10) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude four unrelated people sharing the property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

Informatives

1) 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
Canal & River Trust

Flat A3105, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2903, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3008, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A508, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1106, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A402, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2404, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1602, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A908, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A807, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1903, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A804, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A803, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A706, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1505, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1807, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1802, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1703, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2107, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2106, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH
141 Great Ancoats Street, Manchester, M4 6DH

Flat A3001, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2703, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2506, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2501, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2905, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2901, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2808, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2801, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
23 Millbank Street, Manchester, M1 2FR
17 Millbank Street, Manchester, M1 2FR
Flat A2101, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1107, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A407, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A404, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1102, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A304, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1607, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1003, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1603, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A904, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2002, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1907, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1504, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1408, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A704, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A703, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A606, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1705, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2204, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1304, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1302, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 109, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
28 James Brindley Basin, Manchester, M1 2NL

155 Great Ancoats Street, Manchester, M4 6DH

Flat A3005, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2705, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2606, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2507, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2504, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2502, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A3108, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2904, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A3107, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2805, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2708, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2707, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A507, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A2008, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1205, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A1104, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A1103, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A2405, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2402, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat A2307, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

15 Millbank Street, Manchester, M1 2FR

Flat A1002, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A903, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A1905, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1507, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1707, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1404, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1402, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A607, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A2207, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A505, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A2205, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA

Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA

Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 111, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA

Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA

Flat A3202, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN

Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
10 James Brindley Basin, Manchester, M1 2NL
8 James Brindley Basin, Manchester, M1 2NL
33 James Brindley Basin, Manchester, M1 2NL
147 Great Ancoats Street, Manchester, M4 6DH
149 Great Ancoats Street, Manchester, M4 6DH
Flat A2704, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2608, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2605, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2902, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3007, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2802, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A506, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1108, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A405, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2407, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1702, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1701, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1608, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2304, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A808, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1904, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A802, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1708, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1407, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1403, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2208, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1706, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1704, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A603, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2203, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1307, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1306, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
31 James Brindley Basin, Manchester, M1 2NL
145 Great Ancoats Street, Manchester, M4 6DH
5 James Brindley Basin, Manchester, M1 2NL
3 James Brindley Basin, Manchester, M1 2NL
2 James Brindley Basin, Manchester, M1 2NL
Flat A3004, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3002, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2906, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3101, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2803, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
19 Millbank Street, Manchester, M1 2FR
Flat A2103, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A403, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1606, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2308, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1508, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A907, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A806, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2003, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A707, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1502, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A302, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1805, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1803, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1801, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1401, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A701, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2302, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A504, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2202, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2104, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1308, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1305, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1206, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2401, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA
Flat A3203, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat A2907, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2702, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2603, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2601, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2505, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
144 Great Ancoats Street, Manchester, M4 7AB
Flat A503, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A602, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2006, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1105, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A501, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2403, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1605, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1005, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2306, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A905, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A902, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1902, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A805, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A801, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1506, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1808, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1806, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1804, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1405, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A608, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A604, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2303, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2201, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2105, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1208, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1207, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 212, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 203, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 108, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G09, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH
34 James Brindley Basin, Manchester, M1 2NL
29 James Brindley Basin, Manchester, M1 2NL

32 James Brindley Basin, Manchester, M1 2NL
7 James Brindley Basin, Manchester, M1 2NL
Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat A3106, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3104, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3103, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2807, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2806, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3102, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3006, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A502, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
21 Millbank Street, Manchester, M1 2FR
Flat A601, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2102, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2007, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A408, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A401, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A306, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A305, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2406, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1008, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1006, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1604, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1601, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A906, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A901, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2001, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1908, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1503, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1501, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1901, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1406, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A705, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A605, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2301, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A301, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
30 James Brindley Basin, Manchester, M1 2NL
9 James Brindley Basin, Manchester, M1 2NL
6 James Brindley Basin, Manchester, M1 2NL
4 James Brindley Basin, Manchester, M1 2NL
1 James Brindley Basin, Manchester, M1 2NL
149A Great Ancoats Street, Manchester, M4 6DH
Flat A3003, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2908, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2701, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2607, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2408, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3201, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2804, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2005, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2004, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A406, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A303, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1007, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1004, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2305, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1906, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A708, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A702, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2206, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2108, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1303, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1301, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
143 Great Ancoats Street, Manchester, M4 6DH
Flat A2706, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2604, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2602, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2508, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2503, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

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
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL