

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136764/AOH/2023

Date registered valid: 18 April 2023

Proposal: Installation of three LED Advertisement screens to the north façade of the proposed commercial building and north and east façades of the proposed hotel (as proposed under planning application 136763/FO/2023)

Address: Etihad Stadium (North Stand), Etihad Campus, Manchester, M11 3FF

Ward(s): Ancoats & Beswick Ward

Applicant: Manchester City Football Club Ltd

Agent (if any): Mr John Cooper Deloitte LLP

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

Recommendation: Approve

Date of recommendation: 26 March 2024

Application details

Type of application: Advertisement Hoardings Consent

Development type: Advertisements

Date of site visit:

Standard consultations:

Printed: 21 April 2023 Expired: 12 May 2023

Neighbour notifications

Printed: 21 April 2023 Expired: 12 May 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is approximately 3.5 ha and comprises the Etihad stadium and its curtilage. The stadium was built in 2000 to host the 2002 Commonwealth games and became the home of Manchester City in 2003. The current capacity is 54,048 following the expansion of the South Stand in 2014.

It is bounded by Ashton New Road, Alan Turing Way, Rowsley Street and Joe Mercer Way and Sportcity Way. The main stadium has a distinctive roof and there is car parking around the east and west sides. The National Squash Centre and the Regional Athletics Centre are to the north west. Immediately to the north of the stadium is the club store and 'City Square'.

The main vehicle access is from Ashton New Road which leads to the main 'day to day' surface car park. The club shop would be relocated to the former City at Home building at the site entrance.

The site and the Etihad campus was formerly heavy industrial land. The campus contains a cluster of national sports venues such as the regional tennis centre, regional athletic arena, velodrome, national squash centre and BMX arena. The Manchester City Football Academy along with the Beswick Community Hub, a 600 place sixth form college, with leisure and retail centre is also located in the surrounding area.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Planning permission was granted to expand the Etihad in 2014 (104315/FO/2013/N2) which would have increased the capacity of the stadium to 62,170 seats. Only the south stand was expanded under this permission but the permission, which would also see the north stand enlarged, remains extant.

The COOP Live Arena is under construction on an adjacent site on the opposite side of the Ashton Canal (126431/FO/2020). It is expected that the arena would be operational towards the beginning of 2024 and has a maximum capacity of 23,500.

The area beyond the Etihad campus has a mixed character with commercial uses and homes. The neighbourhoods of Beswick, Clayton, Openshaw and Miles Platting are close to the site. There is a relatively dense residential estate of two storey terrace properties to the southern side of Ashton New Road. The historic Philips Park is to the north east of the stadium and Eastlands District Centre, including Asda superstore, is to the east. A car dealership is immediately to the south west.

The towpath and cycle path along the Ashton Canal link the site to city centre and beyond to the east. The site is well served by public transport which provides good connections to other parts of East Manchester and the wider City. The Metrolink line bounds the stadium site to the north and passes through the Etihad campus providing two stops "The Etihad Stadium" and the "Velo Park". There are bus and train links around the campus along with access to the arterial roads of Ashton New Road and Alan Turing Way.

The site is not in the Air Quality Management Area (AQMA) but Alan Turing Way which connects to the site is. The site is in flood zone one and Manchester's critical drainage area. There is a history of coal mining activity at the site. The site is not within a conservation area, however, there are listed buildings in the immediate area which could be affected by development including the listed Phillips Park.

Description of development

Installation of three LED Advertisement screens to the north façade of the proposed commercial building and north and east façades of the proposed hotel (as proposed under planning application 136763/FO/2023)

Planning permission was granted for the North Stand expansion, under 136763, in October 2023.

Consultations & Notification Responses

Publicity – Notification letters were sent to nearby residents. One neutral comment and one objection was received. The comments can be summarised as follows:

Neutral

- assurances need to be given that the screens will only be turned on when games or other events are happening? There are residential properties nearby;

Highway Services advise that they have no objections subject to the back boards of the signal lights are changed, that the screen does not include moving images or display any image that is or could be misconstrued as a traffic signal.

Environmental Health advise that no individual advertisements displayed on the LED panel shall contain moving images, animation, video or full motion images, no individual advertisements shall be displayed for duration of less than 10 seconds, controls shall be in place to ensure smooth uninterrupted transition of images displayed on the panel, the display panel shall be fitted with a light sensor, designed to adjust the brightness to changes in ambient light levels, a mechanism shall be in place so that if the installation breaks down, it defaults to a black screen to avoid any flashing error messages or pixilation and the maximum luminance level of the advertisements displayed on the panel shall not exceed 300 cd/m2 during non-daylight hours / inclement weather.

Canal and River Trust advise that they have no comments

Aerodrome Safeguarding advise that they have no objection to the proposal subject to a cranes condition.

Design for Security at Greater Manchester Police advise that they have no comments

Metrolink advise that a condition is required to verify that the signs do not cause any driver distraction.

Policy

Town and Country Planning (Control of Advertisements) Regulations 2007

The Local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—

(a) the provisions of the development plan, so far as they are material; and

(b) any other relevant factors.

(2) Without prejudice to the generality of paragraph (1)(b)—

(a) factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;

(b) factors relevant to public safety include—

(i) the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(ii) whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;

(iii) whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.

(4) Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain any limitation or restriction relating to the subject matter, content or design of what is to be displayed.

Manchester Core Strategy (2012)

Relevant policies SP1, EN1 and DM1

Unitary Development Plan for the City of Manchester (1995)

Extant policies DC14 and E3.3

Guide to Development in Manchester SPD (2007)

National Planning Policy Framework

Issues

Principle

There is no objection to the principle of the signs being displayed at the application site. The screens will assist in animating the fans arrival at the Etihad Stadium and their experience within the reimagined City Square and will be inherently capable of being used in multiple ways during different parts of the day / night and throughout the week so that there are no sterile, single-use zones and maintaining activation of the facades.

The screens would offer the potential to provide information to support the operational management of the Etihad Stadium and the wider Etihad Campus.

This includes providing:

- directional information for safe access and egress around and into the Stadium and around the wider Etihad Campus – supporting the management of large numbers of pedestrians, particularly on event days at the Etihad Stadium and Co-op Live;
- information in relation to encouraging the use of sustainable modes of transport to and from the Etihad Campus and promotion of walking routes;
- safety information and announcements to ensure the secure operation of the Etihad Stadium and wider Etihad Campus; and,
- for broader Club and commercial advertising purposes.

As required by the Town and Country Planning (Control of Advertisements) Regulations 2007, matters relevant to the consideration of this application are amenity and public safety.

Amenity

The proposal would result in three LED advertisement screens being installed.

Screen A: northern gable end of commercial building 17.3m x 19.4m x 300mm

Screen B: northern gable end of hotel building 17.3m x 16.9m x 300mm; and

Screen C: eastern gable end of hotel building 20.4m X 16.9m x 300mm

All signs will be limited to 300 cd/m²

The screens are likely to be in use between 07:00am and 00:00am, with increased activation during pre- and post-event.

The LED screens would form an integral part of the building façades. The locations would provide activity to the façade on the main pedestrian approach to the north stand.

The palette of materials would ensure that the architecture would be high quality with or without illumination.

The siting and orientation of the two screens on the northern gable ends of the commercial and hotel buildings means that they will largely be visible from within the Etihad Campus itself to assist in animating the fans arrival at the Etihad Stadium. The screen on the eastern gable end of the hotel will be a significant distance from the neighbouring properties east of Alan Turing Way. At the closest point, the proposed screens are located circa 170m from the closest window of the nearest residential building.

The intention is that screens would be contain static and moving images and would be visible from Alan Turing Way and the surrounding area. However, following a review of the screens from a public safety perspective (see comments below) it is considered that Screen C should not contain and moving images in the interest of highway safety. This should form a condition of the approval.

Phillips Park Cemetery and Park, due to their Grade II listed status, are areas of low illuminance and high sensitivity. It has been demonstrated through planning application 136763/FO/2023 that the impact on the historic environment as a result of the lighting and advertisement proposals on the heritage assets is negligible.

The impact on Alan Turing Way would also be negligible given it is a well-lit environment in order to be safe for traffic use.

The low rise residential properties off Stuart Street would have direct views of the site and may notice the lighting system functioning, but should not be unduly effected by light spill and glare. The Stuart Street residential apartment building, due to its more prominent position along Alan Turing Way, would be more sensitive to the new lighting installations. The wildlife corridor along the Ashton Canal would also be sensitive to any new lighting installations.

The lighting system may also be noticeable to the nearby tram network and in the interest of the safe working of the tram, it would be paramount that the functioning of the lighting system would not cause a distraction to the tram driver.

The lighting scheme is an integral part of the building design. When the lighting scheme is in operation, it's functioning, changing of images and level of illumination would be noticeable to those who live, work and pass through this area. The extent of this would vary depending on the time of day, weather conditions and time of year.

The signage is considered to be appropriate and necessary for the functions and operations of an international sporting venue such as the stadium. There are measures which are required in respect of the function and use of the signage which is necessary and in the interest of public safety.

Public safety

The lighting scheme is likely to be noticeable to pedestrians, road users along Alan Turing Way and tram drivers on the Ashton line.

The levels of illumination are not considered to be excessive with the context adjacent to a well-lit Etihad Campus and the road network of Alan Turing Way which provides a highly lit environment.

Notwithstanding this, the level of illumination and the frequency of the moving images needs to be carefully controlled in order to minimise the overall effect of the signage and any associated glare on the road and tram network.

A lighting assessment and road safety audit has been undertaken. This has concluded that it is necessary to preclude the use of moving images on Screen C to the hotel. This is in the interest of highway safety. This should form a condition of the approval. Screens A and B can contain moving images.

The illumination levels should also be restricted by way of condition.

The backboards to the traffic signals should be subject to ongoing review to determine if they require replacing. The applicant would then fund the replacement of those boards.

This should form part of the conditions of the planning approval and include a verification report which verifies the scheme has been carried out in accordance with the approved details and to rectify any issues of non-conformity.

Other Legislative Requirements Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

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

1) The following definitions are applicable to this advertisement permission:

Screen A: northern gable end of commercial building

Screen B: northern gable end of hotel building

Screen C: eastern gable end of hotel building

Reason – In the interest of defining which buildings the development relates to pursuant to policy DM1 of the Manchester Core Strategy (2012).

2) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

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

drawings NSE-POP-ZZ-ZZ-DR-A-000025, NSE-POP-ZZ-ZZ-DR-A-000271 and NSE-POP-ZZ-ZZ-DR_A-000325 received by the City Council, as Local Planning Authority, on the 18 April 2023

Design and Access statement and Planning Statement received by the City Council, as Local Planning Authority, on the 18 April 2023

Highway Safety Report received by the City Council, as Local Planning Authority, on the 17 May 2023

Stage One Road Safety Audit received by the City Council, as Local Planning Authority, on the 2 May 2023

Backing Board locations received by the City Council, as Local Planning Authority, on the 26 February 2024

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

4) Prior to the first use of the LED screen C 'eastern gable end of hotel building' hereby approved, as indicated on drawings NSE-POP-ZZ-ZZ-DR-A-000025, NSE-POP-ZZ-ZZ-DR-A-000271 and NSE-POP-ZZ-ZZ-DR_A-000325 received by the City Council, as Local Planning Authority, on the 18 April 2023, full details LED Screen C shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This scheme shall include the following:

- That no individual advertisements displayed on the screens shall contain any moving images (including moving images, animation, video or full motion images) or that resemble road signs, traffic lights or traffic signs;
- That no individual advertisements shall be displayed for a duration of less than 10 seconds;
- Details of controls to ensure smooth uninterrupted transition of images
- Details of a light sensor in order to adjust the brightness of the signs in ambient light levels.
- Details of a defaults black screen in the event of malfunctioning to avoid any flashing error messages or pixilation
- That the maximum luminance level of the advertisements displayed on the screen shall not exceed 300 cd/m² during non-daylight hours / inclement weather; and
- Details to prevent any upward light spill.

The LED Screen C shall be implemented in full in accordance with the approved details and thereafter retained and maintained in situ for as long as the signs remain in use.

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

5) Prior to the first use of the LED screens (A and B) hereby approved, as indicated on drawings NSE-POP-ZZ-ZZ-DR-A-000025, NSE-POP-ZZ-ZZ-DR-A-000271 and NSE-POP-ZZ-ZZ-DR_A-000325 received by the City Council, as Local Planning Authority, on the 18 April 2023, full details of the 2 x LED Screens (A and B) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This scheme shall include the following:

- That no individual advertisements displayed on the screens shall contain any moving images (including moving images, animation, video or full motion images) that resemble road signs, traffic lights or traffic signs;
- Details of controls to ensure smooth uninterrupted transition of images
- Details of a light sensor in order to adjust the brightness of the signs in ambient light levels.
- Details of a defaults black screen in the event of malfunctioning to avoid any flashing error messages or pixilation
- That the maximum luminance level of the advertisements displayed on the screen shall not exceed 300 cd/m² during non-daylight hours / inclement weather; and
- Details to prevent any upward light spill.

The 2 x LED building (A and B) signs shall be implemented in full in accordance with the approved details and thereafter retained and maintained in situ for as long as the signs remain in use.

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

6) Prior to the first use of the 3 x LED Screens (A, B and C) as indicated on drawings NSE-POP-ZZ-ZZ_DR-A-000025, NSE-POP-ZZ-ZZ-DR-A-000271 and NSE-POP-ZZ-ZZ-DR-A-000325 as

received by the City Council, as Local Planning Authority, on the 18 April 2023, a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall confirm that the signs have been installed in line with the scheme approved. Any instances of non-conformity with the scheme installed and approved shall be detailed together with measures to ensure compliance, including timescales for the implementation of any additional agreed measures. Any additional agreed measures shall then be implemented in accordance with the agreed timescales and thereafter retained and maintained in situ for as long as the signs remain in use.

Reason – In the interest of visual amenity and public safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy E3.3 of the Unitary Development Plan for the City of Manchester (1995).

7) Prior to first use of the 3 LED Screens (A, B and C) being brought into first use, the levels of lighting and potential distraction to tram drivers must be assessed on site during the hours of darkness and submitted for approval. Any issues identified with the scheme shall be detailed together with measures to ensure no impact on tram drivers, including timescales for the implementation of any additional agreed measures. Any additional agreed measures shall then be implemented in accordance with the agreed timescales prior to the 3 LED screens being brought into use and thereafter retained and maintained in situ for as long as the signs remain in use.

Reason: To ensure that the lighting from the development does not adversely impact the safe operation of Metrolink pursuant to policy DM1 of the Manchester Core Strategy (2012).

8) If from the first anniversary of first use' of the LED screens and for the lifetime of the operation of the screens, the backing boards on the signals referenced on the location plan received by the City Council as Local Planning Authority on the 26 February 2024 are in the opinion of the local planning authority seriously damaged or defective as identified through an annual monitoring process, the backing boards shall be replaced within two months of a written request from the City Council. Written evidence shall be provided to the City Council, as Local Planning Authority, confirming that the works have been undertaken within one month of the works being undertaken.

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

9) The 3 LED screens (A, B and C) shall only be in use between the hours of 07:30am and 00:00am only. Outside of these times, or when the screens are not required to be in use, the screens should be switched off.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Canal & River Trust
Manchester Airport Safeguarding Officer

Metrolink
Greater Manchester Ecology Unit
Network Rail

Apartment 47, 2B The Waterfront, Manchester, M11 4DB
Apartment 45, 2B The Waterfront, Manchester, M11 4DB
Apartment 19, 2B The Waterfront, Manchester, M11 4DB
Apartment 18, 2B The Waterfront, Manchester, M11 4DB
Flat 4, 2B The Waterfront, Manchester, M11 4DB
Flat 53, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2A The Waterfront, Manchester, M11 4BX
Flat 35, 2 The Waterfront, Manchester, M11 4AF
Flat 22, 2 The Waterfront, Manchester, M11 4AF
Flat 5, 2 The Waterfront, Manchester, M11 4AF
Apartment 22, 4 The Waterfront, Manchester, M11 4AU
Apartment 28, 6 The Waterfront, Manchester, M11 4AY
Flat 3, 74 Stuart Street, Manchester, M11 4DN
37 Willdale Close, Manchester, M11 4DH
28 Willdale Close, Manchester, M11 4DH
25 Willdale Close, Manchester, M11 4DH
18 Willdale Close, Manchester, M11 4DH
17 Willdale Close, Manchester, M11 4DH
1 Willdale Close, Manchester, M11 4DH
389 Bradford Road, Manchester, M40 7BW
8 Hadlow Walk, Manchester, M40 7BJ
Flipout, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Unit 4, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Unit 1, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Flat 1, 395 Bradford Road, Manchester, M40 7BW
Flat 2, 395 Bradford Road, Manchester, M40 7BW
14 Stuart Street, Manchester, M11 4DN
23 Stillwater Drive, Manchester, M11 4TP
21 Stillwater Drive, Manchester, M11 4TP
13 Energy Street, Manchester, M40 7XJ
2 Saxon Street, Manchester, M40 7BY
9 Broxton Street, Manchester, M40 7BN
21 Stuart Street, Manchester, M11 4DU
19 Stuart Street, Manchester, M11 4DU
19 Sable Way, Manchester, M11 4SZ
1 Saxon Street, Manchester, M40 7BY
Flat 571, 5 Stillwater Drive, Manchester, M11 4TF
Flat 566, 5 Stillwater Drive, Manchester, M11 4TF
Flat 565, 5 Stillwater Drive, Manchester, M11 4TF
Flat 552, 5 Stillwater Drive, Manchester, M11 4TF
Flat 550, 5 Stillwater Drive, Manchester, M11 4TF
Flat 548, 5 Stillwater Drive, Manchester, M11 4TF
Flat 542, 5 Stillwater Drive, Manchester, M11 4TF
Flat 536, 5 Stillwater Drive, Manchester, M11 4TF
Flat 532, 5 Stillwater Drive, Manchester, M11 4TF
Flat 531, 5 Stillwater Drive, Manchester, M11 4TF
Flat 528, 5 Stillwater Drive, Manchester, M11 4TF
Flat 506, 5 Stillwater Drive, Manchester, M11 4TF
Flat 503, 5 Stillwater Drive, Manchester, M11 4TF

A & G GARAGES LIMITED, Unit 4, 26 Edwin Road, Manchester, M11 3ER
Mercedes Benz, Rowsley Street, Manchester, M11 3RR
Flat 12, 10 Archer Street, Manchester, M11 4DY
37 Stuart Street, Manchester, M11 4DU
27 Stuart Street, Manchester, M11 4DU
Flat 527, 5 Stillwater Drive, Manchester, M11 4TF
Flat 520, 5 Stillwater Drive, Manchester, M11 4TF
Flat 510, 5 Stillwater Drive, Manchester, M11 4TF
Flat 507, 5 Stillwater Drive, Manchester, M11 4TF
Classic Football Shirts Ltd, Edwin House, Edwin Road, Manchester, M11 3ER
Sport City Visitors Centre, Ashton New Road, Manchester, M11 4ZZ
PART GND 246, Bradford Road, Manchester, M40 7BT
5 Sable Way, Manchester, M11 4SZ
Front, 1 Edwin Road, Manchester, M11 3ER
15 Stuart Street, Manchester, M11 4DU
14 Stillwater Drive, Manchester, M11 4TL
Flat 39, 7 Stillwater Drive, Manchester, M11 4TG
Flat 37, 7 Stillwater Drive, Manchester, M11 4TG
Flat 25, 7 Stillwater Drive, Manchester, M11 4TG
Flat 47, 7 Stillwater Drive, Manchester, M11 4TG
Flat 8, 7 Stillwater Drive, Manchester, M11 4TG
5 Stuart Street, Manchester, M11 4DQ
Flat 337, 3 Stillwater Drive, Manchester, M11 4TE
Flat 324, 3 Stillwater Drive, Manchester, M11 4TE
Flat 313, 3 Stillwater Drive, Manchester, M11 4TE
Flat 312, 3 Stillwater Drive, Manchester, M11 4TE
Flat 67, 2 Stuart Street, Manchester, M11 4DG
Flat 63, 2 Stuart Street, Manchester, M11 4DG
Flat 59, 2 Stuart Street, Manchester, M11 4DG
Flat 53, 2 Stuart Street, Manchester, M11 4DG
Flat 51, 2 Stuart Street, Manchester, M11 4DG
Flat 47, 2 Stuart Street, Manchester, M11 4DG
Flat 42, 2 Stuart Street, Manchester, M11 4DG
Flat 39, 2 Stuart Street, Manchester, M11 4DG
Flat 30, 2 Stuart Street, Manchester, M11 4DG
Flat 28, 2 Stuart Street, Manchester, M11 4DG
Flat 135, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 7, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 2B The Waterfront, Manchester, M11 4DB
Flat 20, 2 The Waterfront, Manchester, M11 4AF
Apartment 30, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 4 The Waterfront, Manchester, M11 4AU
Apartment 24, 6 The Waterfront, Manchester, M11 4AY
6 The Mews, Manchester, M40 7BG
Apartment 26, 2B The Waterfront, Manchester, M11 4DB
Flat 137, 1 Stillwater Drive, Manchester, M11 4TD
Flat 116, 1 Stillwater Drive, Manchester, M11 4TD
Flat 109, 1 Stillwater Drive, Manchester, M11 4TD
Flat 105, 1 Stillwater Drive, Manchester, M11 4TD
Flat 327, 3 Stillwater Drive, Manchester, M11 4TE
Apartment 5, 6 The Waterfront, Manchester, M11 4AY
Apartment 39, 2B The Waterfront, Manchester, M11 4DB
Apartment 32, 2B The Waterfront, Manchester, M11 4DB
Apartment 20, 2B The Waterfront, Manchester, M11 4DB

Apartment 16, 2B The Waterfront, Manchester, M11 4DB
Flat 8, 2B The Waterfront, Manchester, M11 4DB
Flat 7, 2B The Waterfront, Manchester, M11 4DB
Flat 54, 2A The Waterfront, Manchester, M11 4BX
Flat 44, 2A The Waterfront, Manchester, M11 4BX
Flat 40, 2A The Waterfront, Manchester, M11 4BX
2 Stillwater Drive, Manchester, M11 4TL
6 Stillwater Drive, Manchester, M11 4TL
10 Stillwater Drive, Manchester, M11 4TL
Flat 40, 7 Stillwater Drive, Manchester, M11 4TG
Flat 36, 7 Stillwater Drive, Manchester, M11 4TG
Flat 35, 7 Stillwater Drive, Manchester, M11 4TG
Flat 34, 7 Stillwater Drive, Manchester, M11 4TG
Flat 28, 7 Stillwater Drive, Manchester, M11 4TG
Flat 27, 7 Stillwater Drive, Manchester, M11 4TG
Flat 6, 7 Stillwater Drive, Manchester, M11 4TG
Flat 357, 3 Stillwater Drive, Manchester, M11 4TE
Flat 351, 3 Stillwater Drive, Manchester, M11 4TE
Flat 349, 3 Stillwater Drive, Manchester, M11 4TE
Flat 340, 3 Stillwater Drive, Manchester, M11 4TE
Flat 333, 3 Stillwater Drive, Manchester, M11 4TE
Flat 330, 3 Stillwater Drive, Manchester, M11 4TE
Flat 329, 3 Stillwater Drive, Manchester, M11 4TE
Flat 326, 3 Stillwater Drive, Manchester, M11 4TE
Flat 49, 2 Stuart Street, Manchester, M11 4DG
Flat 40, 2 Stuart Street, Manchester, M11 4DG
Flat 27, 2 Stuart Street, Manchester, M11 4DG
Flat 23, 2 Stuart Street, Manchester, M11 4DG
Flat 19, 2 Stuart Street, Manchester, M11 4DG
Flat 11, 2 Stuart Street, Manchester, M11 4DG
Flat 9, 2 Stuart Street, Manchester, M11 4DG
Flat 6, 2 Stuart Street, Manchester, M11 4DG
Flat 4, 2 Stuart Street, Manchester, M11 4DG
Flat 1, 2 Stuart Street, Manchester, M11 4DG
Flat 122, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 40, 2B The Waterfront, Manchester, M11 4DB
Flat 14, 2B The Waterfront, Manchester, M11 4DB
Flat 50, 2A The Waterfront, Manchester, M11 4BX
Flat 31, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2A The Waterfront, Manchester, M11 4BX
Flat 4, 2 The Waterfront, Manchester, M11 4AF
Apartment 4, 4 The Waterfront, Manchester, M11 4AU
11 Stuart Street, Manchester, M11 4DQ
3 Willdale Close, Manchester, M11 4DH
16 The Mews, Manchester, M40 7BG
15 Broxton Street, Manchester, M40 7BN
Flat 1, 2A The Waterfront, Manchester, M11 4BX
Flat 18, 2 The Waterfront, Manchester, M11 4AF
Flat 3, 2 The Waterfront, Manchester, M11 4AF
Flat 13, 2A The Waterfront, Manchester, M11 4BX
Apartment 29, 4 The Waterfront, Manchester, M11 4AU
Apartment 19, 4 The Waterfront, Manchester, M11 4AU
Apartment 8, 4 The Waterfront, Manchester, M11 4AU
Apartment 23, 6 The Waterfront, Manchester, M11 4AY

Apartment 15, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 4 The Waterfront, Manchester, M11 4AU
9 Willdale Close, Manchester, M11 4DH
2 Willdale Close, Manchester, M11 4DH
19 Willdale Close, Manchester, M11 4DH
17 Broxton Street, Manchester, M40 7BN
11 Broxton Street, Manchester, M40 7BN
7 Sabden Close, Manchester, M40 7AR
The Security Park, Cambrian Street, Manchester, M11 3FY
146 Bradford Road, Manchester, M40 7AS
Keen Distribution Ltd, 144 Bradford Road, Manchester, M40 7AS
Flat 139, 1 Stillwater Drive, Manchester, M11 4TD
Flat 114, 1 Stillwater Drive, Manchester, M11 4TD
Flat 112, 1 Stillwater Drive, Manchester, M11 4TD
Flat 108, 1 Stillwater Drive, Manchester, M11 4TD
Prestige Vans, Bradford Road, Manchester, M40 7BT
3 Hooton Street, Manchester, M40 7BP
391 Bradford Road, Manchester, M40 7BW
Lock House, 7 Alan Turing Way, Manchester, M11 4DW
26 Edwin Road, Manchester, M11 3ER
Flat 1, 74 Stuart Street, Manchester, M11 4DN
Flat 4, 74 Stuart Street, Manchester, M11 4DN
222A Bradford Road, Manchester, M40 7BT
31 Energy Street, Manchester, M40 7XJ
13 Broxton Street, Manchester, M40 7BN
First Floor, 254 Bradford Road, Manchester, M40 7BT
254A Bradford Road, Manchester, M40 7BT
18 Stuart Street, Manchester, M11 4DN
34 Stuart Street, Manchester, M11 4DN
226 Bradford Road, Manchester, M40 7BT
7 Stuart Street, Manchester, M11 4DQ
1 Hooton Street, Manchester, M40 7BP
Philips Park Entrance Lodge, Philips Park, Stuart Street, Manchester, M11 4DQ
Velodrome, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
Sport City Visitor And Information Centre, Rowsley Street, Manchester, M11 3FF
BMX Centre, The National Cycling Centre, Stuart Street, Manchester, M11 4DQ
Timpons, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Sajis Barbers, 397 Bradford Road, Manchester, M40 7BW
4 The Mews, Manchester, M40 7BG
17 The Mews, Manchester, M40 7BG
14 The Mews, Manchester, M40 7BG
23 Sable Way, Manchester, M11 4SZ
17 Stuart Street, Manchester, M11 4DU
23 Stuart Street, Manchester, M11 4DU
26 Stuart Street, Manchester, M11 4DN
397 Bradford Road, Manchester, M40 7BW
15 Wesham Road, Manchester, M11 4SW
17 Wesham Road, Manchester, M11 4SW
P & L INDUSTRIAL EQUIPMENT LTD, Unit 3, 26 Edwin Road, Manchester, M11 3ER
2 Wesham Road, Manchester, M11 4SW
4 Wesham Road, Manchester, M11 4SW
Supercuts, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
The Learning Factor, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
Decathlon, Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD

25 Energy Street, Manchester, M40 7XJ
7 Wesham Road, Manchester, M11 4SW
30 Stuart Street, Manchester, M11 4DN
3 Saxon Street, Manchester, M40 7BY
311 Bradford Road, Manchester, M40 7BW
1 Edwin Road, Manchester, M11 3ER
Middle, 1 Edwin Road, Manchester, M11 3ER
Instrumatics Ltd, Edwin Road, Manchester, M11 3ER
EASTLANDS TRUST LIMITED, Institute Of Sport, Rowsley Street, Manchester, M11 3FF
I C A Panels, Edwin Road, Manchester, M11 3ER
Connect Engineering, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Regional Athletics Arena, Rowsley Street, Manchester, M11 3FF
Flat 55, 2A The Waterfront, Manchester, M11 4BX
3 Wesham Road, Manchester, M11 4SW
Flat 14, 10 Archer Street, Manchester, M11 4DY
Flat 7, 10 Archer Street, Manchester, M11 4DY
Flat 1, 10 Archer Street, Manchester, M11 4DY
Flat 10, 10 Archer Street, Manchester, M11 4DY
Flat 4, 10 Archer Street, Manchester, M11 4DY
5 Wesham Road, Manchester, M11 4SW
Flat 3, 10 Archer Street, Manchester, M11 4DY
Flat 6, 10 Archer Street, Manchester, M11 4DY
Flat 11, 10 Archer Street, Manchester, M11 4DY
Flat 5, 10 Archer Street, Manchester, M11 4DY
Flat 16, 10 Archer Street, Manchester, M11 4DY
Flat 15, 10 Archer Street, Manchester, M11 4DY
Flat 8, 10 Archer Street, Manchester, M11 4DY
Flat 2, 10 Archer Street, Manchester, M11 4DY
Precision Printing Plates Ltd, Philips Park Road, Manchester, M11 3FU
74 Stuart Street, Manchester, M11 4DN
Flat 5, 74 Stuart Street, Manchester, M11 4DN
Flat 2, 74 Stuart Street, Manchester, M11 4DN
11 Energy Street, Manchester, M40 7XJ
Flat 33, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2A The Waterfront, Manchester, M11 4BX
Apartment 27, 2 The Waterfront, Manchester, M11 4AF
4 The Waterfront, Manchester, M11 4AU
12 The Mews, Manchester, M40 7BG
19 The Mews, Manchester, M40 7BG
250 - 252 Bradford Road, Manchester, M40 7BT
10 The Mews, Manchester, M40 7BG
8 The Mews, Manchester, M40 7BG
33 Energy Street, Manchester, M40 7XJ
4 Saxon Street, Manchester, M40 7BY
Excel House, City Of Manchester Stadium, Ashton New Road, Manchester, M11 3FF
25 Stillwater Drive, Manchester, M11 4TP
29 Stillwater Drive, Manchester, M11 4TP
9 Stillwater Drive, Manchester, M11 4TP
10 Stuart Street, Manchester, M11 4DN
4 Stuart Street, Manchester, M11 4DN
6 Stuart Street, Manchester, M11 4DN
Unit 3, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Office 2, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
First Floor Offices, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER

Mess Room, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Office 1, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
Apartment 44, 2B The Waterfront, Manchester, M11 4DB
Apartment 34, 2B The Waterfront, Manchester, M11 4DB
Apartment 28, 2B The Waterfront, Manchester, M11 4DB
Apartment 24, 2B The Waterfront, Manchester, M11 4DB
Flat 39, 2A The Waterfront, Manchester, M11 4BX
Flat 22, 2A The Waterfront, Manchester, M11 4BX
Flat 14, 2A The Waterfront, Manchester, M11 4BX
Flat 11, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2 The Waterfront, Manchester, M11 4AF
Flat 33, 2 The Waterfront, Manchester, M11 4AF
Flat 29, 2 The Waterfront, Manchester, M11 4AF
Flat 14, 2 The Waterfront, Manchester, M11 4AF
Flat 11, 2 The Waterfront, Manchester, M11 4AF
Flat 9, 2 The Waterfront, Manchester, M11 4AF
Apartment 18, 4 The Waterfront, Manchester, M11 4AU
Apartment 13, 4 The Waterfront, Manchester, M11 4AU
Apartment 22, 6 The Waterfront, Manchester, M11 4AY
Apartment 14, 6 The Waterfront, Manchester, M11 4AY
Apartment 11, 6 The Waterfront, Manchester, M11 4AY
30 Willdale Close, Manchester, M11 4DH
29 Willdale Close, Manchester, M11 4DH
26 Willdale Close, Manchester, M11 4DH
16 Willdale Close, Manchester, M11 4DH
9 Hooton Street, Manchester, M40 7BP
23 Energy Street, Manchester, M40 7XJ
Flat 570, 5 Stillwater Drive, Manchester, M11 4TF
Flat 561, 5 Stillwater Drive, Manchester, M11 4TF
Flat 551, 5 Stillwater Drive, Manchester, M11 4TF
Flat 546, 5 Stillwater Drive, Manchester, M11 4TF
Flat 523, 5 Stillwater Drive, Manchester, M11 4TF
Flat 505, 5 Stillwater Drive, Manchester, M11 4TF
Flat 355, 3 Stillwater Drive, Manchester, M11 4TE
7 Sable Way, Manchester, M11 4SZ
33 Stuart Street, Manchester, M11 4DU
25 Stuart Street, Manchester, M11 4DU
4 Stillwater Drive, Manchester, M11 4TL
27 Stillwater Drive, Manchester, M11 4TP
Flat 41, 7 Stillwater Drive, Manchester, M11 4TG
Flat 23, 7 Stillwater Drive, Manchester, M11 4TG
Flat 22, 7 Stillwater Drive, Manchester, M11 4TG
Flat 21, 7 Stillwater Drive, Manchester, M11 4TG
Flat 10, 7 Stillwater Drive, Manchester, M11 4TG
Flat 9, 7 Stillwater Drive, Manchester, M11 4TG
Flat 3, 7 Stillwater Drive, Manchester, M11 4TG
Flat 2, 7 Stillwater Drive, Manchester, M11 4TG
16 Stuart Street, Manchester, M11 4DN
Flat 356, 3 Stillwater Drive, Manchester, M11 4TE
Flat 354, 3 Stillwater Drive, Manchester, M11 4TE
Flat 347, 3 Stillwater Drive, Manchester, M11 4TE
Flat 345, 3 Stillwater Drive, Manchester, M11 4TE
Flat 338, 3 Stillwater Drive, Manchester, M11 4TE
Flat 332, 3 Stillwater Drive, Manchester, M11 4TE

Flat 318, 3 Stillwater Drive, Manchester, M11 4TE
Flat 316, 3 Stillwater Drive, Manchester, M11 4TE
Flat 315, 3 Stillwater Drive, Manchester, M11 4TE
Flat 307, 3 Stillwater Drive, Manchester, M11 4TE
Flat 66, 2 Stuart Street, Manchester, M11 4DG
Flat 55, 2 Stuart Street, Manchester, M11 4DG
Flat 54, 2 Stuart Street, Manchester, M11 4DG
Flat 45, 2 Stuart Street, Manchester, M11 4DG
Flat 37, 2 Stuart Street, Manchester, M11 4DG
Flat 36, 2 Stuart Street, Manchester, M11 4DG
Flat 34, 2 Stuart Street, Manchester, M11 4DG
Flat 33, 2 Stuart Street, Manchester, M11 4DG
Flat 24, 2 Stuart Street, Manchester, M11 4DG
Flat 22, 2 Stuart Street, Manchester, M11 4DG
Flat 18, 2 Stuart Street, Manchester, M11 4DG
Flat 17, 2 Stuart Street, Manchester, M11 4DG
Flat 14, 2 Stuart Street, Manchester, M11 4DG
Flat 8, 2 Stuart Street, Manchester, M11 4DG
2 Stuart Street, Manchester, M11 4DG
Flat 133, 1 Stillwater Drive, Manchester, M11 4TD
Flat 125, 1 Stillwater Drive, Manchester, M11 4TD
Flat 11, 2B The Waterfront, Manchester, M11 4DB
Flat 3, 2B The Waterfront, Manchester, M11 4DB
Flat 43, 2A The Waterfront, Manchester, M11 4BX
Flat 23, 2A The Waterfront, Manchester, M11 4BX
Flat 20, 2A The Waterfront, Manchester, M11 4BX
Flat 12, 2A The Waterfront, Manchester, M11 4BX
Apartment 17, 4 The Waterfront, Manchester, M11 4AU
Apartment 21, 6 The Waterfront, Manchester, M11 4AY
Apartment 18, 6 The Waterfront, Manchester, M11 4AY
38 Willdale Close, Manchester, M11 4DH
35 Willdale Close, Manchester, M11 4DH
2 The Mews, Manchester, M40 7BG
7 Hadlow Walk, Manchester, M40 7BJ
Flat 140, 1 Stillwater Drive, Manchester, M11 4TD
Flat 136, 1 Stillwater Drive, Manchester, M11 4TD
Flat 104, 1 Stillwater Drive, Manchester, M11 4TD
Flat 102, 1 Stillwater Drive, Manchester, M11 4TD
224 Bradford Road, Manchester, M40 7BT
Apartment 41, 2B The Waterfront, Manchester, M11 4DB
Apartment 31, 2B The Waterfront, Manchester, M11 4DB
Apartment 29, 2B The Waterfront, Manchester, M11 4DB
Apartment 25, 2B The Waterfront, Manchester, M11 4DB
Flat 15, 2B The Waterfront, Manchester, M11 4DB
Flat 42, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2A The Waterfront, Manchester, M11 4BX
Flat 27, 2A The Waterfront, Manchester, M11 4BX
Flat 25, 2 The Waterfront, Manchester, M11 4AF
Flat 8, 2 The Waterfront, Manchester, M11 4AF
Apartment 5, 4 The Waterfront, Manchester, M11 4AU
Apartment 20, 6 The Waterfront, Manchester, M11 4AY
Apartment 19, 6 The Waterfront, Manchester, M11 4AY
5 Willdale Close, Manchester, M11 4DH
31 Willdale Close, Manchester, M11 4DH

21 Willdale Close, Manchester, M11 4DH
15 Willdale Close, Manchester, M11 4DH
14 Willdale Close, Manchester, M11 4DH
11 Hooton Street, Manchester, M40 7BP
29 Energy Street, Manchester, M40 7XJ
383 Bradford Road, Manchester, M40 7BW
22 Stuart Street, Manchester, M11 4DN
32 Stuart Street, Manchester, M11 4DN
Flat 563, 5 Stillwater Drive, Manchester, M11 4TF
Flat 560, 5 Stillwater Drive, Manchester, M11 4TF
Flat 545, 5 Stillwater Drive, Manchester, M11 4TF
Flat 526, 5 Stillwater Drive, Manchester, M11 4TF
Flat 522, 5 Stillwater Drive, Manchester, M11 4TF
Flat 521, 5 Stillwater Drive, Manchester, M11 4TF
Flat 519, 5 Stillwater Drive, Manchester, M11 4TF
Flat 515, 5 Stillwater Drive, Manchester, M11 4TF
Flat 512, 5 Stillwater Drive, Manchester, M11 4TF
Flat 504, 5 Stillwater Drive, Manchester, M11 4TF
Flat 501, 5 Stillwater Drive, Manchester, M11 4TF
15 Sable Way, Manchester, M11 4SZ
9 Sable Way, Manchester, M11 4SZ
3 Sable Way, Manchester, M11 4SZ
1 Sable Way, Manchester, M11 4SZ
31 Stuart Street, Manchester, M11 4DU
19 Stillwater Drive, Manchester, M11 4TP
17 Stillwater Drive, Manchester, M11 4TP
Flat 29, 7 Stillwater Drive, Manchester, M11 4TG
Flat 12, 7 Stillwater Drive, Manchester, M11 4TG
Flat 11, 7 Stillwater Drive, Manchester, M11 4TG
8 Stuart Street, Manchester, M11 4DN
Flat 352, 3 Stillwater Drive, Manchester, M11 4TE
Flat 350, 3 Stillwater Drive, Manchester, M11 4TE
Flat 348, 3 Stillwater Drive, Manchester, M11 4TE
Flat 334, 3 Stillwater Drive, Manchester, M11 4TE
Flat 322, 3 Stillwater Drive, Manchester, M11 4TE
Flat 320, 3 Stillwater Drive, Manchester, M11 4TE
Flat 317, 3 Stillwater Drive, Manchester, M11 4TE
Flat 314, 3 Stillwater Drive, Manchester, M11 4TE
Flat 308, 3 Stillwater Drive, Manchester, M11 4TE
Flat 305, 3 Stillwater Drive, Manchester, M11 4TE
Flat 65, 2 Stuart Street, Manchester, M11 4DG
Flat 64, 2 Stuart Street, Manchester, M11 4DG
Flat 44, 2 Stuart Street, Manchester, M11 4DG
Flat 10, 2 Stuart Street, Manchester, M11 4DG
Apartment 4, 6 The Waterfront, Manchester, M11 4AY
Apartment 35, 2B The Waterfront, Manchester, M11 4DB
Apartment 30, 2B The Waterfront, Manchester, M11 4DB
Flat 9, 2B The Waterfront, Manchester, M11 4DB
Flat 41, 2A The Waterfront, Manchester, M11 4BX
Flat 26, 2A The Waterfront, Manchester, M11 4BX
Flat 7, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2A The Waterfront, Manchester, M11 4BX
Flat 2, 2 The Waterfront, Manchester, M11 4AF
Apartment 9, 4 The Waterfront, Manchester, M11 4AU

Apartment 26, 6 The Waterfront, Manchester, M11 4AY
24 Willdale Close, Manchester, M11 4DH
222 Bradford Road, Manchester, M40 7BT
5 Hooton Street, Manchester, M40 7BP
Flat 142, 1 Stillwater Drive, Manchester, M11 4TD
Flat 126, 1 Stillwater Drive, Manchester, M11 4TD
Flat 121, 1 Stillwater Drive, Manchester, M11 4TD
Flat 111, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 6, 6 The Waterfront, Manchester, M11 4AY
Apartment 42, 2B The Waterfront, Manchester, M11 4DB
Apartment 22, 2B The Waterfront, Manchester, M11 4DB
Apartment 17, 2B The Waterfront, Manchester, M11 4DB
Flat 47, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2A The Waterfront, Manchester, M11 4BX
Flat 32, 2 The Waterfront, Manchester, M11 4AF
Flat 24, 2 The Waterfront, Manchester, M11 4AF
Apartment 21, 4 The Waterfront, Manchester, M11 4AU
Apartment 30, 6 The Waterfront, Manchester, M11 4AY
13 Stuart Street, Manchester, M11 4DQ
8 Willdale Close, Manchester, M11 4DH
34 Willdale Close, Manchester, M11 4DH
33 Willdale Close, Manchester, M11 4DH
23 Willdale Close, Manchester, M11 4DH
13 Willdale Close, Manchester, M11 4DH
12 Willdale Close, Manchester, M11 4DH
385 Bradford Road, Manchester, M40 7BW
27 Energy Street, Manchester, M40 7XJ
9 Stuart Street, Manchester, M11 4DQ
Flat 568, 5 Stillwater Drive, Manchester, M11 4TF
Flat 559, 5 Stillwater Drive, Manchester, M11 4TF
Flat 525, 5 Stillwater Drive, Manchester, M11 4TF
Flat 524, 5 Stillwater Drive, Manchester, M11 4TF
Flat 518, 5 Stillwater Drive, Manchester, M11 4TF
Flat 517, 5 Stillwater Drive, Manchester, M11 4TF
Flat 516, 5 Stillwater Drive, Manchester, M11 4TF
Flat 513, 5 Stillwater Drive, Manchester, M11 4TF
Flat 509, 5 Stillwater Drive, Manchester, M11 4TF
Flat 530, 5 Stillwater Drive, Manchester, M11 4TF
11 Sable Way, Manchester, M11 4SZ
12 Stillwater Drive, Manchester, M11 4TL
16 Stillwater Drive, Manchester, M11 4TL
Flat 46, 7 Stillwater Drive, Manchester, M11 4TG
Flat 33, 7 Stillwater Drive, Manchester, M11 4TG
Flat 32, 7 Stillwater Drive, Manchester, M11 4TG
Flat 30, 7 Stillwater Drive, Manchester, M11 4TG
Flat 26, 7 Stillwater Drive, Manchester, M11 4TG
Flat 24, 7 Stillwater Drive, Manchester, M11 4TG
Flat 18, 7 Stillwater Drive, Manchester, M11 4TG
Flat 346, 3 Stillwater Drive, Manchester, M11 4TE
Flat 343, 3 Stillwater Drive, Manchester, M11 4TE
Flat 339, 3 Stillwater Drive, Manchester, M11 4TE
Flat 325, 3 Stillwater Drive, Manchester, M11 4TE
Flat 323, 3 Stillwater Drive, Manchester, M11 4TE
Flat 319, 3 Stillwater Drive, Manchester, M11 4TE

Flat 301, 3 Stillwater Drive, Manchester, M11 4TE
Flat 58, 2 Stuart Street, Manchester, M11 4DG
Flat 56, 2 Stuart Street, Manchester, M11 4DG
Flat 50, 2 Stuart Street, Manchester, M11 4DG
Flat 46, 2 Stuart Street, Manchester, M11 4DG
Flat 43, 2 Stuart Street, Manchester, M11 4DG
Flat 21, 2 Stuart Street, Manchester, M11 4DG
Flat 7, 2 Stuart Street, Manchester, M11 4DG
Flat 5, 2 Stuart Street, Manchester, M11 4DG
Flat 3, 2 Stuart Street, Manchester, M11 4DG
Flat 138, 1 Stillwater Drive, Manchester, M11 4TD
Flat 52, 2A The Waterfront, Manchester, M11 4BX
Flat 10, 2A The Waterfront, Manchester, M11 4BX
Flat 36, 2 The Waterfront, Manchester, M11 4AF
Apartment 28, 4 The Waterfront, Manchester, M11 4AU
6 Willdale Close, Manchester, M11 4DH
32 Willdale Close, Manchester, M11 4DH
5 Broxton Street, Manchester, M40 7BN
9 Sabden Close, Manchester, M40 7AR
Flat 134, 1 Stillwater Drive, Manchester, M11 4TD
Flat 132, 1 Stillwater Drive, Manchester, M11 4TD
Flat 117, 1 Stillwater Drive, Manchester, M11 4TD
Flat 110, 1 Stillwater Drive, Manchester, M11 4TD
Flat 106, 1 Stillwater Drive, Manchester, M11 4TD
Flat 103, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 10, 6 The Waterfront, Manchester, M11 4AY
Apartment 8, 6 The Waterfront, Manchester, M11 4AY
Apartment 37, 2B The Waterfront, Manchester, M11 4DB
Apartment 36, 2B The Waterfront, Manchester, M11 4DB
Apartment 21, 2B The Waterfront, Manchester, M11 4DB
Flat 13, 2B The Waterfront, Manchester, M11 4DB
Flat 5, 2B The Waterfront, Manchester, M11 4DB
Flat 51, 2A The Waterfront, Manchester, M11 4BX
Flat 35, 2A The Waterfront, Manchester, M11 4BX
Flat 24, 2A The Waterfront, Manchester, M11 4BX
Flat 21, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2A The Waterfront, Manchester, M11 4BX
Flat 6, 2A The Waterfront, Manchester, M11 4BX
Flat 28, 2 The Waterfront, Manchester, M11 4AF
Flat 23, 2 The Waterfront, Manchester, M11 4AF
Flat 13, 2 The Waterfront, Manchester, M11 4AF
Flat 6, 2 The Waterfront, Manchester, M11 4AF
Apartment 24, 4 The Waterfront, Manchester, M11 4AU
Apartment 10, 4 The Waterfront, Manchester, M11 4AU
Apartment 2, 4 The Waterfront, Manchester, M11 4AU
36 Willdale Close, Manchester, M11 4DH
11 Willdale Close, Manchester, M11 4DH
7 Broxton Street, Manchester, M40 7BN
9 Hadlow Walk, Manchester, M40 7BJ
19 Energy Street, Manchester, M40 7XJ
6 Saxon Street, Manchester, M40 7BY
20 Stuart Street, Manchester, M11 4DN
21 Sable Way, Manchester, M11 4SZ
Flat 572, 5 Stillwater Drive, Manchester, M11 4TF

Flat 554, 5 Stillwater Drive, Manchester, M11 4TF
Flat 553, 5 Stillwater Drive, Manchester, M11 4TF
Flat 547, 5 Stillwater Drive, Manchester, M11 4TF
Flat 540, 5 Stillwater Drive, Manchester, M11 4TF
Flat 539, 5 Stillwater Drive, Manchester, M11 4TF
Flat 538, 5 Stillwater Drive, Manchester, M11 4TF
Flat 514, 5 Stillwater Drive, Manchester, M11 4TF
Flat 511, 5 Stillwater Drive, Manchester, M11 4TF
Flat 502, 5 Stillwater Drive, Manchester, M11 4TF
Flat 543, 5 Stillwater Drive, Manchester, M11 4TF
39 Stuart Street, Manchester, M11 4DU
29 Stuart Street, Manchester, M11 4DU
15 Stillwater Drive, Manchester, M11 4TP
Flat 42, 7 Stillwater Drive, Manchester, M11 4TG
Flat 38, 7 Stillwater Drive, Manchester, M11 4TG
Flat 31, 7 Stillwater Drive, Manchester, M11 4TG
Flat 16, 7 Stillwater Drive, Manchester, M11 4TG
Flat 4, 7 Stillwater Drive, Manchester, M11 4TG
Flat 344, 3 Stillwater Drive, Manchester, M11 4TE
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE
Flat 336, 3 Stillwater Drive, Manchester, M11 4TE
Flat 331, 3 Stillwater Drive, Manchester, M11 4TE
Flat 311, 3 Stillwater Drive, Manchester, M11 4TE
Flat 303, 3 Stillwater Drive, Manchester, M11 4TE
Flat 302, 3 Stillwater Drive, Manchester, M11 4TE
Flat 68, 2 Stuart Street, Manchester, M11 4DG
Flat 61, 2 Stuart Street, Manchester, M11 4DG
Flat 31, 2 Stuart Street, Manchester, M11 4DG
Flat 29, 2 Stuart Street, Manchester, M11 4DG
Flat 25, 2 Stuart Street, Manchester, M11 4DG
Flat 141, 1 Stillwater Drive, Manchester, M11 4TD
Flat 2, 226 Bradford Road, Manchester, M40 7BT
Flat 1, 226 Bradford Road, Manchester, M40 7BT
1 Wesham Road, Manchester, M11 4SW
Bradford Road Car Sales, Bradford Road, Manchester, M40 7BT
6 Gibbon Street, Manchester, M11 4TA
Tasc 2010 Training Centre, Barking Street, Manchester, M40 7BN
Rear, 1 Edwin Road, Manchester, M11 3NQ
3 Stuart Street, Manchester, M11 4DQ
1 Stuart Street, Manchester, M11 4DQ
10 Willdale Close, Manchester, M11 4DH
19 Broxton Street, Manchester, M40 7BN
Manchester Tennis And Football Centre, 9 Sportcity Way, Manchester, M11 3DU
254 Bradford Road, Manchester, M40 7BT
Flat 113, 1 Stillwater Drive, Manchester, M11 4TD
Flat 130, 1 Stillwater Drive, Manchester, M11 4TD
Flat 127, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 9, 6 The Waterfront, Manchester, M11 4AY
Apartment 43, 2B The Waterfront, Manchester, M11 4DB
Apartment 38, 2B The Waterfront, Manchester, M11 4DB
Apartment 33, 2B The Waterfront, Manchester, M11 4DB
Flat 38, 2A The Waterfront, Manchester, M11 4BX
Flat 34, 2A The Waterfront, Manchester, M11 4BX
Flat 28, 2A The Waterfront, Manchester, M11 4BX

Flat 12, 2 The Waterfront, Manchester, M11 4AF
Apartment 20, 4 The Waterfront, Manchester, M11 4AU
Apartment 15, 4 The Waterfront, Manchester, M11 4AU
Apartment 7, 4 The Waterfront, Manchester, M11 4AU
20 Willdale Close, Manchester, M11 4DH
379 - 381 Bradford Road, Manchester, M40 7BW
Flat 131, 1 Stillwater Drive, Manchester, M11 4TD
Flat 129, 1 Stillwater Drive, Manchester, M11 4TD
Flat 115, 1 Stillwater Drive, Manchester, M11 4TD
Apartment 27, 2B The Waterfront, Manchester, M11 4DB
Apartment 23, 2B The Waterfront, Manchester, M11 4DB
Flat 12, 2B The Waterfront, Manchester, M11 4DB
Flat 10, 2B The Waterfront, Manchester, M11 4DB
Flat 2, 2B The Waterfront, Manchester, M11 4DB
Flat 45, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2A The Waterfront, Manchester, M11 4BX
Flat 8, 2A The Waterfront, Manchester, M11 4BX
Flat 37, 2 The Waterfront, Manchester, M11 4AF
Flat 31, 2 The Waterfront, Manchester, M11 4AF
Flat 30, 2 The Waterfront, Manchester, M11 4AF
Flat 26, 2 The Waterfront, Manchester, M11 4AF
Flat 21, 2 The Waterfront, Manchester, M11 4AF
Flat 16, 2 The Waterfront, Manchester, M11 4AF
Apartment 27, 4 The Waterfront, Manchester, M11 4AU
Apartment 26, 4 The Waterfront, Manchester, M11 4AU
Apartment 6, 4 The Waterfront, Manchester, M11 4AU
Apartment 3, 4 The Waterfront, Manchester, M11 4AU
Apartment 12, 6 The Waterfront, Manchester, M11 4AY
4 Willdale Close, Manchester, M11 4DH
22 Willdale Close, Manchester, M11 4DH
10 Hadlow Walk, Manchester, M40 7BJ
393 Bradford Road, Manchester, M40 7BW
28 Stuart Street, Manchester, M11 4DN
Flat 119, 1 Stillwater Drive, Manchester, M11 4TD
Flat 569, 5 Stillwater Drive, Manchester, M11 4TF
Flat 535, 5 Stillwater Drive, Manchester, M11 4TF
Flat 534, 5 Stillwater Drive, Manchester, M11 4TF
Flat 529, 5 Stillwater Drive, Manchester, M11 4TF
2 Gibbon Street, Manchester, M11 4TA
35 Stuart Street, Manchester, M11 4DU
8 Stillwater Drive, Manchester, M11 4TL
The Corner House, 273 Briscoe Lane, Manchester, M40 2XG
11 Stillwater Drive, Manchester, M11 4TP
Flat 44, 7 Stillwater Drive, Manchester, M11 4TG
Flat 13, 7 Stillwater Drive, Manchester, M11 4TG
Flat 7, 7 Stillwater Drive, Manchester, M11 4TG
Unit 2, Thomas Brown House, 10 Edwin Road, Manchester, M11 3ER
12 Stuart Street, Manchester, M11 4DN
21 Energy Street, Manchester, M40 7XJ
15 Energy Street, Manchester, M40 7XJ
9 Energy Street, Manchester, M40 7XJ
387 Bradford Road, Manchester, M40 7BW
11 Wesham Road, Manchester, M11 4SW
9 Wesham Road, Manchester, M11 4SW

8 Wesham Road, Manchester, M11 4SW
6 Wesham Road, Manchester, M11 4SW
24 Stuart Street, Manchester, M11 4DN
254B Bradford Road, Manchester, M40 7BT
Flat 564, 5 Stillwater Drive, Manchester, M11 4TF
Flat 556, 5 Stillwater Drive, Manchester, M11 4TF
Flat 555, 5 Stillwater Drive, Manchester, M11 4TF
Flat 508, 5 Stillwater Drive, Manchester, M11 4TF
Asda Eastlands Sportscity, Ashton New Road, Manchester, M11 4BD
National Squash Centre, Rowsley Street, Manchester, M11 3FF
17 Sable Way, Manchester, M11 4SZ
Flat 9, 10 Archer Street, Manchester, M11 4DY
Moonlight House, 182 Bradford Road, Manchester, M40 7AS
Flat 45, 7 Stillwater Drive, Manchester, M11 4TG
Flat 43, 7 Stillwater Drive, Manchester, M11 4TG
Flat 20, 7 Stillwater Drive, Manchester, M11 4TG
Flat 19, 7 Stillwater Drive, Manchester, M11 4TG
Flat 17, 7 Stillwater Drive, Manchester, M11 4TG
Flat 15, 7 Stillwater Drive, Manchester, M11 4TG
Flat 14, 7 Stillwater Drive, Manchester, M11 4TG
Flat 5, 7 Stillwater Drive, Manchester, M11 4TG
Flat 353, 3 Stillwater Drive, Manchester, M11 4TE
Flat 310, 3 Stillwater Drive, Manchester, M11 4TE
Flat 309, 3 Stillwater Drive, Manchester, M11 4TE
Flat 304, 3 Stillwater Drive, Manchester, M11 4TE
Flat 62, 2 Stuart Street, Manchester, M11 4DG
Flat 41, 2 Stuart Street, Manchester, M11 4DG
Flat 32, 2 Stuart Street, Manchester, M11 4DG
Flat 16, 2 Stuart Street, Manchester, M11 4DG
Flat 12, 2 Stuart Street, Manchester, M11 4DG
Flat 2, 2 Stuart Street, Manchester, M11 4DG
Apartment 1, 6 The Waterfront, Manchester, M11 4AY
Apartment 46, 2B The Waterfront, Manchester, M11 4DB
Flat 6, 2B The Waterfront, Manchester, M11 4DB
Flat 46, 2A The Waterfront, Manchester, M11 4BX
Flat 15, 2 The Waterfront, Manchester, M11 4AF
Flat 7, 2 The Waterfront, Manchester, M11 4AF
Apartment 25, 4 The Waterfront, Manchester, M11 4AU
Apartment 1, 4 The Waterfront, Manchester, M11 4AU
Apartment 29, 6 The Waterfront, Manchester, M11 4AY
Apartment 16, 6 The Waterfront, Manchester, M11 4AY
Flat 128, 1 Stillwater Drive, Manchester, M11 4TD
Flat 123, 1 Stillwater Drive, Manchester, M11 4TD
Flat 107, 1 Stillwater Drive, Manchester, M11 4TD
Flat 48, 2A The Waterfront, Manchester, M11 4BX
Apartment 3, 6 The Waterfront, Manchester, M11 4AY
Apartment 2, 6 The Waterfront, Manchester, M11 4AY
Flat 1, 7 Stillwater Drive, Manchester, M11 4TG
Flat 341, 3 Stillwater Drive, Manchester, M11 4TE
Flat 335, 3 Stillwater Drive, Manchester, M11 4TE
Flat 328, 3 Stillwater Drive, Manchester, M11 4TE
Flat 321, 3 Stillwater Drive, Manchester, M11 4TE
Flat 306, 3 Stillwater Drive, Manchester, M11 4TE
Flat 60, 2 Stuart Street, Manchester, M11 4DG

Flat 57, 2 Stuart Street, Manchester, M11 4DG
Flat 52, 2 Stuart Street, Manchester, M11 4DG
Flat 48, 2 Stuart Street, Manchester, M11 4DG
Flat 38, 2 Stuart Street, Manchester, M11 4DG
Flat 35, 2 Stuart Street, Manchester, M11 4DG
Flat 26, 2 Stuart Street, Manchester, M11 4DG
Flat 20, 2 Stuart Street, Manchester, M11 4DG
Flat 15, 2 Stuart Street, Manchester, M11 4DG
Flat 13, 2 Stuart Street, Manchester, M11 4DG
Flat 118, 1 Stillwater Drive, Manchester, M11 4TD
Flat 101, 1 Stillwater Drive, Manchester, M11 4TD
Flat 18, 2A The Waterfront, Manchester, M11 4BX
Flat 5, 2A The Waterfront, Manchester, M11 4BX
Flat 17, 2 The Waterfront, Manchester, M11 4AF
Flat 10, 2 The Waterfront, Manchester, M11 4AF
Apartment 23, 4 The Waterfront, Manchester, M11 4AU
27 Willdale Close, Manchester, M11 4DH
1 Broxton Street, Manchester, M40 7BN
Flat 124, 1 Stillwater Drive, Manchester, M11 4TD
Flat 49, 2A The Waterfront, Manchester, M11 4BX
Flat 30, 2A The Waterfront, Manchester, M11 4BX
Flat 29, 2A The Waterfront, Manchester, M11 4BX
Flat 25, 2A The Waterfront, Manchester, M11 4BX
Flat 16, 2A The Waterfront, Manchester, M11 4BX
Flat 9, 2A The Waterfront, Manchester, M11 4BX
Flat 3, 2A The Waterfront, Manchester, M11 4BX
Flat 19, 2 The Waterfront, Manchester, M11 4AF
Flat 1, 2 The Waterfront, Manchester, M11 4AF
Apartment 16, 4 The Waterfront, Manchester, M11 4AU
Apartment 11, 4 The Waterfront, Manchester, M11 4AU
Apartment 27, 6 The Waterfront, Manchester, M11 4AY
Apartment 25, 6 The Waterfront, Manchester, M11 4AY
Apartment 17, 6 The Waterfront, Manchester, M11 4AY
Apartment 13, 6 The Waterfront, Manchester, M11 4AY
7 Willdale Close, Manchester, M11 4DH
3 Broxton Street, Manchester, M40 7BN
17 Energy Street, Manchester, M40 7XJ
7 Hooton Street, Manchester, M40 7BP
Flat 558, 5 Stillwater Drive, Manchester, M11 4TF
Flat 120, 1 Stillwater Drive, Manchester, M11 4TD
Flat 567, 5 Stillwater Drive, Manchester, M11 4TF
Flat 562, 5 Stillwater Drive, Manchester, M11 4TF
Flat 557, 5 Stillwater Drive, Manchester, M11 4TF
Flat 549, 5 Stillwater Drive, Manchester, M11 4TF
Flat 544, 5 Stillwater Drive, Manchester, M11 4TF
Flat 541, 5 Stillwater Drive, Manchester, M11 4TF
Flat 537, 5 Stillwater Drive, Manchester, M11 4TF
Flat 533, 5 Stillwater Drive, Manchester, M11 4TF

Appendix 2 – Planning constraints

