emery PLANNING

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Manchester City Council
Planning Department
PO Box 532
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Manchester
M60 2LA

21 February 2024
EP ref: 20-588

Dear Sir or Madam

Re: Planning Portal reference: PP-12804699
Land off Oldham Street and Spear Street, Manchester

Please find enclosed a Section 73 application to vary condition 10 of planning permission 131730/JO/2021 for "*variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020*".

The original description of development reads as follows:

> "Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof."

Submitted plans ref. OSM-FEA-BA-00-PL-A-0007 Rev P3 (Block A Ground Floor Unit Plan) and OSM-FEA-BB-00-PL-A-0006 Rev P2 (Block B Unit Plan) identify the relevant commercial units referred to in this letter.

## Condition 10 – Loading and unloading hours

Condition 10 states:

> "10) No loading or unloading shall be carried out on the site outside the hours of:
>
> 07:30 to 20:00 - Monday to Saturday,

10:00 to 18:00 - Sundays/Bank Holidays”

Unit 1, Block B will shortly be occupied by a bakery, which will need to make outgoing deliveries in the early hours of the morning to their customers, in line with standard operations for baked good providers.

The hours for Unit 2, Block A are proposed to be amended in the interest of businesses which may wish to occupy the unit but require extended delivery hours in the week.

We therefore propose that the condition be amended to state as follows:

> “10) No loading or unloading shall be carried out on the site outside the hours specified below.
>
> Unit 1, Block B as identified on plan ref. OSM-FEA-BB-00-PL-A-0006 Rev P2:
>
> 06:30 to 20:00 - Monday to Saturday,
>
> 07:30 to 18:00 - Sundays/Bank Holidays
>
> Unit 2, Block A as identified on plan ref. OSM-FEA-BA-00-PL-A-0007 Rev P3:
>
> 06:30 to 20:00 - Monday to Saturday,
>
> 10:00 to 18:00 - Sundays/Bank Holidays
>
> All other commercial units:
>
> 07:30 to 20:00 - Monday to Saturday,
>
> 10:00 to 18:00 - Sundays/Bank Holidays”

The bakery occupying Unit 1, Block B will use plastic bread crates, loaded by hand and with care into vans by bakery employed staff who will be trained to keep the noise to a minimum. The process will not require the use of any trolleys or forklifts and the crate material keeps the noise to a minimum during loading.

The bakery also already operates from 35 Radium Street, Ancoats utilising the same delivery schedule as proposed. Apartments are similarly located above the commercial unit and no noise or amenity complaints have been received to date since the bakery has been operating.

Both commercial units are located in the City Centre which by nature has a higher background noise and is consistent from approximately 6:30am onwards as indicated in Appendix B of the approved Acoustic Report prepared by Hann Tucker (CDN/18/0389). Any sound associated with the deliveries would therefore be experienced in context of the existing noise levels from Oldham Street and surrounding commercial properties. The recommendations set out within the report have been implemented and would provide further mitigation to the residential properties from any noise associated with the deliveries. The proposed extension of delivery hours would therefore not have a detrimental impact on the amenity of the surrounding residential properties.

Similar requests for extensions to delivery/servicing hours have also previously been found acceptable by the Council:

- 138222/JO/2023 approved on 19 January 2024. The officer report is attached at Enclosure **EP1**.
- 137127/JO/2023 approved on 10 November 2023. The officer report is attached at Enclosure **EP2**.

It is therefore considered that the expanded loading and unloading hours would not cause any undue disturbance and would not affect the amenity of the nearby residents in accordance with Policies SP1 and DM1 of the Core Strategy. On this basis, we respectfully request that this Section 73 application be approved.

Should you have any queries or require any further information then please contact our office at your earliest opportunity and prior to determining the application.

Yours sincerely
Emery Planning

*Caroline Payne*

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director

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Enc.
EP1 – Officer report for application 138222/JO/2023
EP2 – Officer report for application 137127/JO/2023

EP1

MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

| | |
|---|---|
| **Application no.** | 138222/JO/2023 |
| **Date registered valid:** | 2 October 2023 |
| **Proposal:** | Variation of conditions 2 (Approved Dwgs) (to make amendments to building layout, landscaping and facade detailing and the relocate a back up generator underground) and wording of conditions 5 (Construction Management Plan), 11 (Plant), 20 (Servicing Hours) and 22 (Clear Windows) attached to application ref no 136934/FO/2023 |
| **Address:** | Greenheys Business Centre , Pencroft Way, Manchester, M15 6JJ |
| **Ward(s):** | Hulme Ward |
| **Applicant:** | Bruntwood Sci Tech Ltd |
| **Agent (if any):** | Mr John Cooper Deloitte LLP |
| **Case officer:** | Angela Leckie<br>Tel: 0161 234 4651<br>Email: angela.leckie@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** 10-01-24

**Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Major Office

**Date of site visit:** 11 October 2023

**Standard consultations:**
Printed: 1 December 2023 Expired: 22 December 2023

**Neighbour notifications**
Printed: 10 October 2023 Expired: 31 October 2023

**Site notice**
Posted: 11 October 2023 Expired: 1 November 2023

**Press advert**
Published: 17 October 2023 Expired: 31 October 2023

**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

The site is in Manchester Science Park (MSP), a strategic employment location in Oxford Road Corridor. It includes innovative science and technology companies at all life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions. The MSP is covered by a Strategic Regeneration Framework (SRF) which was endorsed in 2018 with an Addendum was subsequently endorsed in 2023.

The site is 0.67 ha and bounded by Greenheys Lane and Pencroft Way. Until recently it included the Greenheys building; two vacant terrace houses, one of which was in use as a hot food takeaway; a single storey brick building used as a furniture store; a surface level car park and highway land. The Greenheys building is mainly used as research, laboratory and commercial office use. These buildings have now been demolished under application ref no (application ref no 136962/DEM/2023).

There is a 60 space car park is accessed off Pencroft Way.

The Base building, a five-storey office development constructed in 2022 is to the south. The McDougall Centre, owned by the University of Manchester, is to the north and is largely disused although a prayer hall is in use. The Site is to the east of Greenheys Lane and a residential area is on the opposite side of the road.

**Description of area**

MSP is identified as a strategic employment location in the Core Strategy and is in the Oxford Road Corridor. It includes innovative science and technology companies at all
life-cycle stages with support services that encourages collaboration and co-creation. It is a highly accessible location close to major research institutions.

**Description of development**

Consent was granted in July 2023 (application ref no 136934/FO/2023) for a 7-storey building, cycle parking, hard and soft landscaping, access and servicing, and associated works. The development includes a full plant level, for office and laboratory floorspace (Use Class E). An anchor tenant would occupy the ground, mezzanine and first floor, with the remaining floors available for occupiers primarily within the life science and healthcare sectors. The anchor tenant is an internationally significant health research organisation that would bring substantial direct and indirect socio-economic benefits to MSP and the wider Corridor eco-system, and leverage MSP's advantages in terms of locational clustering with major knowledge and research institutions. Importantly, securing the tenant at MSP will strengthen Manchester's Research & Development (R&D) capabilities and world leading reputation for life science and health innovation, catalysing the next phases of development at the park through clustering opportunities.

The proposal would deliver 17,249 sqm of flexible office and laboratory space to meets the specific requirements of occupiers in the science and technology sectors.

It would create around 730 Full Time Equivalent (FTE) jobs.

Consent is now sought to make some minor material amendments to the above which would require amendments to condition 2 attached to the original consent comprising the following:

Podium façade position: The building line of the north eastern end of the podium is to move in by c. 1m to avoid extending on to adopted Highway land; and out by up to c. 1.2 m to the south eastern end to maintain the approval floorspace area. The building line change would result in a reduction of reception space by approximately 13 sqm (NIA).

Façade changes: Changes to the number and location of windows and louvres on ground and first floor are proposed along with changes in location of access points to the ground floor on western and southern elevations.

In addition it is proposed that the elevations would comprise the fully irrigated planted green wall system to all elevations removing a previous vertically grown planted wall system utilising a stainless-steel wire climbing system primarily from the southern and northern elevations.

Landscaping: Changes to landscape proposals to align with amended building line. These include re-aligning the path connecting Greenheys with BASE building. In addition, fixed / drop bollards have been added to the eastern boundary and the roof terrace design has also been realigned to revised building line.

Backup generator fuel tank: UK Biobank's new storage will require a consistent electricity supply. Due to the occupier's specific storage requirements, the occupier requires a stand-by generator to provide the necessary level of on-site resilience to power supply. The original requirement was for back-up generators to have capacity for eight hours of resilience. Since the Planning Permission was granted, the occupier has identified the need to extend the resilience period to 48 hours, in the case of prolonged infrastructural problem / interruption to supply. To achieve this requirement, the fuel tank is proposed to be relocated from the roof of the approved enclosed service bay to the ground floor of the service yard. The would be no visible change to the approved building. The capacity of tank is proposed to increase slightly to improve on-site power resilience. This necessitates amendments to the layout of the bins store but the capacity (40 bins) is unchanged.

The fuel tank would be serviced from a filling point below service yard. The introduction of a larger tank ensures that the generator would require less frequent "topping-up" of fuel (forecast to be approximately once per year). There would be no additional excavation beyond that consented in the original approval.

It is noted that within the original submission that the tank was proposed below ground.

In addition, it is proposed to amend the wording of the following conditions:

5 (Construction Management Plan): Change to wording of Condition 5 attached to the Planning Permission to enable demolition to progress and a package of enabling works.

11 (Plant): Change to wording of condition to set alternative noise limits for emergency plant.

20 (Servicing Hours): To allow some deliveries from 7am every day of the week, including Sundays and Bank Holidays.

22 (Clear Windows): Change to update drawing reference numbers to reflect the changes to condition 2.

**Consultations & Notification Responses**

**Publicity** – The application was advertised as a major and public interest development. As site notice was displayed adjacent to the site and occupiers of neighbouring properties were notified about the application. No representations have been received.

**Head of Highway**s- No objections

**Head of Regulatory and Enforcement Services** – (Street Management and Enforcement) – Have no objections subject to a rewording of the suggested submitted revised conditions 11 and 20.

**Environment Agency** – Commenting on the original submission recommended that a condition was attached to any consent granted requiring submission of full structural details of the installation, including details of excavation, the tank, tank surround, associated pipework and monitoring system as well as how it would be monitored. These comments are no longer relevant as the tank has been relocated above ground.

**Flood Risk Management Team** – Have no objections subject to the EA's recommended condition being attached to any consent granted and has requested an informative in relation to an underground watercourse (Corn Brook) is located within close proximity to the site.

**Greater Manchester Archaeological Unit** – No objections.

**Issues**

**Principle of the Proposed Amendments to condition 2**

It is noted that notwithstanding the proposed amendments the principle of use established by the Planning Permission (ref: 136934/FO/2023) and floorspace remains unchanged.

The drive for the changes has emerged from design development and further development of the applicants' operational requirements.

In terms of the amended building line, the footprint does not change the design or massing principles of the original proposal approved by the Planning Permission (ref: 136934/FO/2023) and has no impact on the operation of the building and is therefore considered to be acceptable.

There would be no material impact on the appearance of the landscaped area and the amendments to the landscaping are also considered to be acceptable.

The amendments to the façade would create a more consistent façade treatment across the ground and floors. Extending the irrigated system will help to ensure consistent quality and coverage of the green wall across the full extent of the podium and retain the site-wide 'layered' landscaping strategy. Additional ventilation louvres are required to support internal operations. To the western elevation, proposed amendments comprise the omission of 1no. proposed door and change in location of another door; and inclusion of 2no. high level louvres panels that are set within the podium green wall. Visibility would be minimised by the fact that the louvres are set

back a significant distance from the public highway and have been designed to match the material finish and colour of the louvers and metal flashing and copings proposed on the approved scheme, to maintain visual consistency. It is noted that the design team has kept their size to a minimum, minimising visual prominence of the louvres and maintaining the overall high quality architectural design of the elevation. An additional window faces into BASE building and so will not pose any privacy issues for neighbouring properties.

It is considered that these changes would support the operation of the consented scheme and will not materially change the appearance of the facades.

**Conditions**

**5 (Construction Management Plan):** It is understood that demolition has already taken place and the enabling works comprising site clearance and preparation are progressing. Given the tight construction delivery programme the change to the wording to exclude demolition and enabling works is accepted as the CMP for those works would be dealt with under the demolition approval.

**11 (Plant):** It is noted that **d**uring the design stages the acoustic consultant worked with the project engineers to enable the designs to achieve the limits stated in the Acoustic Assessment (as referenced in Condition 2), and noise from standby plant, i.e. emergency generators, has not been designed to achieve the 5 below background criteria. The noise consultant has confirmed that this wouldn't be feasible. It is noted that the Head of Regulatory and Enforcement Services has agreed to amend the condition as follows:

*Prior to occupation of the development a scheme for the acoustic insulation of any plant and associated equipment including any MVHR system externally mounted ancillary equipment, lift equipment, substation ~~and any emergency plant~~ associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location; and any emergency plant associated with the development to ensure that it achieves a background noise level of no more than 10dB above the existing background at the nearest noise sensitive location shall be submitted to approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.*

and the condition wording will be amended on that basis

**20 (Servicing Hours):** It is noted that Due to the applicants operational requirements, there will be requirement deliveries from 7am every day of the week, including Sundays and Bank Holidays. Samples collected from UK Biobank's participants typically need to be processed within 24 hours of collection, necessitating these delivery hours. Deliveries before 10am at weekends and bank holidays would only be in small courier vans, rather than articulated lorries used for deliveries in standard hours. The applicants have confirmed that to minimise any potential description, they will consolidate offsite to minimise the number of deliveries to the site, deliveries that would occur on Sundays and Bank Holidays will be at no earlier than 7:00 in transit-style vans (not larger, or articulated vehicles). It is noted that the Head of Regulatory and Enforcement Services have suggested that the condition requested by the applicants is amended as follows:

Following consultation with the Head of Environmental Protection it has been determined that an additional condition will be added (43) to manage the deliver of samples outside of the hours specified in the original condition 20 which would remain as approved. As follows:

Notwithstanding the hours specified in condition 20 deliveries and collections for Biobank Ltd only ( in respect of the occupation of the ground floor, mezzanine and first floor dwgs GRE-BDP-ZZ-00-DR-A-20-900 P30 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P03 1ST FLOOR PLAN and GRE-BDP-ZZ-02-DR-A-20-900 P02 2ND FLOOR PLAN) for the purposes set out in section 4.5 of Deloitte's Covering Letter dated 29 September 2023 and for no other operator on those or the 3rd, 4th and 5th floor will be permitted as follows:

07:00 to 20:00, Monday to Saturday; and
07.00 to 18.00 Sundays and Bank Holidays

subject to the operation of the Management Arrangements set out in Deloitte's e-mail dated 17-01-24 (Delivery Management Note associated with Section 4.5 of Deloitte's Covering Letter dated 29th September 2023)

For the avoidance of doubt no articulated or HGV vehicles will be used for deliveries earlier than those specified in condition 20 in line with the 'Greenheys- Servicing Hours' report prepared by Burntwood September 2023.

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

**22 (Clear Windows):** This is straightforward update to reflect the amendments to condition 2

Amendments to conditions 4 (a) (i) and (ii) (Ground Conditions), 6 (Archaeology), 12 (Cotoneaster) 14a (Local Benefits Proposals) and 33 (UXO) pursuant to application 136934/FO/2023 are to be included in the revised decision notice to reflect the approval under application ref no's CDN/23/0592, CDN/23/0651and the information submitted with application ref no CDN/23/0748 (Condition 17 (TV Reception))

**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:**

**Article 35 Declaration**

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

1) The development must have begun not later than the 28-07-26

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) Existing Site Plan GRE-BDP-ZZ-XX-DR-A-00-001 P02 and Proposed Site Plan GRE-BDP-ZZ-XX-DR-A-00-006 P04 both stamped as received on 10-05-23;

(b) GRE-BDP-ZZ-00-DR-A-20-900 P30 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P03 1ST FLOOR PLAN , GRE-BDP-ZZ-02-DR-A-20-900 P02 2ND FLOOR PLAN, GRE-BDP-ZZ-03-DR-A-20-900 P02 3RD FLOOR PLAN , GRE-BDP-ZZ-04-DR-A-20-900 P01 4TH FLOOR PLAN , GRE-BDP-ZZ-05-DR-A-20-900 P01 5TH FLOOR PLAN , GRE-BDP-ZZ-06-DR-A-20-900 P02 6TH FLOOR (PLANT) PLAN, GRE-BDP-ZZ-07-DR-A-20-900 P02 ROOF PLAN, GRE-BDP-ZZ-XX-DR-A-20-100 P14 NORTH ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-101 P13 SOUTH ELEVATION, GRE-BDP-ZZ-XX-DR-A-20-102 P13 WEST & EAST ELEVATION , GRE-BDP-ZZ-XX-DR-A-20-103 P09 SECTIONS A & B , GRE-BDP-ZZ-XX-DR-A-20-109 P04 CONTEXTUAL ELEVATIONS, GRE-BDP-ZZ-XX-DR-A-20-110 P04 CONTEXTUAL ELEVATIONS , GRE-BDP-ZZ-XX-DR-A-21-901 P01 SECTION 01 , GRE-BDP-ZZ-XX-DR-A-21-902 P01 SECTION 02 , GRE-BDP-ZZ-XX-DR-A-21-903 P01 SECTION 03 , GRE-BDP-ZZ-XX-DR-A-21-904 P01 SECTION 04, GRE-BDP-ZZ-XX-DR-A-21-905 P02 SECTION 05 & 06 and Dwg GRE-SLCE-22-DR-ME 2011 all stamped as received on 09-01-24

(c) GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION , GRE-BDP-ZZ-XX-DR-L-00-002 P07 LANDSCAPE - COLOUR MASTERPLAN , GRE-BDP-ZZ-XX-DR-L-00-003 P05 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P04 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P04 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P04 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P07 LANDSCAPE - GA PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P05 LANDSCAPE - GA ROOF PLAN, GRE-BDP-ZZ-XX-DR-L-00-201 P04 LANDSCAPE - TREE CONSTRAINTS PLAN, GRE-BDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZ-XX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE-BDP-ZZ-XX-DR-L-00-501 P05, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L-00-601 P03 LANDSCAPE - TYPICAL

TREE PIT DETAILS and GRE-SLCE-ZZ-DR-ME-20110 S3 PO1all stamped as received on 03-10-23;

(d) Sections 7 and 8 of the Manchester Science Park Design & Access Statement, April 2023, Greenheys Redevelopment by BDP stamped as received on 10-05-23;

(e) Greenheys, Manchester Science Park, Air Quality Assessment by Silcock Leedham Consulting Engineers Ltd April 2023 stamped as received on 10-05-23;

(f) Greenheys, Manchester Science Park, Archaeological Desk Based Assessment 05-04-23 by Salford Archaeology stamped as received on 10-05-23;

(g) Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23;

(h) Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23;

(i) MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

(j) Local Labour Agreement, Greenheys Redevelopment, April 2023 by Bruntwood stamped as received on 10-05-23;

(k) Greenheys, Manchester Science Park, Television and Radio Reception Impact Assessment by GTech dated 26-04-23 stamped as received on 10-05-23;

(l) MSP Greenheys Redevelopment Ventilation Statement GRE -SLCE -XX-XX-RP-ME-3000 by Silcock Leedham April 2023 stamped as received on 10-05-23;

(m) Greenheys Redevelopment Energy Audit Report by ZED Rev 01 22-03-23 stamped as received on 10-05-23 and Embodied Carbon and Energy Usage Intensity Statement by Silcock Leedham dated July 2023 stamped s received on 17-07-23;

(n) DESKTOP WIND, MICROCLIMATE STUDY, Greenheys, Manchester Science Park 28-04-23 by GIA stamped as received on 10-05-23;

(o) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;

(p) Arboricultural Impact Assessment 03-05-23 by Tyler Grange stamped as received on 10-05-23;

(q) Arboricultural Method Statement 26-04-23 by Tyler Grange stamped as received on 10-05-23;

(r) Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;

(s) Daylight & Sunlight, IMPACT ON NEIGHBOURING PROPERTIES Greenheys, Manchester Science Park 25-04-23 by GIA stamped as received on 10-05-23;

(t) Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as recieved on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23;

(u) Phase 1 Geoenvironmental Desk Study & Ground Stability Risk, Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M 6 Project No: NX534/Rev 2 by NX Consulatinfg 28-04-23 stamped as received on 10-05-23;

(v) Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23;

(w) Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23; and

(x) Greenheys, Manchester , Science Park (MSP), Transport Statement Rev P05 by Curtins 28-04-23 stamped as received on 10-05-23 as amended by Dwg 81888 CUR XX 00 D TP 75004 P01.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, CC5, CC6, CC7, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground works other than demolition the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*hand sized samples and specifications of all materials to be used on all external elevations;
*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
*a programme for the production of the full sized sample panels and strategy for quality control management;

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

( b) Prior to above ground development submission of a (excluding demolition) Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reduce the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

4) The development shall be implemented on the basis of the following:

Enabling development:

Remediation Strategy Report for Proposed Biohub, Greenheys, Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ
Project No: NX53 by NX consulting stamped as received on 29-09-23;

Detailed Quantitative Risk Assessment for Greenheys Business Centre, Pencroft Way, Manchester Science Park, M15 6JJ Project No: NX534 by NX consulting stamped as received on 29-09-23;

Gas Monitoring Results stamped as received on 03-10-23;

Prior to development commencing the following shall be submitted to and approved in writing by the City Council:

(a) a Remediation Strategy

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development other than demolition shall not commence in the identified areas until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before below ground works commence and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development other than demolition commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the scheme.

5) Nothwithstanding the Greenheys Development, Construction & Environmental Management Plan 24-03-23 by Bruntwood stamped as received on 10-05-23;

Prior to the commencement of development, (excluding demolition and enabling works) a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

*Display of an emergency contact number;
*Details of Wheel Washing;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works; and

*Parking of construction vehicles and staff;

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

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The development shall be implemented in accordance with the following:

Written Scheme of Investigation (WSI) for an archaeological watching brief Project: Greenheys, Manchester Science Park, Manchester
Planning Reference: 136934/FO/2023 Version: August 2023 v1.0

The post excavation analysis, reporting on the results, archive deposition and a commitment to an approved scheme for dissemination through publication and a heritage display need to take place before the condition can be fully discharged (parts 2 to 5) as set out below:

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the heritage interest represented.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works in accordance with the WSI and Historic England guidance (Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice, 2016).

Within 28 days of the completion of demolition, the Applicant will submit details of the Historic Building Record and Report on the Watching Brief to the Local Planning Authority for approval.

Reason: In accordance with NPPF Section 16, Paragraph 205 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

7) Notwithstanding the details as set out within condition 2 no development (excluding demolition) shall take place until details of the surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. This shall include:

*A finalised drainage layout showing all components, outfalls, levels and connectivity;

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

*A feasibility assessment and engineering details of the Green / Blue Roof;

*Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;

*An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;
Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland
flow routes with regards to the properties on site and adjacent properties off site;

*Progression through the drainage hierarchy shall be evidence based and supported by site investigation. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground
investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required;

*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

*Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required.

*Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice;

*Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority. Consent applications can be arranged by contacting the Lead Local Flood Authority;

*Hydraulic calculation of the proposed drainage system, including all engineering parameters;

*A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s;

*Construction details of flow control and SuDS elements.

For the avoidance of coubt property threshold levels are to be set at a minimum of 35.150 metres Above Ordnance Datum (AOD)

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

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

8) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a)Verification report providing photographic evidence of construction as per design drawings;

(b) As built construction drawings if different from design construction drawings; and

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) The development hereby approved shall be carried out in accordance with the targets set out within the MSP Greenheys Redevelopment M&E Stage 3 Environmental and Energy Statement GRE-SLCE-XX-XX-RP-ME-2000 Rev 01 April 2023 by Silcock Leedham stamped as received on 10-05-23;

A post construction statement shall be submitted within 12 months of occupation of the development.

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.

10) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least a 'Excellent' rating. Post construction review certificate(s) shall be submitted to, and approved in writing by the City Council as local planning authority, within six months of the buildings hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, and the principles contained

within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

11) Prior to occupation of the development a scheme for the acoustic insulation of any plant and associated equipment including any MVHR system externally mounted ancillary equipment, lift equipment, substation associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location; and any emergency plant associated with the development to ensure that it achieves a background noise level of no more than 10dB above the existing background at the nearest noise sensitive location shall be submitted to approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect existing residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

12) The development shall be implemented on the basis of management in accordance with the MSP Greenheys Invasive Species Protocal Report dated 25-07-23 the condition is discharged

Reason

The above condition is necessary to prevent the spread of Cotoneaster which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester Science Park (MSP) Waste Management Strategy Rev P04 28-04-23 by Curtins stamped as received on 10-05-23 and Deloitte's e-mail dated 12 -07-23 in relation to Clinical Waste;

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - 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.

14) The development shall be implemented on the basis of ongoing compliance with the following:

Local Labour Construction : Proposal and Reporting Template stamped as received 29-09-23

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

15) (a) Three months prior to the first occupation of each lettable area the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s), shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives;

(b) Within 6 months of the first occupation of each lettable area the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

16) 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

17) During implementation of the development the following shall be adhered to:

The Television Reception Mitigation Strategy (TRMS)

The mitigation shall then be implemented in accordance with the above strategy and programme.

If following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Polices DM1 and SP1

18) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

19) The development hereby approved shall be carried out in accordance with the Greenheys, Manchester, Science Park (MSP), Framework Travel Plan Rev P04 by Curtins 28-04-23 stamped as received on 10-05-23 (which includes undertaking a baseline travel survey within six months of first operation);

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

In this condition a revised travel plan means a document that includes the following:

i) the measures proposed to be taken to reduce dependency on the private car by staff;
ii) a commitment to surveying the travel patterns of staff within the first six months of use of the development and thereafter from time to time;
iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
iv) measures for the delivery of specified travel plan services; and
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

20) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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

21) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

22) The window(s) on the South Elevation GRE-BDP-ZZ-XX-DR-A-20-101 P13, East Elevation GRE-BDP-ZZ-XX-DR-A-20-102 P13 and North Elevation GRE-BDP-ZZ-XX-DR-A-20-100 P12 (Main Entrance Area) shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) If any external lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

24) The development hereby approved shall include for full disabled access to be provided to all publicly accessible areas of public realm during the hours that it is open to the general public and via the main entrances.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

25) The development shall be carried out in accordance with Sections 4,5 and 6 of the Crime Impact Statement, Greenheys Lane, Manchester Science Park Version A 31/03/23 stamped as received on 10-05-23, the development shall only be carried out in accordance with these approved details and within 3 months of completion, the applicant will confirm in writing to the Council as local planning authority that the development has achieved Secure by Design accreditation

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

26) Notwithstanding the details contained within condition 2 above prior to the first occupation of the building a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

(a) Detailed designs in relation to the above to including materials, kerb heights, installation of any dropped kerbs with tactile pavers across any vehicle access / layby adjacent to the site;

(b)Amendments to the existing TROs;

(c) Details of the disabled parking bay on Greenheys Lane ;

(d) Provision of a signalised crossing;

(e) Details of the 2 relocated bus stops on Greenheys Lane.

Applications for TROs must be submitted within 28 days of the Highways Scheme being approved. If TROs are resolved more than three months prior to target occupation, the approved scheme shall be implemented and be in place prior to the first occupation of the building. If the TRO is not resolved prior to three months before first occupation of the building, the Highways Scheme shall be implemented and be in place within three months of the TRO being resolved, and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

27) Before any part of the development hereby approved is first occupied details of the following to be based on the findings of a Stage 1 Road Safety Audit (RSA 1)shall be submitted and approved in writing by the City Council as Local Planning Authority:

A service management plan to include details of final arrangements in relation to both refuse collection and deliveries. This should cover the frequency and dimensions of vehicles requiring access to the site, along with final details of the location for loading/ unloading.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy

28) No doors (other than those designated as access to the substation, fire exits and ground floor bin store shown on plan GRE-BDP-ZZ-00-DR-A-20-900 P01 shall open onto the adopted public highway

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

29) Prior to the first occupation of the development the cycle parking as shown in dwg GRE-BDP-ZZ-00-DR-A-20-900 P01 shall be fully implemented and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the buildings hereby approved. The air source heat pumps must also comply with the noise criteria as specified in condition 11. The approved

details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

31) Prior to the commencement of above ground works (excluding demolition) a programme for submission of final details of the public realm works and highway works as shown in dwgs GRE-BDP-01-XX-SP-L-0001 P02 LANDSCAPE SPECIFICATION , GRE-BDP-ZZ-XX-DR-L-00-002 P06 LANDSCAPE - COLOUR MASTERPLAN , GRE-BDP-ZZ-XX-DR-L-00-003 P04 LANDSCAPE - COLOUR UPPER FLOOR MASTERPLAN, GRE-BDP-ZZ-XX-DR-L-00-004 P03 LANDSCAPE - PAVING MATERIALS, GRE-BDP-ZZ-XX-DR-L-00-008 P03 LANDSCAPE - PLANTING STRATEGY PLAN, GRE-BDP-ZZ-XX-DR-L-00-009 P03 LANDSCAPE - PLANTING STRATEGY UPPER FLOOR, GRE-BDP-ZZ-XX-DR-L-00-101 P06 LANDSCAPE - GA PLAN, GRE-BDP-ZZ-XX-DR-L-00-102 P04 LANDSCAPE - GA ROOF PLAN, GRE-BDP-ZZ-XX-DR-L-00-201 P03 LANDSCAPE - TREE CONSTRAINTS PLAN, GRE-BDP-ZZ-XX-DR-L-00-401 P01 LANDSCAPE - SECTIONS SHEET 1 , GRE-BDP-ZZ-XX-DR-L-00-402 P02 LANDSCAPE - SECTIONS SHEET 2, GRE-BDP-ZZ-XX-DR-L-00-501 P04, LANDSCAPE - LEVELS STRATEGY PLAN and GRE-BDP-ZZ-XX-DR-L-00-601 P03 LANDSCAPE - TYPICAL TREE PIT DETAILS all stamped as received on 10-05-23;

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the green wall system and how it would be irrigated and maintained;

(d) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(e) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(f) Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features);

(g)Lighting around and within the site (which includes for consideration of older and disabled people);

(h) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and

maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people;

(i) Details of wind mitigation and confirmation that these will result in acceptable conditions on the western terrace; and

(j)Details of the blue roof.

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

32) (a) The development (exclusing plant and equipment) shall be implemented in accordance with the recommendations within the ) Greenheys, Manchester Science Park, Environmental Noise Assessment Report Rev PO2 April 2023 by BDP;

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential advrse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

33) The development shall be implemented on the basis of the Recommended Risk Mitigation Measures as set out in the 1st Line Defence Detailed Unexploded Ordnance (UXO), Risk Assessment the condition is discharged

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

34) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant paragraph 170 of the National Planning Policy Framework and Core Strategy policy EN14 and EN17.

35) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity and solar glare pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

36) The development shall be implemented in accordance with the Recommendations set out within the Preliminary Ecological Appraisal 02 05 23 Rev B by Tyler Grange stamped as received on 10-05-23 and Addendum Bat Note MSP Greenheys 11th July 2023 TG Report No. 15264 R06 BP DM by Tyler Grange stamped as received on 11 07 23;

Reason

For the avoidance of doubt and to ensure that the development provides biodiversity enhancements and mitigates potential impact on wildlife pursuant to policy EN15 and DM1 of the Core Strategy

37) The development shall be implemented in accordance with the recommendations of the Hub Building, Manchester Science Park Flood Risk Assessment MSP May 2014 By DW Consulting Ltd and Supplementary Flood Risk Assessment Rev A By DW Consulting Ltd 13-09-2019 (both stamped as recieved on 10-07-23) as updated by Greenheys Redevelopment, Manchester Science Park, Drainage Strategy 28-04-23 by DW Consulting Ltd and Supplementary Flood Risk Assessment By DW Consulting Ltd 28-04-23.

Reason: To promote sustainable development and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

38) Before any part of the development hereby approved is first occupied details of a car park management scheme for visitors and employees to ensure that there is adequate provision in place across the MSP shall be submitted and approved in writing by the City Council as Local Planning Authority:

The management scheme shall include details of final arrangements in relation to allocation and monitoring of parking demand and a strategy for the provision of further off site car parking should this been deemed necessary.

The development shall thereafter be fully implemented in accordance with these details.

Reason - In interests of highway safety and to provide appropriate levels of car parking facilities pursuant to Policy DM1 and T2 of the Core Strategy

39) The 2nd floor roof terrace hereby approved shall be used as ancillary facilities for building users or visitors only and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

40) Prior to use of the 2nd floor terraces commencing details of the hours of operation shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

41) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

42) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

43) Notwithstanding the hours specified in condition 20 deliveries and collections for Biobank Ltd only (in respect of the occupation of the ground floor, mezzanine and first floor dwgs GRE-BDP-ZZ-00-DR-A-20-900 P30 GROUND FLOOR PLAN, GRE-BDP-ZZ-01-DR-A-20-900 P03 1ST FLOOR PLAN and GRE-BDP-ZZ-02-DR-A-20-900 P02 2ND FLOOR PLAN) for the

purposes set out in section 4.5 of  Deloittes Covering Letter dated 29 September 2023 and for no other operator on those or the 3rd, 4th and 5th floor will be permitted as follows:

07:00 to 20:00, Monday to Saturday; and
07.00 to 18.00 Sundays and Bank Holidays

and subject to the operation of the Management Arrangements set out in Deloitte's e-mail dated 17-01-24 (Delivery Management Note associated with Section 4.5 of Deloitte's Covering Letter dated 29th September 2023)

For the avoidance of doubt no articulated or HGV vehicles will be used for deliveries earlier than those specified in condition 20 in line with the 'Greenheys- Servicing Hours' report prepared by Burntwood September 2023.

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

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

MCC Flood Risk Management
Highway Services
Environmental Health
Environment Agency
Greater Manchester Archaeological Advisory Service

Flat 30, 151 Boundary Lane, Manchester, M15 6JN
Flat 123, 151 Boundary Lane, Manchester, M15 6JN
Flat 112, 151 Boundary Lane, Manchester, M15 6JN
Flat 33, 151 Boundary Lane, Manchester, M15 6JN
Flat 29, 151 Boundary Lane, Manchester, M15 6JN
Flat 28, 151 Boundary Lane, Manchester, M15 6JN
Unit 6, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 3, 7A Greenheys Lane, Manchester, M15 6NQ
Unit 2, 7A Greenheys Lane, Manchester, M15 6NQ
Unit 26, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 17, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Kilburn House, Lloyd Street North, Manchester, M15 6SE
ROBERTSON COOPER LIMITED, Unit 5, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 21, Williams House, Lloyd Street North, Manchester, M15 6SH
Room 5 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 708, 151 Boundary Lane, Manchester, M15 6JR
Room 5 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 9A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 711, 151 Boundary Lane, Manchester, M15 6JR
Flat 703, 151 Boundary Lane, Manchester, M15 6JR
Flat 620, 151 Boundary Lane, Manchester, M15 6JQ
Flat 609, 151 Boundary Lane, Manchester, M15 6JQ
Flat 517, 151 Boundary Lane, Manchester, M15 6JQ
Flat 506, 151 Boundary Lane, Manchester, M15 6JQ
Flat 502, 151 Boundary Lane, Manchester, M15 6JQ
Flat 434, 151 Boundary Lane, Manchester, M15 6JQ
Flat 432, 151 Boundary Lane, Manchester, M15 6JQ

Flat 429, 151 Boundary Lane, Manchester, M15 6JQ
Flat 422, 151 Boundary Lane, Manchester, M15 6JQ
Flat 418, 151 Boundary Lane, Manchester, M15 6JQ
Flat 413, 151 Boundary Lane, Manchester, M15 6JQ
Flat 341, 151 Boundary Lane, Manchester, M15 6JP
Flat 338, 151 Boundary Lane, Manchester, M15 6JP
Flat 309, 151 Boundary Lane, Manchester, M15 6JP
Flat 244, 151 Boundary Lane, Manchester, M15 6JP
Flat 233, 151 Boundary Lane, Manchester, M15 6JP
42A Eyre Street, Manchester, M15 6HD
74 Burlington Street, Manchester, M15 6HQ
42 Burlington Street, Manchester, M15 6HQ
18 Burlington Street, Manchester, M15 6HQ
12 Burlington Street, Manchester, M15 6HQ
Unit 22, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 16, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
26E Greenheys Lane, Manchester, M15 6NQ
2A Bronte Street, Manchester, M15 6QL
24 Eyre Street, Manchester, M15 6HD
16 Eyre Street, Manchester, M15 6HD
12 Aquarius Street, Manchester, M15 6AQ
19 Aquarius Street, Manchester, M15 6AQ
Flat 9, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 7, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 63, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 62, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 21, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 19, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 23, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Flat 221, 151 Boundary Lane, Manchester, M15 6JP
7 Greenheys Lane, Manchester, M15 6WP
14 Bronte Street, Manchester, M15 6QL
Flat 219, 151 Boundary Lane, Manchester, M15 6JP
Flat 217, 151 Boundary Lane, Manchester, M15 6JP
Flat 218, 151 Boundary Lane, Manchester, M15 6JP
Flat 119, 151 Boundary Lane, Manchester, M15 6JN
Flat 114, 151 Boundary Lane, Manchester, M15 6JN
Flat 121, 151 Boundary Lane, Manchester, M15 6JN
Flat 117, 151 Boundary Lane, Manchester, M15 6JN
ABDULS SUPERMARKET, 1 Greenheys Lane, Manchester, M15 6NQ
Unit 25, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 24, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Flat 420, 151 Boundary Lane, Manchester, M15 6JQ
Unit 11, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 10, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Flat 421, 151 Boundary Lane, Manchester, M15 6JQ
Flat 408, 151 Boundary Lane, Manchester, M15 6JQ
Flat 407, 151 Boundary Lane, Manchester, M15 6JQ
Flat 302, 151 Boundary Lane, Manchester, M15 6JP
Flat 301, 151 Boundary Lane, Manchester, M15 6JP
26C Greenheys Lane, Manchester, M15 6NQ
26B Greenheys Lane, Manchester, M15 6NQ
3 Greenheys Lane, Manchester, M15 6NQ
Flat 28, Fulton Court, Boundary Lane, Manchester, M15 6NW

Flat 3, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 32, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 6, Synergy House, Guildhall Close, Manchester, M15 6SY
Unit 8 And Unit 10, Williams House, Lloyd Street North, Manchester, M15 6SE
Rutherford House, Pencroft Way, Manchester, M15 6SZ
Enterprise House, Pencroft Way, Manchester, M15 6JJ
3 Bronte Street, Manchester, M15 6QL
Unit 44, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Bright Building, 5 Pencroft Way, Manchester, M15 6GZ
Unit 12B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 27, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
12 Greenheys Lane, Manchester, M15 6NQ
Unit 7B, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 7A, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 14 16 18 And 20, Enterprise House, Lloyd Street North, Manchester, M15 6SE
13 Greenheys Lane, Manchester, M15 6NQ
Unit 4, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 5, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 3, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 13, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 9, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 6, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 20, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 18, Williams House, Lloyd Street North, Manchester, M15 6SE
Ahmadiyya Muslim Association, Dar-W-Amaan Mosque, 15 Greenheys Lane, Manchester, M15 6NQ
Unit 16, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 14, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 22, Williams House, Lloyd Street North, Manchester, M15 6SE
Flat D, 4 Aquarius Street, Manchester, M15 6AQ
Flat A, 4 Aquarius Street, Manchester, M15 6AQ
Flat C, 6 Aquarius Street, Manchester, M15 6AQ
Flat E, 4 Aquarius Street, Manchester, M15 6AQ
2A Aquarius Street, Manchester, M15 6AQ
Flat D, 8 Aquarius Street, Manchester, M15 6AQ
Flat C, 8 Aquarius Street, Manchester, M15 6AQ
Flat A, 6 Aquarius Street, Manchester, M15 6AQ
34E Greenheys Lane, Manchester, M15 6NQ
2F Bronte Street, Manchester, M15 6QL
Unit 36, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
28D Greenheys Lane, Manchester, M15 6NQ
34B Greenheys Lane, Manchester, M15 6NQ
36E Greenheys Lane, Manchester, M15 6NQ
Unit 34, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 29, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 21, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 19, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 59, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 25, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 15, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 43, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 9, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 4, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 8 And 9, Rutherford House, Pencroft Way, Manchester, M15 6SZ

IPEC LIMITED, Unit 2, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 5 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 901, 151 Boundary Lane, Manchester, M15 6JR
Flat 804, 151 Boundary Lane, Manchester, M15 6JR
Flat 710, 151 Boundary Lane, Manchester, M15 6JR
Flat 701, 151 Boundary Lane, Manchester, M15 6JR
Flat 615, 151 Boundary Lane, Manchester, M15 6JQ
Flat 526, 151 Boundary Lane, Manchester, M15 6JQ
Flat 521, 151 Boundary Lane, Manchester, M15 6JQ
Flat 416, 151 Boundary Lane, Manchester, M15 6JQ
Flat 411, 151 Boundary Lane, Manchester, M15 6JQ
Flat 406, 151 Boundary Lane, Manchester, M15 6JQ
Flat 339, 151 Boundary Lane, Manchester, M15 6JP
Flat 337, 151 Boundary Lane, Manchester, M15 6JP
Flat 332, 151 Boundary Lane, Manchester, M15 6JP
Flat 314, 151 Boundary Lane, Manchester, M15 6JP
Flat 303, 151 Boundary Lane, Manchester, M15 6JP
Flat 241, 151 Boundary Lane, Manchester, M15 6JP
Flat 238, 151 Boundary Lane, Manchester, M15 6JP
Flat 223, 151 Boundary Lane, Manchester, M15 6JP
24B Greenheys Lane, Manchester, M15 6NQ
54 Burlington Street, Manchester, M15 6HQ
14 Burlington Street, Manchester, M15 6HQ
Flat 53, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 44, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 29, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 20, Fulton Court, Boundary Lane, Manchester, M15 6NW
26 Burlington Street, Manchester, M15 6HQ
Unit 42, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 35, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
5B Bronte Street, Manchester, M15 6QL
2B Bronte Street, Manchester, M15 6QL
7A Bronte Street, Manchester, M15 6QL
39 Eyre Street, Manchester, M15 6HD
38 Eyre Street, Manchester, M15 6HD
34 Eyre Street, Manchester, M15 6HD
22 Eyre Street, Manchester, M15 6HD
Flat 42, Fulton Court, Boundary Lane, Manchester, M15 6NW
37 Eyre Street, Manchester, M15 6HD
Flat 33, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 25, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat F, 4 Aquarius Street, Manchester, M15 6AQ
5A Bronte Street, Manchester, M15 6QL
Flat 66, Fulton Court, Boundary Lane, Manchester, M15 6NW
34D Greenheys Lane, Manchester, M15 6NQ
2E Bronte Street, Manchester, M15 6QL
36F Greenheys Lane, Manchester, M15 6NQ
Flat 211, 151 Boundary Lane, Manchester, M15 6JP
Flat 142, 151 Boundary Lane, Manchester, M15 6JN
Flat 140, 151 Boundary Lane, Manchester, M15 6JN
Flat 137, 151 Boundary Lane, Manchester, M15 6JN
Flat 110, 151 Boundary Lane, Manchester, M15 6JN
Flat 104, 151 Boundary Lane, Manchester, M15 6JN

Flat 103, 151 Boundary Lane, Manchester, M15 6JN
Flat 21, 151 Boundary Lane, Manchester, M15 6JN
Flat 10, 151 Boundary Lane, Manchester, M15 6JN
Flat 9, 151 Boundary Lane, Manchester, M15 6JN
Flat 8, 151 Boundary Lane, Manchester, M15 6JN
Flat 4, 151 Boundary Lane, Manchester, M15 6JN
Flat 2, 151 Boundary Lane, Manchester, M15 6JN
Flat 1, 151 Boundary Lane, Manchester, M15 6JN
Unit 6, Rutherford House, Pencroft Way, Manchester, M15 6SZ
PREMAITHA HEALTH LTD, Unit 1, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 1 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 9B, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 802, 151 Boundary Lane, Manchester, M15 6JR
Flat 707, 151 Boundary Lane, Manchester, M15 6JR
Flat 614, 151 Boundary Lane, Manchester, M15 6JQ
Flat 613, 151 Boundary Lane, Manchester, M15 6JQ
Flat 512, 151 Boundary Lane, Manchester, M15 6JQ
Flat 510, 151 Boundary Lane, Manchester, M15 6JQ
Flat 501, 151 Boundary Lane, Manchester, M15 6JQ
Flat 437, 151 Boundary Lane, Manchester, M15 6JQ
Flat 428, 151 Boundary Lane, Manchester, M15 6JQ
Flat 417, 151 Boundary Lane, Manchester, M15 6JQ
Flat 414, 151 Boundary Lane, Manchester, M15 6JQ
Flat 344, 151 Boundary Lane, Manchester, M15 6JP
Flat 343, 151 Boundary Lane, Manchester, M15 6JP
Flat 331, 151 Boundary Lane, Manchester, M15 6JP
Flat 323, 151 Boundary Lane, Manchester, M15 6JP
Flat 316, 151 Boundary Lane, Manchester, M15 6JP
Flat 313, 151 Boundary Lane, Manchester, M15 6JP
Flat 307, 151 Boundary Lane, Manchester, M15 6JP
42D Eyre Street, Manchester, M15 6HD
Flat 243, 151 Boundary Lane, Manchester, M15 6JP
Flat 231, 151 Boundary Lane, Manchester, M15 6JP
Flat 224, 151 Boundary Lane, Manchester, M15 6JP
92 Burlington Street, Manchester, M15 6HQ
70 Burlington Street, Manchester, M15 6HQ
64 Burlington Street, Manchester, M15 6HQ
38 Burlington Street, Manchester, M15 6HQ
Unit 47, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 23, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
10 Greenheys Lane, Manchester, M15 6NQ
Unit 24, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
7E Bronte Street, Manchester, M15 6QL
7B Bronte Street, Manchester, M15 6QL
1B Bronte Street, Manchester, M15 6QL
30 Eyre Street, Manchester, M15 6HD
35 Eyre Street, Manchester, M15 6HD

13 Aquarius Street, Manchester, M15 6AQ
Flat 60, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 38, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 37, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 26, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 23, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 2, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 20, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 7, Kilburn House, Lloyd Street North, Manchester, M15 6SE
10 Bronte Street, Manchester, M15 6QL
Flat 32, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 14, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 1, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 138, 151 Boundary Lane, Manchester, M15 6JN
Flat 134, 151 Boundary Lane, Manchester, M15 6JN
Flat 129, 151 Boundary Lane, Manchester, M15 6JN
Flat 127, 151 Boundary Lane, Manchester, M15 6JN
Flat 126, 151 Boundary Lane, Manchester, M15 6JN
Flat 108, 151 Boundary Lane, Manchester, M15 6JN
Flat 16, 151 Boundary Lane, Manchester, M15 6JN
Flat 13, 151 Boundary Lane, Manchester, M15 6JN
Flat 6, 151 Boundary Lane, Manchester, M15 6JN
Units 52 To 56, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Room 3 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 12, Rutherford House, Pencroft Way, Manchester, M15 6GZ
Room 4 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 621, 151 Boundary Lane, Manchester, M15 6JQ
Flat 603, 151 Boundary Lane, Manchester, M15 6JQ
Flat 505, 151 Boundary Lane, Manchester, M15 6JQ
Flat 602, 151 Boundary Lane, Manchester, M15 6JQ
Flat 529, 151 Boundary Lane, Manchester, M15 6JQ
Flat 518, 151 Boundary Lane, Manchester, M15 6JQ
Flat 410, 151 Boundary Lane, Manchester, M15 6JQ
Flat 409, 151 Boundary Lane, Manchester, M15 6JQ
Flat 402, 151 Boundary Lane, Manchester, M15 6JQ
Flat 336, 151 Boundary Lane, Manchester, M15 6JP
Flat 230, 151 Boundary Lane, Manchester, M15 6JP
Flat 222, 151 Boundary Lane, Manchester, M15 6JP
42B Eyre Street, Manchester, M15 6HD
86 Burlington Street, Manchester, M15 6HQ
76 Burlington Street, Manchester, M15 6HQ
62 Burlington Street, Manchester, M15 6HQ
48 Burlington Street, Manchester, M15 6HQ
40 Burlington Street, Manchester, M15 6HQ
Unit 37, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
12 Bronte Street, Manchester, M15 6QL
1A Bronte Street, Manchester, M15 6QL
36 Eyre Street, Manchester, M15 6HD
28 Eyre Street, Manchester, M15 6HD
Flat 59, Fulton Court, Boundary Lane, Manchester, M15 6NW

Flat 46, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 43, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 30, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 13, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 14, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
34F Greenheys Lane, Manchester, M15 6NQ
34C Greenheys Lane, Manchester, M15 6NQ
18B Greenheys Lane, Manchester, M15 6NQ
36D Greenheys Lane, Manchester, M15 6NQ
36C Greenheys Lane, Manchester, M15 6NQ
Flat 212, 151 Boundary Lane, Manchester, M15 6JP
Flat 133, 151 Boundary Lane, Manchester, M15 6JN
Flat 128, 151 Boundary Lane, Manchester, M15 6JN
Flat 102, 151 Boundary Lane, Manchester, M15 6JN
Unit 11, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 101, 151 Boundary Lane, Manchester, M15 6JN
Flat 14, 151 Boundary Lane, Manchester, M15 6JN
Flat 7, 151 Boundary Lane, Manchester, M15 6JN
Unit 1, 7A Greenheys Lane, Manchester, M15 6NQ
Unit 15, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 10, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 7, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 4 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 14, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Flat 705, 151 Boundary Lane, Manchester, M15 6JR
28C Greenheys Lane, Hulme, Manchester, M156NQ
28F GREENHEYS LANE, Hulme, Manchester, M15 6NQ
38 Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 704, 151 Boundary Lane, Manchester, M15 6JR
Flat 702, 151 Boundary Lane, Manchester, M15 6JR
Flat 610, 151 Boundary Lane, Manchester, M15 6JQ
Flat 607, 151 Boundary Lane, Manchester, M15 6JQ
Flat 605, 151 Boundary Lane, Manchester, M15 6JQ
Flat 520, 151 Boundary Lane, Manchester, M15 6JQ
Flat 514, 151 Boundary Lane, Manchester, M15 6JQ
Flat 508, 151 Boundary Lane, Manchester, M15 6JQ
Flat 507, 151 Boundary Lane, Manchester, M15 6JQ
Flat 438, 151 Boundary Lane, Manchester, M15 6JQ
Flat 426, 151 Boundary Lane, Manchester, M15 6JQ
Flat 423, 151 Boundary Lane, Manchester, M15 6JQ
Flat 419, 151 Boundary Lane, Manchester, M15 6JQ
Flat 415, 151 Boundary Lane, Manchester, M15 6JQ
Flat 405, 151 Boundary Lane, Manchester, M15 6JQ
Flat 333, 151 Boundary Lane, Manchester, M15 6JP
Flat 324, 151 Boundary Lane, Manchester, M15 6JP
Flat 310, 151 Boundary Lane, Manchester, M15 6JP
Flat 304, 151 Boundary Lane, Manchester, M15 6JP
Flat 242, 151 Boundary Lane, Manchester, M15 6JP
Flat 239, 151 Boundary Lane, Manchester, M15 6JP
Flat 235, 151 Boundary Lane, Manchester, M15 6JP
24F Greenheys Lane, Manchester, M15 6NQ

6 Burlington Street, Manchester, M15 6HQ
46 Burlington Street, Manchester, M15 6HQ
30 Burlington Street, Manchester, M15 6HQ
Unit 50, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 45, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 39, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Units 1 And 2, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
7D Bronte Street, Manchester, M15 6QL
5C Bronte Street, Manchester, M15 6QL
20 Aquarius Street, Manchester, M15 6AQ
14 Aquarius Street, Manchester, M15 6AQ
17 Aquarius Street, Manchester, M15 6AQ
Flat 8, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 55, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 50, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 4, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 18, Fulton Court, Boundary Lane, Manchester, M15 6NW
SAPPHIRE SYSTEMS PLC, Unit 9, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 4, Kilburn House, Lloyd Street North, Manchester, M15 6SE
2D Bronte Street, Manchester, M15 6QL
32 Eyre Street, Manchester, M15 6HD
Flat 69, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 57, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 52, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 48, Fulton Court, Boundary Lane, Manchester, M15 6NW
28F Greenheys Lane, Manchester, M15 6NQ
34A Greenheys Lane, Manchester, M15 6NQ
Flat 210, 151 Boundary Lane, Manchester, M15 6JP
Flat 203, 151 Boundary Lane, Manchester, M15 6JP
Flat 136, 151 Boundary Lane, Manchester, M15 6JN
Flat 135, 151 Boundary Lane, Manchester, M15 6JN
Unit 8, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Flat 131, 151 Boundary Lane, Manchester, M15 6JN
42C Eyre Street, Manchester, M15 6HD
Unit 3, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 12, Kilburn House, Lloyd Street North, Manchester, M15 6SE
PARAMOUNT SOFTWARE UK LIMITED, Unit 10, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 19, Kilburn House, Lloyd Street North, Manchester, M15 6SE
20 Eyre Street, Manchester, M15 6HD
Flat 61, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 16, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 11, Fulton Court, Boundary Lane, Manchester, M15 6NW
1E Bronte Street, Manchester, M15 6QL
16 Bronte Street, Manchester, M15 6QL
14 Eyre Street, Manchester, M15 6HD
Flat 45, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 5, Fulton Court, Boundary Lane, Manchester, M15 6NW
36B Greenheys Lane, Manchester, M15 6NQ
18 Bronte Street, Manchester, M15 6QL
24E Greenheys Lane, Manchester, M15 6NQ
24C Greenheys Lane, Manchester, M15 6NQ
24D Greenheys Lane, Manchester, M15 6NQ
18A Greenheys Lane, Manchester, M15 6NQ

36A Greenheys Lane, Manchester, M15 6NQ
EMMANUEL PENTECOSTAL CHURCH, Brennan Close, Manchester, M15 6NS
Flat 54, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 12, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 11A, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Flat 619, 151 Boundary Lane, Manchester, M15 6JQ
Flat 431, 151 Boundary Lane, Manchester, M15 6JQ
Flat 240, 151 Boundary Lane, Manchester, M15 6JP
Flat 139, 151 Boundary Lane, Manchester, M15 6JN
Flat 105, 151 Boundary Lane, Manchester, M15 6JN
Flat 34, 151 Boundary Lane, Manchester, M15 6JN
Flat 18, 151 Boundary Lane, Manchester, M15 6JN
Flat 17, 151 Boundary Lane, Manchester, M15 6JN
Room 2 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 902, 151 Boundary Lane, Manchester, M15 6JR
Flat 904, 151 Boundary Lane, Manchester, M15 6JR
Flat 903, 151 Boundary Lane, Manchester, M15 6JR
Flat 803, 151 Boundary Lane, Manchester, M15 6JR
Flat 801, 151 Boundary Lane, Manchester, M15 6JR
Flat 712, 151 Boundary Lane, Manchester, M15 6JR
Flat 611, 151 Boundary Lane, Manchester, M15 6JQ
Flat 606, 151 Boundary Lane, Manchester, M15 6JQ
Flat 608, 151 Boundary Lane, Manchester, M15 6JQ
Flat 524, 151 Boundary Lane, Manchester, M15 6JQ
Flat 439, 151 Boundary Lane, Manchester, M15 6JQ
Flat 436, 151 Boundary Lane, Manchester, M15 6JQ
Flat 430, 151 Boundary Lane, Manchester, M15 6JQ
Flat 425, 151 Boundary Lane, Manchester, M15 6JQ
Flat 427, 151 Boundary Lane, Manchester, M15 6JQ
Flat 424, 151 Boundary Lane, Manchester, M15 6JQ
Flat 401, 151 Boundary Lane, Manchester, M15 6JQ
80 Burlington Street, Manchester, M15 6HQ
Flat 404, 151 Boundary Lane, Manchester, M15 6JQ
Flat 403, 151 Boundary Lane, Manchester, M15 6JQ
8 Burlington Street, Manchester, M15 6HQ
Flat 205, 151 Boundary Lane, Manchester, M15 6JP
Flat 207, 151 Boundary Lane, Manchester, M15 6JP
Flat 204, 151 Boundary Lane, Manchester, M15 6JP
Flat 201, 151 Boundary Lane, Manchester, M15 6JP
Flat 122, 151 Boundary Lane, Manchester, M15 6JN
Flat 132, 151 Boundary Lane, Manchester, M15 6JN
Flat 124, 151 Boundary Lane, Manchester, M15 6JN
Flat 111, 151 Boundary Lane, Manchester, M15 6JN
Flat 27, 151 Boundary Lane, Manchester, M15 6JN
Flat 32, 151 Boundary Lane, Manchester, M15 6JN
Flat 31, 151 Boundary Lane, Manchester, M15 6JN
Flat 26, 151 Boundary Lane, Manchester, M15 6JN
Flat 24, 151 Boundary Lane, Manchester, M15 6JN
Flat 22, 151 Boundary Lane, Manchester, M15 6JN
Flat 20, 151 Boundary Lane, Manchester, M15 6JN
Flat 23, 151 Boundary Lane, Manchester, M15 6JN
Flat 5, 151 Boundary Lane, Manchester, M15 6JN
Flat 3, 151 Boundary Lane, Manchester, M15 6JN

Unit 3, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 1, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 8, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 7, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 2, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 6, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Unit 5, Enterprise House, Lloyd Street North, Manchester, M15 6SE
Flat 106, 151 Boundary Lane, Manchester, M15 6JN
Room 1 Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 4 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 604, 151 Boundary Lane, Manchester, M15 6JQ
Flat 519, 151 Boundary Lane, Manchester, M15 6JQ
Flat 513, 151 Boundary Lane, Manchester, M15 6JQ
Flat 509, 151 Boundary Lane, Manchester, M15 6JQ
Flat 503, 151 Boundary Lane, Manchester, M15 6JQ
Flat 342, 151 Boundary Lane, Manchester, M15 6JP
Flat 326, 151 Boundary Lane, Manchester, M15 6JP
Flat 321, 151 Boundary Lane, Manchester, M15 6JP
Flat 319, 151 Boundary Lane, Manchester, M15 6JP
Flat 318, 151 Boundary Lane, Manchester, M15 6JP
Flat 317, 151 Boundary Lane, Manchester, M15 6JP
Flat 227, 151 Boundary Lane, Manchester, M15 6JP
Flat 311, 151 Boundary Lane, Manchester, M15 6JP
Flat 234, 151 Boundary Lane, Manchester, M15 6JP
Flat 232, 151 Boundary Lane, Manchester, M15 6JP
Unit 40, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
68 Burlington Street, Manchester, M15 6HQ
Units 60 To 64, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 28, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 20, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 13, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 5, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2C Aquarius Street, Manchester, M15 6AQ
7F Bronte Street, Manchester, M15 6QL
7C Bronte Street, Manchester, M15 6QL
1F Bronte Street, Manchester, M15 6QL
26A Greenheys Lane, Manchester, M15 6NQ
18 Eyre Street, Manchester, M15 6HD
10 Aquarius Street, Manchester, M15 6AQ
Flat 65, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 58, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 49, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 39, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 36, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 24, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 15, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 11, 151 Boundary Lane, Manchester, M15 6JN
First Floor, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 4, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Room 3 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 2 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU

Room 5 Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 3 Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 709, 151 Boundary Lane, Manchester, M15 6JR
Flat 528, 151 Boundary Lane, Manchester, M15 6JQ
Flat 522, 151 Boundary Lane, Manchester, M15 6JQ
Flat 330, 151 Boundary Lane, Manchester, M15 6JP
Flat 325, 151 Boundary Lane, Manchester, M15 6JP
Flat 322, 151 Boundary Lane, Manchester, M15 6JP
Flat 320, 151 Boundary Lane, Manchester, M15 6JP
Flat 312, 151 Boundary Lane, Manchester, M15 6JP
Flat 308, 151 Boundary Lane, Manchester, M15 6JP
Flat 236, 151 Boundary Lane, Manchester, M15 6JP
Flat 226, 151 Boundary Lane, Manchester, M15 6JP
84 Burlington Street, Manchester, M15 6HQ
58 Burlington Street, Manchester, M15 6HQ
52 Burlington Street, Manchester, M15 6HQ
36 Burlington Street, Manchester, M15 6HQ
24 Burlington Street, Manchester, M15 6HQ
20 Burlington Street, Manchester, M15 6HQ
Unit 12, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
26F Greenheys Lane, Manchester, M15 6NQ
9 Greenheys Lane, Manchester, M15 6NQ
3B Bronte Street, Manchester, M15 6QL
1C Bronte Street, Manchester, M15 6QL
8 Bronte Street, Manchester, M15 6QL
43 Eyre Street, Manchester, M15 6HD
3A Bronte Street, Manchester, M15 6QL
22 Aquarius Street, Manchester, M15 6AQ
Flat 47, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 68, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 56, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 51, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 40, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 35, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 34, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 22, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 21, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 12, 151 Boundary Lane, Manchester, M15 6JN
7A Greenheys Lane, Manchester, M15 6NQ
Room 1 Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Room 1 Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Unit 15A, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 15B, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Unit 3, Rutherford House, Pencroft Way, Manchester, M15 6SZ
Flat 706, 151 Boundary Lane, Manchester, M15 6JR
Flat 601, 151 Boundary Lane, Manchester, M15 6JQ
Flat 612, 151 Boundary Lane, Manchester, M15 6JQ
Flat 527, 151 Boundary Lane, Manchester, M15 6JQ
Flat 523, 151 Boundary Lane, Manchester, M15 6JQ
Flat 516, 151 Boundary Lane, Manchester, M15 6JQ
Flat 515, 151 Boundary Lane, Manchester, M15 6JQ
Flat 511, 151 Boundary Lane, Manchester, M15 6JQ
Flat 504, 151 Boundary Lane, Manchester, M15 6JQ
Flat 433, 151 Boundary Lane, Manchester, M15 6JQ

Flat 412, 151 Boundary Lane, Manchester, M15 6JQ
Flat 340, 151 Boundary Lane, Manchester, M15 6JP
Flat 335, 151 Boundary Lane, Manchester, M15 6JP
Flat 334, 151 Boundary Lane, Manchester, M15 6JP
Flat 329, 151 Boundary Lane, Manchester, M15 6JP
Flat 328, 151 Boundary Lane, Manchester, M15 6JP
Flat 327, 151 Boundary Lane, Manchester, M15 6JP
Flat 315, 151 Boundary Lane, Manchester, M15 6JP
Flat 225, 151 Boundary Lane, Manchester, M15 6JP
Flat 228, 151 Boundary Lane, Manchester, M15 6JP
Flat 229, 151 Boundary Lane, Manchester, M15 6JP
Flat 305, 151 Boundary Lane, Manchester, M15 6JP
Flat 306, 151 Boundary Lane, Manchester, M15 6JP
Flat 616, 151 Boundary Lane, Manchester, M15 6JQ
Unit 49, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 237, 151 Boundary Lane, Manchester, M15 6JP
90 Burlington Street, Manchester, M15 6HQ
32 Burlington Street, Manchester, M15 6HQ
Unit 31, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 18, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
2B Aquarius Street, Manchester, M15 6AQ
26D Greenheys Lane, Manchester, M15 6NQ
3C Bronte Street, Manchester, M15 6QL
2C Bronte Street, Manchester, M15 6QL
6 Bronte Street, Manchester, M15 6QL
33 Eyre Street, Manchester, M15 6HD
24 Aquarius Street, Manchester, M15 6AQ
16 Aquarius Street, Manchester, M15 6AQ
Unit 58, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
23 Aquarius Street, Manchester, M15 6AQ
11 Aquarius Street, Manchester, M15 6AQ
Flat 67, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 41, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 2, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 31, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 27, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 17, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 10, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 33, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 11, Williams House, Lloyd Street North, Manchester, M15 6SE
Flat 12, Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 30, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
Unit 12, Williams House, Lloyd Street North, Manchester, M15 6SE
18D Greenheys Lane, Manchester, M15 6NQ
82 Burlington Street, Manchester, M15 6HQ
16 Burlington Street, Manchester, M15 6HQ
Unit 51, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 48, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 46, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 41, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Flat 113, 151 Boundary Lane, Manchester, M15 6JN
Ahmadiyya Muslim Association, Flat, 15 Greenheys Lane, Manchester, M15 6NQ
Unit 4, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 11B, Enterprise House, Lloyd Street North, Manchester, M15 6SE

Flat 525, 151 Boundary Lane, Manchester, M15 6JQ
Unit 1, Williams House, Lloyd Street North, Manchester, M15 6SE
Flat 216, 151 Boundary Lane, Manchester, M15 6JP
Unit 17 And Unit 19, Williams House, Lloyd Street North, Manchester, M15 6SE
3F Bronte Street, Manchester, M15 6QL
Units 6-8 And Part 9, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 54, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
2 Burlington Street, Manchester, M15 6HQ
Flat 6, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 8, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 5, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 3, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 7, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 4, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 2, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Flat 1, Boundary Lodge, Boundary Lane, Manchester, M15 6NU
Units 7 To 8 And Part 9, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
3E Bronte Street, Manchester, M15 6QL
3D Bronte Street, Manchester, M15 6QL
Unit 1, Kilburn House, Lloyd Street North, Manchester, M15 6SE
The Old Abbey Inn, 20 Pencroft Way, Manchester, M15 6SY
Fulton Court, Boundary Lane, Manchester, M15 6NW
Unit 15, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 2, Williams House, Lloyd Street North, Manchester, M15 6SE
Unit 11, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Unit 13, Kilburn House, Lloyd Street North, Manchester, M15 6SE
Flat B, 6 Aquarius Street, Manchester, M15 6AQ
Flat C, 4 Aquarius Street, Manchester, M15 6AQ
Flat B, 4 Aquarius Street, Manchester, M15 6AQ
24A Greenheys Lane, Manchester, M15 6NQ
88 Burlington Street, Manchester, M15 6HQ
56 Burlington Street, Manchester, M15 6HQ
22 Burlington Street, Manchester, M15 6HQ
Unit 57, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 38, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 10, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
4 Bronte Street, Manchester, M15 6QL
40 Eyre Street, Manchester, M15 6HD
Flat 64, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 6, Fulton Court, Boundary Lane, Manchester, M15 6NW
28E Greenheys Lane, Manchester, M15 6NQ
28B Greenheys Lane, Manchester, M15 6NQ
Flat 220, 151 Boundary Lane, Manchester, M15 6JP
Flat 215, 151 Boundary Lane, Manchester, M15 6JP
Flat 213, 151 Boundary Lane, Manchester, M15 6JP
Flat 206, 151 Boundary Lane, Manchester, M15 6JP
Flat 202, 151 Boundary Lane, Manchester, M15 6JP
Flat 141, 151 Boundary Lane, Manchester, M15 6JN
Unit 17, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
26 Eyre Street, Manchester, M15 6HD
41 Eyre Street, Manchester, M15 6HD
18 Aquarius Street, Manchester, M15 6AQ
Flat 70, Fulton Court, Boundary Lane, Manchester, M15 6NW
Flat 19, Fulton Court, Boundary Lane, Manchester, M15 6NW

28C Greenheys Lane, Manchester, M15 6NQ
18C Greenheys Lane, Manchester, M15 6NQ
28A Greenheys Lane, Manchester, M15 6NQ
Flat 214, 151 Boundary Lane, Manchester, M15 6JP
Flat 209, 151 Boundary Lane, Manchester, M15 6JP
Flat 208, 151 Boundary Lane, Manchester, M15 6JP
Flat 130, 151 Boundary Lane, Manchester, M15 6JN
Flat 125, 151 Boundary Lane, Manchester, M15 6JN
Flat 120, 151 Boundary Lane, Manchester, M15 6JN
Flat 118, 151 Boundary Lane, Manchester, M15 6JN
Flat 116, 151 Boundary Lane, Manchester, M15 6JN
Flat 115, 151 Boundary Lane, Manchester, M15 6JN
Flat 109, 151 Boundary Lane, Manchester, M15 6JN
Flat 107, 151 Boundary Lane, Manchester, M15 6JN
Flat 19, 151 Boundary Lane, Manchester, M15 6JN
Flat 15, 151 Boundary Lane, Manchester, M15 6JN
Unit 12A, Greenheys Business Centre, 10 Pencroft Way, Manchester, M15 6JJ
Unit 26, Greenheys Business Centre, Pencroft Way, Manchester, M15 6JJ
1D Bronte Street, Manchester, M15 6QL
50 Burlington Street, Manchester, M15 6HQ
60 Burlington Street, Manchester, M15 6HQ
28 Burlington Street, Manchester, M15 6HQ
94 Burlington Street, Manchester, M15 6HQ
44 Burlington Street, Manchester, M15 6HQ
4 Burlington Street, Manchester, M15 6HQ
72 Burlington Street, Manchester, M15 6HQ
66 Burlington Street, Manchester, M15 6HQ
34 Burlington Street, Manchester, M15 6HQ
10 Burlington Street, Manchester, M15 6HQ
78 Burlington Street, Manchester, M15 6HQ
Flat 618, 151 Boundary Lane, Manchester, M15 6JQ
Mcdougall Centre, Burlington Street, Manchester, M15 6HQ
Flat B, 8 Aquarius Street, Manchester, M15 6AQ
Flat A, 8 Aquarius Street, Manchester, M15 6AQ
Flat 617, 151 Boundary Lane, Manchester, M15 6JQ
Flat 435, 151 Boundary Lane, Manchester, M15 6JQ
Williams House, Lloyd Street North, Manchester, M15 6SE
15 Aquarius Street, Manchester, M15 6AQ
21 Aquarius Street, Manchester, M15 6AQ
Flat 25, 151 Boundary Lane, Manchester, M15 6JN
BRITISH BLOOD TRANSFUSION, Unit 22, Enterprise House, Lloyd Street North, Manchester, M15 6SE

**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
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL

EP2

MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

| | |
|---|---|
| **Application no.** | 137127/JO/2023 |
| **Date registered valid:** | 29 June 2023 |
| **Proposal:** | Variation of condition 14 (servicing hours) attached to planning permission 114585/FO/2016 to allow servicing for Unit 1 (Building 2) |
| **Address:** | Unit 1 Building 2, Manchester New Square, Princess Street, Whitworth Street, Manchester, M1 3AR |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | Starbucks Coffee Company (UK) Limited |
| **Agent (if any):** | Miss Hannah Caudwell Pegasus Group |
| **Case officer:** | Michael Pearson<br>Tel: 0161 219 2735<br>Email: michael.pearson@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** 08/11/2023

**Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Major Dwellings

**Date of site visit:**

**Standard consultations:**
Printed: 13 July 2023 Expired: 3 August 2023

**Neighbour notifications**
Printed: 13 July 2023 Expired: 3 August 2023

**Site notice**
Posted: 14 July 2023 Expired: 4 August 2023

**Press advert**
Published: 25 July 2023 Expired: 8 August 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The application relates to Unit 1 within Building 2 Manchester New Square. The commercial unit is located at ground floor, features a glazed frontage and is in use as a café (Class E). The unit features a glazed shop frontage and an outdoor seating area that overlooks the Rochdale Canal.

**Listed building:** Not applicable

**Conservation area:** Whitworth Street Conservation Area 1985

**Tree Preservation Order:** Not applicable

**Description of area**

The neighbouring area lies within the heart of Manchester City Centre. The Manchester New Square site is bound by Princess Street, a major A road that provides access to the City Centre from the south, and Whitworth Street, an arterial B road that provides access to larger A roads such as Oxford Street and public transport infrastructure in the form of Piccadilly and Oxford Road Train Stations. The neighbouring area is thereby characterised by a high number of properties in varying commercial uses, residential development is however present in the upper floors of numerous buildings that line both Princess Street and Whitworth Street, including Manchester New Square itself.

**Description of development**

The application seeks consent for the alteration of condition 14 (Servicing Hours) of planning permission 114585/FO/2016. The proposed would see the servicing hours of Unit amended from:

- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

To the following:

- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 Sunday and Bank Holidays

The submitted covering letter states that the proposed hours of servicing are to support the unit's café use occupier.

**Planning History**

136956/FO/2023 - Installation of additional louvres at ground floor level – Application withdrawn October 2023.

136888/AO/2023 - Installation of 1 x fascia sign, 1 x fascia & logo sign, 1 x projecting sign, and 1x logo – Application approved October 2023.

CDN/23/0301 - Discharge of planning conditions 9 (Landscaping) and 18 (Signage Strategy) attached to planning permission 114585/FO/2016 – Approved September 2023.

CDN/23/0330 - Discharge of Condition 12 (hours - internal)) attached to 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved July 2023.

CDN/22/0854 - Discharge of condition 12 (Opening hours) of Unit B attached to planning permission referenced 114585/FO/2016 for unit B only – Approved December 2022.

CDN/22/0264 - Discharge of conditions 5 (Contaminated Land remediation), 8 (Secure by Design), 17(b) (Acoustic insulation - ground floor commercial), 23 (Suds Building 2 verification) attached to planning permission 114585/FO/2016 – Approved and refused August 2022.

CDN/20/0408 - Discharge of conditions 9 (a,b,c,d,e,f,g and h- Landscaping), 10 (Landscape Management Plan), 13a (Refuse- residential) and 27 (Pavement materials) attached to application ref no 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved February 2021.

CDN/20/0647 - Discharge of conditions 8 (SECBD) (Building 3), 23 (Suds) (Partial discharge in relation to Building 3), 32 (Car Park Control Measures) attached to application ref no 114585/FO/2016 as amended by applications 124277/NMC/2019 and 125768/NMC/2019 – Approved October 2020.

CDN/19/1016 - Discharge of conditions 11 (Residential Management Plan), 15 (a) (Fumes residential), 16(a) (Acoustic insulation plant residential), 17(a) (Acoustic insulation residential), 21 (Travel Plan), 23 (Suds verification - partial discharge), 28 (Parking Management Strategy), 32 (b) Service Management Strategy), 32 (c) Electric Charging Points, 33 (Cycle Parking) and 36 (Residential Management servicing and maintenance) attached to application ref no 114585/FO/2016 (as amended by application refs 119877/NMC/2018 and 124277/NMC/2019) – Approved August 2020.

125768/NMC/2019 - Non material amendments to remove plant screen and amend ground floor perforated panels and to amend Condition 9 (landscaping scheme) including amendments to

pavement, omission of planters, railings changed to glazed balustrade, revised garden layout (increased soft landscaping) and relocation of trees attached to application ref no 114585 as amended by 119877 and 124277 – Approved March 2020.

124277/NMC/2019 - Non Material Amendment to application ref no114585 (as amended by 119877) to amend the jointing pattern between the brick facade panels, change to Building 1, Level 6 brick elevation overlooking Amazon House and amendment to conditions 15, 16, 17, 21, 25, 26, 27, 33 and 36 to allow for phasing of completion – Approved August 2019.

CDN/18/0409 - Discharge of condition 22 (Flood Risk and Drainage) attached to application ref no 114585/FO/2016 – Approved December 2018.

CDN/18/0213 - Discharge of condition 13 (Refuse) attached to application ref no 114585 – Approved June 2018.

119877/NMC/2018 - Non Material amendment application to allow for mitigation of any impact on TV Reception in relation to application ref no 114585/FO/2016 – Approved May 2018.

CDN/18/0154 - Discharge of condition 31 (Local Labour Agreement) attached to application ref no 114585/FO/2016 – Approved March 2018.

CDN/18/0096 - Discharge of conditions 3 (Materials), 4 (Wheel Washing), 6 (CMP), 8 (Secure by Design), 17 (Acoustics), 19 (Surface and Foul Water), 22 (Flood Risk and Suds), 24 (Canal Lighting), 25 (Canal Flood Risk) and 26 (Canal Glass Balustades) attached to application ref no 114585/FO/2016 – Approved April 2018.

CDN/18/0071 - Discharge of condition 35 (Piling) attached to application ref no 14585/FO/2016 – Approved February 2018.

114585/FO/2016 - Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park – Approved March 2017.

**Consultations & Notification Responses**

Environmental Health – No objection upon amendment of proposed hours of servicing.

Highway Services – No objection.

Publicity – One letter of objection was received in relation to the proposal. The reasons cited for the objection can be summarised as follows:

- Objection on the grounds the application site should not be occupied by the applicant's business.
- Objection on the grounds of the proposal causing an unacceptable impact on neighbouring amenity via increased noise levels.

Any reasons for objection that relate to the nature of the occupant's business cannot be taken into account due to the nature of the application merely seeking to alter servicing hours. As such this reason for objection will bare no impact on the determination of this application.

**Policy**

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

- Policy SP1 – Spatial Principles
- Policy CC2 – Retail
- Policy CC5 – Transport
- Policy C1 – Centre Hierarchy
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy 26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places

**Other Legislative Requirements**

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. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, 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.

**Issues**

<u>Principle of Development</u>

The proposed development seeks to extend the hours of servicing of an existing commercial unit that operates as a café (Class E). As the proposal would not fundamentally alter the nature of the use of the site as a retail unit within the City Centre and only concerns said unit's hours of

servicing, it is considered it is acceptable in principle and therefore accords with Core Strategy Policies SP1, CC2, CC5 and C1 subject to the matters discussed below.

Residential Amenity

The proposed development would see the hours of servicing increased by four and a half hours during the working week and by a minimum of five hours on non-working days. The proposal has been accompanied by a Noise Impact Assessment that states that the proposed hours of operation would not have a detrimental impact on neighbouring amenity and is therefore acceptable.

Environmental Health do not object to the proposal upon the reduction of the proposed hours of servicing that permission is sought for, with the servicing hours having previously been proposed to be 06:00 to 00:00 daily. On this basis and taking into account the high level of background noise within the City Centre, it is considered that the proposal is acceptable in this regard and accords with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy 26 and National Planning Policy Framework.

Highway Safety

The proposed development would see the extension of the servicing hours of the site, thus allowing servicing of the property to occur at both earlier and later times in the day. Highways do not object to the proposed hours. On this basis the proposal is considered would have an acceptable impact on highway safety in accordance with Core Strategy Policies SP1, CC5 and DM1, and the National Planning Policy Framework.

Conclusion

In light of the above it is considered the proposal is acceptable in regard to its impact on neighbouring amenity and highway safety. As such, the proposal is in accordance with Manchester Core Strategy Policies SP1, CC2, CC5, C1 and DM1, Saved Unitary Development Plan Policy 26 and the National Planning Policy Framework. The proposal is therefore recommended for approval.

**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**

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

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

1) The development must have begun not later than the 09/03/2020.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

(a) 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E;

(b) 10011-B0-A-B5D9-D-01, 10011-B0-A-B5D9-E-E 003, 10011-B0-A-B5D9-E-N 003, 10011-B0-A-B5D9-E-S 003, 10011-B0-A-B5D9-E-W 003, 10011-B0-A-B5D9-P-00-001 -003, 10011-B0-A-B5D9-P-02-001, 10011-B0-A-B5D9-P-07-001, 10011-B0-A-B5D9-P-10-001, 10011-B0-A-B5D9-P-12-001, 10011-B0-A-B5D9-P-B1-001, 10011-B0-A-B5D9-P-B2-001, 10011-B0-A-B5D9-P-RF-002, 10011-B0-A-B5D9-S-AA-001, 10011-B0-A-B5D9-S-BB-001, 10011-B0-A-B5D9-XP-00-001 and 10011-B0-A-B5D9-XP-00-002;

(c)10011-B1-A-B5D9-D-T1 Rev 03, 10011-B1-A-B5D9-D-T3 Rev 03, 10011-B1-A-B5D9-E-E 10011-B1-A-B5D9-E-N, 10011-B1-A-B5D9-E-S, 10011-B1-A-B5D9-E-W, 10011-B1-A-B5D9-P-AL-001 and10011-B1-A-B5D9-P-AL-002,

(d) 10011-B2-A-B5D9-D-T1, 10011-B2-A-B5D9-D-T3, 10011-B2-A-B5D9-E-E-003, 10011-B2-A-B5D9-E-N-003, 10011-B2-A-B5D9-E-S-003, 10011-B2-A-B5D9-E-W-003, 10011-B2-A-B5D9-P-AL-001 and 10011-B2-A-B5D9-P-AL-002,

(e) 10011-B3-A-B5D9-D-T1, 10011-B3-A-B5D9-D-T3, 10011-B3-A-B5D9-E-E, 10011-B3-A-B5D9-E-N, 10011-B3-A-B5D9-E-S, 10011-B3-A-B5D9-E-W, 10011-B3-A-B5D9-P-AL-001 and 10011-B3-A-B5D9-P-AL-002;

(f) 10011-B1-A-G251-SK-024 Revision 02 and 10011-B1-A-G251-SK-025 Revision 02;

(g) Phasing as set out in Deloitte Real Estates letter dated 19/07/19;

(h) Ramboll Ventilation Dwgs in relation to location of risers BSMOB10(57) 1001 P2;

(i) Recommendations contained in the Ramboll SAP Services Strategy (Nov 2016);

(j) Recommendations in Crime Impact Assessment Version D dated 18th Nov 2016; and

(k) Recommendations within the Aecom Air Quality Addendum dated Nov 2016 and points 1 and 2 of Eve Grant's e-mail dated 27-01-17.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1, CC3, H1, H8, CC5 , CC6 , CC7, CC9 , CC10, T1, T2 , EN1, EN2 , EN3 , EN6 , EN 8, EN9, EN11, EN14, EN15, EN 16 , EN17, EN18, EN19, DM 1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1 , DC20 and DC26.1.

3) Within three months of the date of this permission, a materials schedule that shall confirm all the materials used on all external elevations of the development along with jointing and fixing details, and details of the drips to be used to prevent staining, shall be submitted to and agreed in writing with the Local Planning Authority.

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

4) Wheel washing facilities shall be provided in accordance with the details contained within Deloitte's letter (Dated 13/02/2018), MNS Project Execution Plan (Dated January 2018 prepared by LendLease), MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all submitted and approved under application CDN/18/0096.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

5) The development hereby approved shall be carried out in accordance with the Phase 1 Desktop Study for Princess Street and Whitworth Street Corner, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) subject to a watching brief being undertaken to establish any unexpected contamination. Additionally, the development will also proceed in accordance with the Roc Letter (Dated 04/03/22), Waste Transfer Notes (Dated 14/06/22, 16/06/22 and 27/07/22) and CONTAMINATED LAND INFORMATION (dated 09/08/22) and Deloitte's e-mail (Dated 09/08/22), all received and approved under application CDN/22/0264.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission 087671/FO/2008/C3. Pursuant to policies DM1 and EN18 of the Core Strategy.

6) The development shall be implemented in accordance with the MNS Project Execution Plan (Dated January 2018 prepared by LendLease), the MNS Environment Health and Safety Plan (Dated January 2018 prepared by LendLease), and the MNS Logistics and Sequencing (Dated January 2018 prepared by LendLease), all received and approved under application CDN/18/0096.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

7) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason: In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

8) The development shall be carried out in accordance with the details contained within the Greater Manchester Police SbD Registration Letter, including the SbD Checklist, (dated 12 July 2017) submitted and approved under application CDN/22/0264, and Adrian Murphy's (Design for Security's) e-mail (Dated 05/10/20; Submitted in relation to Building 3) submitted and approved under application CDN/20/0647.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

9) The development shall be completed in accordance with the following drawings and documents submitted and approved under application CDN/23/0301:

- 252194-LPP-52-SW-L00-DPL-L-0007-REV-C11 (Surface Water Drainage and Levels Plan)
- 252194-LPP-90-SW-L00-DET-L-0405-REV-C4 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0406-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0407-REV-C5 (Detail B2 Terraces Upstand Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DET-L-0408-REV-C6 (Detail B1 Terrace Wall Cladding and Coping adjacent Steps)
- 252194-LPP-90-SW-L00-DPL-L-0001-REV-C11 (Landscape Proposal Plan)
- 252194-LPP-90-SW-L00-DPL-L-0008-REV-C12 (Slab Levels & Screed Ground Floor)
- 252194-LPP-90-SW-L00-DPL-L-0009-REV-C4 (surveyed slab levels)
- 252194-LPP-90-SW-L00-DPL-L-0014-REV-C6 (door protection)
- 252194-LPP-90-SW-L00-DPL-L-0022-REV-C2 (Kerbing Plan)
- 252194-LPP-90-SW-L00-DPL-L-0050-REV-C5 (Terrace slab setting out)
- 252194-LPP-90-SW-L00-DPL-L-0051-REV-C6 (Setting out of courtyard walls and footings)
- 252194-LPP-90-SW-L00-DSE-L-0100-REV-C11 (Canalside sections)
- 252194-LPP-90-SW-L00-DSE-L-0101-REV-C6 (Detailed section courtyard landscape, sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0102-REV-C7 (Detailed section courtyard landscape, sheet 2)
- 252194-LPP-90-SW-L00-DSE-L-0103-REV-C7 (Detailed sections Venice street sheet 1)
- 252194-LPP-90-SW-L00-DSE-L-0107-REV-C4 (Detailed Sections Courtyard Landscape Sheet 3)
- 252194-LPP-90-SW-L00-DSE-L-0108-REV-C6 (Detailed Sections Courtyard Landscape Sheet 4)
- 252194-LPP-90-SW-L00-SSP-L-0600 (Landscape NBS Specification)
- 252194-LPP-95-SW-L00-DET-L-0210-REV-C8 (Yorkstone paving)
- 252194-LPP-95-SW-L00-DET-L-0215-REV-C5 (Typical paving details: Sheet 01)

o 252194-LPP-95-SW-L00-DET-L-0216-REV-C7 (Typical paving details: Sheet 02)
o 252194-LPP-95-SW-L00-DET-L-0217-REV-C7 (Typical paving details: Sheet 03)
o 252194-LPP-95-SW-L00-DET-L-0218-REV-C7 (Courtyard paving build ups and slab joints)
o 252194-LPP-95-SW-L00-DET-L-0402-REV-C2 (Walls 01/01 setting out)
o 252194-LPP-95-SW-L00-DET-L-0403-REV-C4 (Walls 01/02 setting out)
o 252194-LPP-95-SW-L00-DET-L-0404-REV-C2(Walls 01/03 setting out)
o 252194-LPP-95-SW-L00-DPL-L-0010-REV-C13 (Detail Hard Landscape Plan 1 of 2)
o 252194-LPP-95-SW-L00-DPL-L-0011-REV-C12 (Detail Hard Landscape Plan 2 of 2)
o 252194-LPP-95-SW-L00-DPL-L-0012-REV-C5 (Venice Street Works)
o 252194-LPP-90-SW-L00-DPL-L-0021-REV-C3 (GA Setting out)
o o 252194-LPP-90-SW-L00-DET-L-0470-REV-C4 (typical tree pits)
o o 252194-LPP-90-SW-L00-DSE-L-0109-REV-C5 (Detailed Sections Courtyard Landscape Sheet 5)
o o 252194-LPP-90-SW-L00-DSE-L-0110-REV-C4 (Detailed Sections Courtyard Landscape Sheet 6)
o Delottie's e-mail (Dated 15/09/20)
o 252194-LPP-95-SW-L00-DET-L-0401-REV-C5 (Low walls: Sections & Bench tops)
o 252194-LPP-95-SW-L00-DET-L-0441-REV-C4 (Circular planter)
o 252194-LPP-95-SW-L00-DET-L-0480-REV-C6 (Lighting: Co-ordinated proposals)
o 252194-LPP-90-SW-L00-DPL-L-0013-REV-C5 (steps and ramps)
o 252194-LPP-95-SW-L00-DET-L-0400-REV-C9 (Low walls: elevations)
o 252194-LPP-95-SW-L00-DET-L-0430-REV-C10 (Canal walls / glass balustrade)
o 252194-LPP-95-SW-L00-DET-L-0432-REV-C3 (Elevation of Canalside Wall & Balustrade)
o 252194-LPP-95-SW-L00-DET-L-0435-REV-C3 (Canal interface: Existing wall scope sheet 01)
o 252194-LPP-95-SW-L00-DET-L-0460-REV-C10 (Steps 1 of 2)
o 252194-LPP-95-SW-L00-DET-L-0461-REV-C10 (Steps 2 of 2)
o 252194-LPP-95-SW-L00-DET-L-0462-REV-C4 (Handrails)

No development associated with the implementation of the public realm works as shown in dwgs numbered 454.001_G, 454.100_C, 454.101_C, 454.102_C, 454.103_C, 454.104_D and 454.105_E ; shall commence until final details of a strategy for the planting of street trees within the pavements on Whitworth Street and Princess Street including details of overall numbers, size, species and planting specification, constraints to further planting and details of ongoing maintenance has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

10) The development shall be completed and maintained in accordance with the Landscape Management and Maintenance Plan, 252194-LPP-90-SW-L00-COM-L-0630_C1, 24 September 2019; and Risk Assessment: 252194-LPP-90-SW-L00-RRR-L-0650 iss1 rev C1 (Submitted and approved under application CDN/20/0408). The approved details shall remain in operation in perpetuity.

Within three months of the date of this permission details shall be submitted regarding a maintenance strategy for any off site tree planting. The development shall then proceed in accordance with the agreed details and be maintained thereafter for the lifetime of the development.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

11) The development shall proceed and be maintained in accordance with the Full Residential Management Plan (Prepared by Zenith Property Management), submitted to and approved under application CDN/19/1016. The approved strategy shall remain in operation in perpetuity.

Reason - In the interests of amenity pursuant to Core Strategy policy DM1.

12) Before any new use hereby approved commences, within each of the ground floor units below the residential blocks details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

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

13) The scheme shall be implemented in accordance with the following storage (including segregated waste recycling) and disposal of refuse drawings and documents:

o Manchester New Square - Refuse Strategy Note dated 21 March 2018 prepared by Simpson Haugh (Submitted and approved under application CDN/18/0213);
o Manchester New Square Refuse Schedule dated 13 March 2018 (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B0-A-G100-P-00-003 Rev 1 Site Plan Ground Floor Level Refuse Locations - annotated to show locations of refuse stores for residential, commercial and Regency House, with layby collection points highlighted (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B1-A-G200-P-00 Rev 17 Building 1 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B2-A-G200-P-00 Rev 12 Building 2 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Drawing 10011-B3-A-G200-P-00 Rev 19 Building 3 GA Plan Ground Floor (Submitted and approved under application CDN/18/0213);
o Building 3 Ground Floor CCTV Room Added - ref: 10011-B3-A-G410-SK-002 rev01 (Submitted and approved under application CDN/20/0408).

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 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.

14) Deliveries, servicing and collections, including waste collections for the ground floor units, excluding Unit 1 in Building 2, shall not take place outside the following hours:
- 07:30 to 20:00 Monday to Saturday
- 10:00 to 18:00 Sundays and Bank Holidays

The deliveries, servicing and collections, including waste collections for Unit 1 Building 2, shall not take place outside the following hours:
- 06:00 to 22:00 Monday to Friday
- 07:00 to 22:00 Saturday
- 08:00 to 21:00 Sundays and Bank Holidays

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

15) The extraction of any fumes or vapours for the residential accommodation shall be completed in accordance with the Ventilation / Extract Statement, prepared by Ramboll (Submitted and approved under application CDN/19/1016).

Details of the extraction of any fumes, vapours and odours for the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use. The details of the approved scheme for each phase (as set out in condition 2 g above) shall be implemented prior to occupancy of that phase and shall remain in situ whilst the use or development is in operation.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with any of the commercial uses; to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme for each phase (as set out in condition 2 (g) above) shall be implemented prior to occupancy of that phase and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

17) The development shall proceed in accordance with the compliance and acoustic insulation measures and performance set out in the Manchester New Square Final Acoustic Planning Report, prepared by Mach Group (Dated 21/08/19; Submitted and approved under application CDN/19/1016).

Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the ground floor uses within these blocks; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development shall be implemented in accordance with the Manchester New SQ - Site Wide Signage Strategy P03 (Received by the City Council, as Local Planning Authority, on the 20 September 2023; Approved under application CDN/23/0301).

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy

19) The development shall discharge surface and foul water in accordance with MCC's letter (Dated 30/12/2016) approved under application CDN/18/0096.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)).

20) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

21) The development shall proceed in accordance with the Full Travel Plan prepared by Curtins and Deloitte's e-mail dated 29-06-20 in relation to the Travel Plan (Received and approved under application CDN/19/1016).

Within six months of the first use occupation of the final phase of the development, a revised Travel Plan which takes into account the information about travel patterns gathered shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016

22) The development shall be implemented in accordance with the following drawings and documents in relation to Flood Risk and Drainage (Submitted and approved under application CDN/18/0409):

o United Utilities Part 1 acceptance letters dated 2016 Princess Street Surface Water Drainage Attenuation Analysis dated March 2016 prepared by Ramboll;
o Princess Street Flood Risk and Drainage Statement produced by RoC;
o MNSQ Surface Drainage / Rainwater Report No.1 produced by Imotech;
o Drawings 3251 BX-DR02 Rev 3: Site Wide Drainage Strategy, 061639-705 Rev B Drainage Strategy and 252194 LPP 90 SW L00 DPLL 008 Slab Level and Screed (Ground Floor);
o Sketch showing the extent of the boundary and the existing 4 storey deep basement - to illustrate that there is very little 'left over' space for attenuation;
o Deloitte's e-mail dated 02-08-18; and
o Manchester New Square Blue Roof attenuation / void former detail

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant Core Strategy policy DM1.

23) a) The drainage for the development shall be carried out in accordance with drawing no.252194-LLP-90-SW-L00-DPL-L-0008 - Slab levels and screed ground floor, drawing Podium Attenuation Phasing Plan- 200211_GF, and Deloitte's e-mail's 17/02/20 and interim arrangements 24/03/20 (Received and approved under application CDN/19/1016); photographs IMG_6010, IMG-6011, IMG_6012, IMG_6013, IMG_6014 and IMG_6015 (Received and approved under application CDN/20/0647); and the photographs and Deloitte's email (Dated 23/05/2022) received and approved under application CDN/22/0264 and shall all be retained for the lifetime of the development.

b) Within three months of the date of this permission a management and maintenance drainage plan for Buildings 1, 2 and 3, which shall be for the lifetime of the development, shall be submitted to and approved in writing by the City Council, Local Planning Authority. The plan shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. The approved scheme shall be implemented within one month of approval and then be kept in place for the lifetime of the development.

Reason - The application site is located within a critical drainage area and in line with the requirements in relation to sustainable urban drainage systems, further consideration should be given to the control of surface water at the site in order to minimise localised flood risk pursuant to Core Strategy Policy DM1 and the National Planning Policy Framework.

24) The parts of the Rochdale Canal corridor adjacent to the development shall be it in accordance with the following drawings and documents submitted and approved under application CDN/18/0096:
o Drawing No. 252194-LPP-95-SW-L00-DET-L-0480 Details: Lighting: Co-ordinated proposals prepared by Landscape Projects Ltd
o Eve Grant's e-mail dated (15/03/18)

Reason - To ensure that the development makes a positive contribution to the quality of the Rochdale Canal and to aid in the improvement of Crime and Disorder issues in these areas pursuant to Core Strategy Policies EN9 and DM1.

25) Within three months of the date of this permission full details of how potential flood risk from the Canal would be controlled shall be submitted to and agreed in writing by the local planning authority in consultation with the Canal & River Trust. Any works necessary to discharge this condition shall be for each phase of development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

26) Within three months of the date of this permission full details of the proposed glass balustrades adjacent to the Rochdale Canal, including materials and finishes, full details of the proposed fixing arrangements and arrangements for future maintenance have been submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the agreed details before Building 1 is first occupied.

Reason -To ensure that the development makes a positive contribution to the quality of the Rochdale Canal pursuant to Core Strategy Policies EN9 and EN3

27) The materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building / public realm shall be completed in accordance with the following drawings and documents:

o Dwgs 0161639-700 - General Arrangement - Rev B, 0161639-701 - Construction Areas - Rev B, 0161639-702 - Kerbing Layout - Rev C, 0161639-703 - Site Clearance - Rev B, 0161639-704 - Road Markings - Rev E, 0161639-705 - Drainage Layout - Rev E and 0161639-707 - Standard Details - Rev B (All received and approved under application CDN/20/0408).

All works approved in discharge of this condition shall be fully completed for each phase of the development (as set out in condition 2 (g) above) hereby approved before it is first occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with Core Strategy policies SP1 and DM1.

28) The development shall be implemented and retained in accordance with the Full Residential Management Plan, prepared by Zenith Property Management and on the basis of Deloitte's e-mail dated 29-06-20 in relation to Parking Management (Both received and approved under application CDN/19/1016).

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar. As well as 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. All pursuant to policies DM1, H11 and T1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

29) The residential apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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 1995, 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 pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

30) The commercial units can be occupied as Class E (a), Class E (b) and Class F1(b) only.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Core Strategy policies DM1 and saved Unitary Development Plan policies DC26.1 and DC26.5

31) The development shall proceed in accordance with the local labour agreement details contained within the following documents (Both submitted and approved under application CDN/18/0154):

o Manchester New Square Local Labour Agreement dated 6 March 2018;
o Manchester New Square completed Undertaking to MCC dated 6 March 2018;

The approved details shall be kept in place thereafter.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

32) The development will be fully implemented in accordance with the following drawings and documents:

o Full Residential Management Plan, prepared by Zenith Property Management and Deloitte's e-mail dated 29-06-20 (Servicing Management); W7 - Wall Mounted Dual Socketed 7kW Charge Point Type 2 Sockets, RFID Card Operated, 7kW Power Capacity, (32A Per Socket) - Single Phase Supply Communications Package via GPRS or Ethernet Connection with the 6 EVCP spaces plus the 20 adaptable spaces equating to 10%; BP Charge Master - Charge Point Installation Guide; BP Charge Master - Fast Charge Wall Mounted Electric Vehicle Charging Points; Imtech Plan ref: K16043-6000-ZZ-B1- DR-E62-004 Rev C2 (All submitted to and approved under application CDN/19/1016).
o Deloittes letter (Dated 05/10/2020; Submitted and approved under application CDN/20/0647).

Reason - In interests of highway safety pursuant to Policy DM1 of the Core Strategy.

33) The development shall be fully implemented in accordance with the Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure (Submitted and approved under application CDN/19/1016). The approved space 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 mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

34) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies Dm1 and SP1.

35) Piling or any other foundation designs using penetrative methods shall be completed in accordance with the following drawings and documents (All submitted and approved under application CDN/18/0071):

o Method Statement (Rotary Bored Piling) dated 26 January 2018 prepared by Foundation Piling Ltd;
o Piling Risk Assessment dated 26 January 2018 prepared by Foundation Piling Ltd;
o RoC Drawing 3251 B3 0F 01 Rev11 illustrating the proposed piling location;

Any piling or other works that are not approved in the above documentation shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason - To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

**Informatives**

1) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby properties.

2) All of the works required to achieve the new accesses / egresses and associated TROs should be included as part of a S278 agreement via an off-site highways condition, to be funded by the applicant.

3) Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

4) External areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time. This does not negate the need for separate applications for planning permission for the use of external areas.

Reason - To safeguard the amenities of the occupiers of nearby properties.

5) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

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

Highway Services
Environmental Health

Flat 503, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 501, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 704, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 401, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 708, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 16, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 18, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 9, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 34, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 16, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 4, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 11, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 47, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 29, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
46 Canal Street, Manchester, M1 3WD
Flat 1303, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 308, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 309, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1203, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1001, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 610, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 709, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 303, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 603, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 804, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 707, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 901, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 103, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1106, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1107, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 305, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1307, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1401, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 205, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 201, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1106, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 804, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 212, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 508, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1103, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 611, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 907, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 710, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 801, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 4, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 607, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 705, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 24, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 14, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 25, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 10, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Serviced Apartment 17, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 36, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 21, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 22, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 808, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 706, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1001, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 807, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 906, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1105, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1006, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1103, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1003, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 308, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 105, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 109, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
40A Whitworth Street, Manchester, M1 3NR
Flat 30, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 3, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 24, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 2, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 36, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 40, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 31, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 43, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 4, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 18, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 11, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1005, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 708, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 203, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 605, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1301, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 606, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 904, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 810, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 205, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 105, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1002, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 905, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
44A Whitworth Street, Manchester, M1 3AW
Flat 202, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 308, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1302, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1109, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 1406, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 507, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1104, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 605, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 111, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 411, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 504, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 102, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 406, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1204, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 910, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1202, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 311, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1102, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 7, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 14, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 34, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 6, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat At, New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 34, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 37, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 17, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 19, 55 - 57 Whitworth Street, Manchester, M1 3NT
Lower Ground Floor, 48 - 50 Whitworth Street, Manchester, M1 6HR
Flat 5, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, 55 - 57 Whitworth Street, Manchester, M1 3NT
48 - 50 Whitworth Street, Manchester, M1 6LS
Flat 202, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 905, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1106, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1107, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 606, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1002, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 306, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 406, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 804, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 801, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 106, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 209, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 509, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 5, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 22, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 6, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 35, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 44, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, 42 - 44 Sackville Street, Manchester, M1 3NF
113A Princess Street, Manchester, M1 3BF
Flat 108, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1206, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 304, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 302, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 908, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 204, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 402, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1004, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1206, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 609, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 902, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 304, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 506, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1105, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 606, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 303, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 109, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 210, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 601, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 208, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 408, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 2, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 3, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 32, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 27, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 13, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 9, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 27, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 709, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 809, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 402, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 707, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 505, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 502, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 304, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 206, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 207, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 903, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 46, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 20, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 26, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 6, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 19, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 10, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 14, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 29, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1303, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 703, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 805, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 410, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 404, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1407, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 104, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ

Flat 106, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 505, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 511, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1010, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1101, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 112, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Second Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
Flat 1002, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 702, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1102, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 403, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 307, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 505, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 508, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 802, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 608, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1105, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 904, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 202, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1307, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 302, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 905, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 106, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 703, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 26, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 38, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 25, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 24, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 12, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 1004, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 901, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 405, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 608, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 607, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 609, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 310, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 410, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 2, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 37, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 3, 55 - 57 Whitworth Street, Manchester, M1 3NT
50 Sackville Street, Manchester, M1 3WF
Flat 9, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 23, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Whitworth Locke Hotel, 74 Princess Street, Manchester, M1 6JD
Flat 603, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 907, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 805, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 602, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 404, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 107, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 204, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 103, Calico Building, 46 Whitworth Street, Manchester, M1 3AX

Flat 508, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 104, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 601, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 32, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 45, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 24, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 21, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 2, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 31, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Fourth Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PE
BUY ASSOCIATES LIMITED, Third Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Middle, Amazon House, 3 Brazil Street, Manchester, M1 3PW
G A Y, Canal Street, Manchester, M1 3WB
Flat 17, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 404, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 902, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 604, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1205, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 807, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 503, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1008, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 801, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 909, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 908, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 607, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 201, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 602, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 808, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 903, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 408, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 506, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 108, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 301, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 17, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 39, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 13, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 20, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 42, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 22, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 1, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
40 Whitworth Street, Manchester, M1 3NR
Flat 5, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 806, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 402, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1007, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 210, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1104, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1202, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1305, Carding Building, 42 Whitworth Street, Manchester, M1 3AT

Flat 306, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 110, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 407, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
113 Princess Street, Manchester, M1 3BF
Flat 306, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 602, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1007, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1304, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 301, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1201, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 906, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 101, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 407, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 805, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 204, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1305, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 608, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 42, 42 - 44 Sackville Street, Manchester, M1 3NF
Richmond Tea Rooms, 46 Sackville Street, Manchester, M1 3WF
Flat 10, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 12, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 401, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 4, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 13, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Bannatyne, 38 Whitworth Street, Manchester, M1 3NR
Restaurant Adjacent 38, Whitworth Street, Manchester, M1 3NR
Flat 29, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 5, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 2, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 14, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 16, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 14, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 8, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 6, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 30, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 205, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1102, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 307, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 806, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 203, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 101, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 407, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1104, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 43, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 48, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 49, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 28, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 16, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 21, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 305, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 504, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 601, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 209, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 509, Carding Building, 42 Whitworth Street, Manchester, M1 3AR

Flat 1306, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 701, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 907, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1005, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1306, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 603, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 206, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 107, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 809, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 501, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1205, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 701, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 309, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1402, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 510, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1108, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 403, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 11, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 604, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Ground Floor, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat 15, 42 - 44 Sackville Street, Manchester, M1 3NF
113B Princess Street, Manchester, M1 3BF
Flat 1201, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 501, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 502, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 206, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1204, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 705, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 706, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1004, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 809, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1003, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 208, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 803, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 107, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 104, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 506, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 102, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 211, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1404, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1403, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1405, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 209, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 806, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1110, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1207, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 307, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 502, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1301, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 909, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 704, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 509, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1006, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1009, Linter Building, 44 Whitworth Street, Manchester, M1 3AW

Flat 807, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 802, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 709, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 803, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 706, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 35, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 31, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 3, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 1006, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 44, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
New Union Hotel, Princess Street, Manchester, M1 6JB
Flat 5, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 36, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 32, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 33, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 41, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 8, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 28, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Basement And Ground Floor, 61 - 63 Whitworth Street, Manchester, M1 3NY
61 - 63 Whitworth Street, Manchester, M1 3NY
Flat 7, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 30, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 19, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 11, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 27, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 35, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 32, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 802, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 305, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1101, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 701, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 803, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 504, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 1007, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 702, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 507, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 703, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 102, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 302, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 309, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 201, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 403, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 909, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 1005, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 303, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 21, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 25, 42 - 44 Sackville Street, Manchester, M1 3NF
Flat 25, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 7, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 1, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 33, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 23, 55 - 57 Whitworth Street, Manchester, M1 3NT

Flat 18, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 41, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 507, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 11, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Basement And Sub Basement, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Rear, Amazon House, 3 Brazil Street, Manchester, M1 3PW
First Floor Front, Amazon House, 3 Brazil Street, Manchester, M1 3PW
Flat At, G A Y, Canal Street, Manchester, M1 3WB
Flat 408, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 405, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 409, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1103, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1009, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 109, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1302, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 510, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 1207, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 1304, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 301, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 207, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 704, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 101, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 906, Carding Building, 42 Whitworth Street, Manchester, M1 3AT
Flat 609, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 901, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 409, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 310, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 203, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 401, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 503, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1107, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 1001, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 405, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 103, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 108, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 707, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 105, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1203, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 207, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 1008, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 610, Linter Building, 44 Whitworth Street, Manchester, M1 3AJ
Flat 708, Linter Building, 44 Whitworth Street, Manchester, M1 3AW
Flat 9, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 6, Brazil House, 2 Brazil Street, Manchester, M1 3PW
Flat 406, Carding Building, 42 Whitworth Street, Manchester, M1 3AR
Flat 22, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 7, Regency House, 36 - 38 Whitworth Street, Manchester, M1 3NR
Flat 20, Regency House, 36 Whitworth Street, Manchester, M1 3NR
Flat 4, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 15, Bombay House, 59 Whitworth Street, Manchester, M1 3AB
Flat 10, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 38, 55 - 57 Whitworth Street, Manchester, M1 3NT
Flat 31, Regency House, 36 Whitworth Street, Manchester, M1 3NR

48 Whitworth Street, Manchester, M1 6JD
Flat 604, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 705, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 208, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 902, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 908, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 904, Calico Building, 46 Whitworth Street, Manchester, M1 3BD
Flat 409, Calico Building, 46 Whitworth Street, Manchester, M1 3AX
Flat 605, Calico Building, 46 Whitworth Street, Manchester, M1 3BD

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Whitworth Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL