

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137608/JO/2023

Date registered valid: 19 July 2023

Proposal: Application to vary conditions 2 (Approved Plans), 25 (Management Strategy) and 26 (Crime Impact Statement) of planning permission ref. 129923/FO/2021 in order to reflect changes to the general arrangement of the development, including swapping the servicing area and sports pitch locations; removal of the site entrance pod; and amendments to the external and internal components of the development, including brick/masonry pods instead of prefabricated pods, increase in length and height of pods, changes to the design of windows and removal of some external decorative lighting

Address: Land Bound By The River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal And Egerton Street, Manchester, M15 4LE

Ward(s): Hulme Ward

Applicant: Embassy

Agent (if any): Mr John Cooper Deloitte LLP

Case officer: Lucy Harrison
Tel: 0161 234 5795
Email: lucy.harrison@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 September 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 2 August 2023

Standard consultations:

Printed: 17 August 2023 Expired: 7 September 2023

Neighbour notifications

Printed: 17 August 2023 Expired: 7 September 2023

Site notice

Posted: 19 August 2023 Expired: 9 September 2023
Posted: 2 August 2023 Expired: 23 August 2023

Press advert

Published: 22 August 2023 Expired: 5 September 2023
Published: 8 August 2023
Expired: 22 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The application relates to a 0.61 hectare site located in 22 railway arches underneath 2 transport viaducts. It is bounded by the River Medlock, Bridgewater Canal, Hulme Lock Branch Canal. Egerton Street/Ring Road forms the final site boundary. The site is in Castlefield Conservation Area.

Listed buildings and structures within 250m of the site are Hulme Lock Branch Canal; Bridgewater Canal Basin at Potato Wharf; Churchyard Walls, Gate Piers and Gates at Church of St George; Worsley Mill (Former Canal Flour Mills; Manchester South Junction and Altrincham Railway Viaduct; and Castlefield Railway Viaduct from G-Mex to Dawson Street, all Grade II Listed, as well as the Church of St George (Grade II*).

The Hulme Lock Branch Canal is adjacent to the site to the south. The site is accessible via a single gated entry from Egerton Street. The site slopes down from the road, away from the entrance off Egerton Street. The site is dominated by hardstanding with small strips of vegetation along the banks of the watercourses, predominantly to the north, fronting the River Medlock. Until recently the site was used as a surface level car park and for cold storage. Over

time the site has become increasingly overgrown and subject to misuse and anti-social behaviour including flytipping. Five of the arches are currently unoccupied shell structures.

The site is close to a number of homes beyond the canal to the south and south west and beyond the River Medlock to the north. The separation distance between the proposal and St George's Island is c. 26m and it is 24m from Vie Building.

Beyond the canal to the south are some ground floor commercial uses and to the north beyond the canal is Porcelanosa, a warehouse retail unit and associated surface level car parking. To the north east beyond Egerton Street are a number of residential buildings and industrial units providing a variety of uses.

Description of development

Planning permission for Embassy Village was granted on 2nd August 2021 under planning permission reference 129923/FO/2021 for:

"Full planning permission for the creation of the Embassy Village (Sui Generis) comprising 40 single-occupancy residential accommodation pods; a site reception pod; a flexible multi-use 'Village Hall' providing internal amenity space, and a staff accommodation pod, four car parking spaces and cycle parking provision; soft and hard landscaping; drainage arrangements; servicing and access arrangements; and other associated works."

The proposal is to vary the above permission in the following way:

- Removal of site entrance pod and associated revised site operational management and security strategy.
- Brick masonry solution to pods instead of a prefabricated solution.
- Detailed design has resulted in a number of associated layout and architectural changes:
 - Minor alterations to the siting of residential pods and an associated increase in the floorspace for each residential pod.
 - Alterations to the stair core arrangement and design (rationalisation as a result of changes to the siting (increased length of residential pods).
 - Height increase to pods – to achieve compliant roof design and drainage requirements.
 - Changes to the design of windows (the approved circular windows of the residential pods changing to square).
 - Removal of some elements of decorative external lighting on residential pods.
- Location swap of servicing area and sports pitch within the arches.

Consultations & Notification Responses

Publicity - The proposal has been advertised in the local press, site notices have been displayed and occupiers of neighbouring properties have been notified. No representations have been received.

Highway Services - No objections subject to conditions regarding cycle parking, EV and disabled persons parking and CMP.

Environmental Health - Recommends conditions regarding construction, lighting, noise, waste, hours of outdoor pitch activity, contaminated land and air quality.

Canal & River Trust - No comments.

Manchester Water Safety Partnership - A full water safety risk assessment should be undertaken and implemented.

Network Rail - The proposal would require an interface with Network Rail due to the proximity of works to the existing operational railway boundary and no works should commence until agreed with Network Rail.

Environment Agency - No objections.

Greater Manchester Police – No objections.

Issues

The main issues to consider are the impact of the proposed changes on visual and residential amenity, highway safety and crime and security.

The National Planning Policy Framework sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The proposal is considered to be consistent with sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF.

The proposals are considered to be consistent with Core Strategy Policies SP1 (Spatial Principles), CC3 (Housing), CC5 (Transport), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), H1 (Overall Housing Provision), H8 (Affordable Housing), H10 (Housing for People with Additional Support Needs), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN6 (Target Framework for CO2 Reductions), EN8 (Adaptation to Climate Change), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste) and DM1 (Development Management).

Crime and Security

The removal of the entrance pod is due to deliverability and feasibility considerations, which include issues with below ground services and level changes and access requirements for Network Rail. The alternative solution proposed uses a fence and intelligent gate access system using CCTV and either facial recognition or swipe card access and egress. Staff would be based in the Village Hall during office hours and the staff accommodation would be utilised by one of Embassy Village's responsible graduates, who would stay in the accommodation rent free in return for being present out-of-hours – overnight and at weekends.

The previously proposed search procedure established within the approved Operational Management Strategy has been revisited due to being considered to be overbearing on future residents. Embassy have a well-established, effective onboarding process in place, which vets prospective residents before they are allowed a place within the village. Future residents would have medium or low needs which can be accommodated and supported at the Embassy Village. Embassy would seek to retain the right to search residents as set out in the approved strategy, but it is proposed that regular searches when entering the site are considered unnecessary and invasive, with strict search procedures considered to counter the resettlement ambitions of the scheme.

It is considered that the above changes and proposed security measures would be acceptable and would not result in detrimental issues of crime and security.

Highways

The proposed amendments show a location swap of the servicing area and sports pitch, which would relocate bins closer to the turning/servicing area. The servicing/turning area would be retained in the approved location. The revised site entrance would be located further down the entrance ramp into the site and would therefore reduce potential traffic / servicing vehicles backing-up onto the A57(M). The proposed changes are therefore considered to be acceptable from a highway safety perspective.

Visual and Residential Amenity

The accommodation units had been proposed as pre-fabricated cladded shipping containers. The proposal is now to use a brick masonry construction due to challenges associated with a constrained site, making it not possible to lift containers into place, and changes to Building Regulations requiring an uplift in the performance of external walls. The proposed masonry solution is considered to be acceptable, giving a more permanent appearance and being in keeping with other structures in the vicinity, such as the railway arches. The masonry walls would also provide better noise insulation, improving the amenity of occupiers. Whilst the changes to the windows and staircases would result in a less contemporary design, the proposed design is considered to be in keeping with the surroundings and is acceptable.

The proposed changes also result in an increase in the overall floorspace of each residential pod, which is welcomed.

It is considered that the proposed changes, including the re-arrangement of the servicing area and sports pitch would not have a detrimental impact on the residential amenity of existing neighbours in the area.

Conclusion

The proposed changes would have minimal impact on the overall scheme and are considered to be consistent with local and national planning policy and should therefore be approved.

Other Legislative Requirements

Equality Act 2010

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

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

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

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

Recommendation:

Article 35 Declaration

Officers work with applicants in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. No problems arose in the processing of this application.

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

- 1) The development must be begun not later than 2 August 2024.

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:

Drawings

13095-AEW-SI-00-DR-A-1000-P01 Location Plan
13095-AEW-SI-00-DR-A-1001-P01 Existing Site Plan
13095-AEW-SI-00-DR-A-1010-P08 Proposed Site Plan
149_MP_02_1100 Rev A Proposed Demolition Plan
13095-AEW-B1-XX-DR-A-2101-P06 Accommodation Pod Floor Plans
13095-AEW-B1-XX-DR-A-2102-P03 Accommodation Pod Detail Drawing
13095-AEW-B1-XX-DR-A-3101-P05 Accommodation Pod Elevations
13095-AEW-B3-00-DR-A-2301-P06 Village Hall Floor Plan
13095-AEW-B3-XX-DR-A-3301-P06 Village Hall Elevations
13095-AEW-XX-XX-DR-A-1101-P03 Site Entrance Plan and Views
13095-AEW-B4-00-DR-A-2401-P04 Staff Pod Floor Plan

13095-AEW-B4-XX-DR-A-3401-P05 Staff Pod Elevations
149_MP_04_1200 Rev A Proposed Site Elevation (North)
13095-AEW-B1-XX-DR-A-4101-P02 Accommodation Pod Sections
2596-PLA-XX-XX-DR-L-0001 Rev P03 Landscape General Arrangement
2596-PLA-XX-XX-DR-L-1000 Rev P02 Hardworks
2596-PLA-XX-XX-DR-L-2000 Rev P02 Softworks
2596-PLA-XX-XX-DR-L-4001 Rev P02 Lighting Strategy
E-001 P03 External Lighting Strategy Electrical Proposals

Documents

Design & Access Statement dated 24.03.2021 by Jon Matthews Architects;
File Note: Consolidation of Acoustic, Ventilation and Overheating Design dated 23.03.21 by Crookes Walker Consulting;
Air Quality Assessment dated March 2021 by Wardell Armstrong;
Construction Method Statement received by the City Council as local planning authority on 1st April 2021;
Crime Impact Statement dated 5th March 2021 by Greater Manchester Police;
Environmental Standards and Energy Statement Ref: 2020.201 dated March 2021 by Element Sustainability;
Local Labour Agreement and Commitment to Skills received by the City Council as local planning authority on 1st April 2021;
Planning Statement dated March 2021 by Deloitte Real Estate;
Statement of Consultation dated March 2021 by Deloitte Real Estate;
Ventilation Statement for Panning dated 10.03.21 by Crookes Walker Consulting;
Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021;
Construction Management Plan received by the City Council as local planning authority on 9th July 2021;
Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics;
Ecological Assessment dated March 2021 by The Environment Partnership;
Flood Risk Assessment and Drainage Strategy (ref: 077442-CUR-XX-XX-RP-C-92001/V04) dated by 30 June 2021 by Curtins;
Phase 1 Preliminary Risk Assessment dated 09 March 2021 by Curtins;
Heritage Statement dated March 2021 by Deloitte;
Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021;and
Transport Statement dated 09 March 2021 by Curtins.

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

3) No development shall commence unless and until location-specific endoscope surveys for bats of any cracks and crevices in the brickwork that may be subject to repair works needed to facilitate the development are carried out in accordance with a statement to be submitted to and approved in writing by the City Council as local planning authority. Endoscope surveys must be undertaken by suitably qualified persons. In the event that bats are found, a method statement giving details of measures to be taken to avoid any harm to bats during works shall be submitted to and approved in writing by the City Council. The approved measure shall be carried out during the works.

Reason - To prevent the works from disturbing roosting bats, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

4) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

5) Notwithstanding demolition, should the development be carried out in a phased manner, details of the phasing of development shall be submitted to and approved in writing by the City Council as local planning authority before development commences.

Reason - For the avoidance of doubt as the development could be carried out in a phased manner, pursuant to Policy DM1 of the Core Strategy.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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 shall not commence 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 the development commences 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 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.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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, pursuant to policies DM1 and EN18 of the Core Strategy.

7) a) Prior to the commencement of development, details of a Local Benefit Proposal in order to demonstrate a commitment to recruit local labour for both the construction and operation elements of the development shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and occupation phases 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 six months of first occupation of the development, details of the results of the scheme shall be submitted for consideration.

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

8) Prior to the commencement of development, a detailed demolition and construction management plan outlining working practices during development (including demolition works) shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt the demolition and construction management plan shall include:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *How site run-off and waste will be controlled and managed with details of the pollution prevention measures necessary to ensure any indirect impacts on the adjacent watercourses will be avoided;
- *Wildlife-focussed lighting strategy to prevent disruption to wildlife including foraging bats;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Engagement with Metrolink; and
- *Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place;

Development shall be carried out in accordance with the approved demolition and construction management plan.

Reason - To safeguard the amenities of nearby residents, safeguard ecology and for highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) a. Notwithstanding demolition, prior to the commencement of development a programme for the issue of samples and specifications of all materials to be used on all external elevations of the development, including details of full sized sample panels, shall be submitted to and approved in writing by the City Council, as local planning authority.

b. Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to

prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

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

10) 1. Notwithstanding the details shown on the approved drawings, prior to the commencement of development a programme for the submission of details of the landscape works for the development shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (a) Details of the proposed hard landscape materials;
- (b) Details of the proposed tree species including proposed size, species and planting specification including tree pits and design;
- (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
- (d) Details of the proposed external furniture including seating, lighting, planters, fencing and bollards; and
- (e) Details of any external steps and handrails.

2. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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 SP1 and DM1 of the Core Strategy.

11) a) Any external lighting scheme shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority so as to:

- i. control glare and overspill onto nearby residential properties; and to
- ii. control and avoid light spill on to potential bat roost features, their exit/entry routes and adjacent watercourses (foraging/commuting corridors).

b) Prior to occupation of the development a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report under part a) above. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and those measures shall be implemented in full before first occupation of the development.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation and to prevent the lighting from disturbing roosting/foraging/commuting bats, pursuant to policies SP1, EN15 and DM1 of the Core Strategy.

12) Piling or any deep foundation solution using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

Reason - To ensure that any piling or an alternative deep foundation solution does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

13) No development shall take place until surface water drainage works, designed in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the City Council as Local Planning Authority. In order to discharge this condition the following additional information shall be provided:

- a. A Flood Risk Assessment (FRA) which shall include:
 - An overlay of the proposed masterplan on Flood Zone 2 & 3 extents.
 - Sequential test should demonstrate sequential masterplanning of the proposal.
 - Exception test to be applied.
 - Proposed mitigation in line with NPPF / Standing Advice requirements.
 - The FRA should demonstrate that sufficient consideration has been given to the potential vulnerability of residents housed in the proposed development, regarding flood risk, evacuation, access and egress during any such event.
 - Modelled 2D flood levels for the onsite flood extents shall be obtained from the Environment Agency and considered in FFL design. The FRA shall include modelled flood levels upon which FFLs are proposed.
- b. A finalised drainage layout showing all components, inlets, outfalls, levels and connectivity.
- c. Maximised integration of green SuDS components (utilising infiltration or attenuation);
- d. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- e. 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;
- f. 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 40% climate change in any part of a building;
- g. 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.

- h. Hydraulic calculation of the proposed drainage system;
- i. Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in light of national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Core Strategy.

14) No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants, pursuant to paragraph 170 of the National Planning Policy Framework. To protect the underlying Principle and Secondary A Aquifers and adjacent surface watercourses.

15) 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;
- 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 pursuant to national policies within the NPPF and NPPG and local policies EN08 and EN14.

16) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

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

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

18) a. The residential accommodation shall be acoustically insulated against noise from the nearby road network and overhead train and Metrolink lines, and any other actual or potential sources of noise, in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics to achieve the following noise criteria within apartments:

Bedrooms (night time 23:00 to 07:00) - 30 dB L Aeq (individual noise events shall not exceed 45 dB L AmaxF by more than 15 minutes);

Living rooms (daytime 07:00 to 23:00) - 35 dB L Aeq

Gardens and terraces (daytime) - 55 dB L Aeq.

Due to the proximity of the development to the train and Metrolink lines above the development it will be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the above approved acoustic report by Fisher Acoustics and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the above approved acoustic report by Fisher Acoustics shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) a) Before first occupation of the development the buildings, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics in order to secure a reduction in the level of noise emanating from the equipment to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to occupation of the development a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-

conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria and timescales for the implementation of those measures.

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

20) No activity on the external activity pitch/sports area shall take place outside the hours of:

Monday to Saturday, 09:00 to 21:00, Sunday, 10:00 to 20:00.

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

21) No part of the site outside the building shall be used other than 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. No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

22) The development hereby approved shall not be occupied unless and until a scheme showing provision of safe access for disabled people, including those with mobility impairments, into the premises has been submitted to and approved in writing by Manchester City Council as Local Planning Authority. Any scheme approved in compliance with this condition shall be fully implemented before the use first commences and shall remain in situ thereafter.

Reason - To ensure that satisfactory disabled access is provided pursuant to policy DM1 of the Core Strategy.

23) The air quality mitigation measures set out in the Air Quality Assessment dated March 2021 by Wardell Armstrong and as set out on pages 22 and 23 of the 'Embassy Village - Consultation Responses 09/07/21' received by the City Council as local planning authority on 9 July 2021 shall be implemented in full before first occupation of the development and shall remain in situ whilst the development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources and to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1.

24) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. If any lighting at the development hereby approved, when illuminated, causes glare or light spillage, which, in the opinion of the City Council as local planning authority, causes detriment to adjoining and nearby residential properties, within fourteen 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.

25) The development hereby approved shall be carried out and managed in accordance with The Embassy Village Management Strategy received by the City Council as local planning authority on 29th April 2021, and the Embassy Village Operational Management Strategy Addendum received by the City Council as local planning authority on 18 July 2023.

Reason - To ensure the development is managed in the interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

26) The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement dated 31 July 2023 by Greater Manchester Police and the development shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

27) No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

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

28) No part of the development shall be occupied unless and until car parking spaces suitable for use by disabled persons have been provided in accordance with the approved drawings and documents. These parking spaces shall be retained and permanently reserved for use by disabled persons.

Reason - To ensure that adequate provision is made for parking for disabled persons, pursuant to policies CC10 and DM1 of the City of Manchester Core Strategy.

29) No part of the development shall be occupied unless and until one parking space with an electric vehicle charging point of 7KW has been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The electric vehicle parking space with charging point shall be retained and reserved for use by electric vehicles.

Reason - To ensure that adequate provision is made for electric vehicle charging, pursuant to policies EN8 and DM1 of the City of Manchester Core Strategy.

30) Facilities for the storage and disposal of waste shall be provided in accordance with the Waste Management Strategy set out in section 5.3 of the Design & Access Statement dated 24.03.2021 by Jon Matthews Architects and the Waste Management Proforma received by the City Council as local planning authority on 01 Apr 2021 before first occupation of the residential units. The facilities shall be implemented in full and shall remain in situ whilst the development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

31) Before first occupation of the development a detailed Water Safety Impact Statement and Risk Assessment shall be submitted to and agreed in writing by the City Council as Local

Planning Authority. The development shall be implemented in accordance with the approved details at all times.

Reason - In the interests of water safety pursuant to policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
United Utilities Water PLC
Environment Agency
Canal & River Trust
Greater Manchester Ecology Unit
Manchester Water Safety Partnership
Network Rail
Network Rail
Environmental Health
MCC Flood Risk Management
Highway Services
Greater Manchester Ecology Unit
Manchester Water Safety Partnership
Environment Agency
Greater Manchester Police
United Utilities Water PLC
Canal & River Trust

Apartment 35, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 67, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 64, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 59, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 17, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 49, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 32, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 11, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 58, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 29, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 33, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 462, 4 Kelso Place, Manchester, M15 4GT
Flat 414, 4 Kelso Place, Manchester, M15 4GT
Flat 469, 4 Kelso Place, Manchester, M15 4GT
Flat 428, 4 Kelso Place, Manchester, M15 4GT
Flat 498, 4 Kelso Place, Manchester, M15 4GT
Flat 456, 4 Kelso Place, Manchester, M15 4GT
Flat 423, 4 Kelso Place, Manchester, M15 4GT
Flat 461, 4 Kelso Place, Manchester, M15 4GT
Flat 408, 4 Kelso Place, Manchester, M15 4GT
Flat 464, 4 Kelso Place, Manchester, M15 4GT
Flat 413, 4 Kelso Place, Manchester, M15 4GT
Flat 377, 3 Kelso Place, Manchester, M15 4GS
Flat 3107, 3 Kelso Place, Manchester, M15 4GS
Flat 391, 3 Kelso Place, Manchester, M15 4GS
Flat 374, 3 Kelso Place, Manchester, M15 4GS
Flat 346, 3 Kelso Place, Manchester, M15 4GS
Flat 364, 3 Kelso Place, Manchester, M15 4GS
Flat 332, 3 Kelso Place, Manchester, M15 4GS
Flat 307, 3 Kelso Place, Manchester, M15 4GS
Flat 3104, 3 Kelso Place, Manchester, M15 4GS

Flat 311, 3 Kelso Place, Manchester, M15 4GS
Flat 353, 3 Kelso Place, Manchester, M15 4GS
Flat 372, 3 Kelso Place, Manchester, M15 4GS
Flat 323, 3 Kelso Place, Manchester, M15 4GS
Flat 335, 3 Kelso Place, Manchester, M15 4GS
Flat 301, 3 Kelso Place, Manchester, M15 4GS
Unit 119, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 257, 2 Kelso Place, Manchester, M15 4GQ
Flat 262, 2 Kelso Place, Manchester, M15 4GQ
Flat 361, 3 Kelso Place, Manchester, M15 4GS
Flat 69, 189 Water Street, Manchester, M3 4JE
Flat 70, 189 Water Street, Manchester, M3 4JE
Flat 110, 189 Water Street, Manchester, M3 4JE
Flat 82, 189 Water Street, Manchester, M3 4JE
Flat 77, 189 Water Street, Manchester, M3 4JE
Flat 87, 189 Water Street, Manchester, M3 4JE
Flat 102, 189 Water Street, Manchester, M3 4JE
Flat 105, 189 Water Street, Manchester, M3 4JE
Flat 64, 191 Water Street, Manchester, M3 4JA
Flat 38, 191 Water Street, Manchester, M3 4JA
Flat 18, 191 Water Street, Manchester, M3 4JA
Flat 50, 191 Water Street, Manchester, M3 4JA
Flat 1, 191 Water Street, Manchester, M3 4JA
Flat 31, 191 Water Street, Manchester, M3 4JA
Flat 62, 191 Water Street, Manchester, M3 4JA
Flat 24, 191 Water Street, Manchester, M3 4JA
Flat 35, 191 Water Street, Manchester, M3 4JA
Flat 19, 191 Water Street, Manchester, M3 4JA
Flat 53, 191 Water Street, Manchester, M3 4JA
Flat 137, 187 Water Street, Manchester, M3 4JD
Flat 131, 187 Water Street, Manchester, M3 4JD
Flat 165, 187 Water Street, Manchester, M3 4JD
Flat 159, 187 Water Street, Manchester, M3 4JD
Flat 136, 187 Water Street, Manchester, M3 4JD
Apartment 133, 187 Water Street, Manchester, M3 4JD
Flat 155, 187 Water Street, Manchester, M3 4JD
Flat 258, 2 Kelso Place, Manchester, M15 4GQ
Flat 228, 2 Kelso Place, Manchester, M15 4GQ
Flat 223, 2 Kelso Place, Manchester, M15 4GQ
Flat 2114, 2 Kelso Place, Manchester, M15 4GR
Flat 2104, 2 Kelso Place, Manchester, M15 4GR
Flat 277, 2 Kelso Place, Manchester, M15 4GQ
Flat 247, 2 Kelso Place, Manchester, M15 4GQ
Flat 238, 2 Kelso Place, Manchester, M15 4GQ
Flat 237, 2 Kelso Place, Manchester, M15 4GQ
Flat 2102, 2 Kelso Place, Manchester, M15 4GR
Flat 207, 2 Kelso Place, Manchester, M15 4GQ
Flat 256, 2 Kelso Place, Manchester, M15 4GQ
Flat 8, 183 Water Street, Manchester, M3 4JU
Flat 5, 183 Water Street, Manchester, M3 4JU
Flat 201, 185 Water Street, Manchester, M3 4JU
Flat 176, 185 Water Street, Manchester, M3 4JU
Flat 179, 185 Water Street, Manchester, M3 4JU
Flat 199, 185 Water Street, Manchester, M3 4JU

Flat 1145, 1 Kelso Place, Manchester, M15 4LE
Flat 145, 1 Kelso Place, Manchester, M15 4LE
Flat 1142, 1 Kelso Place, Manchester, M15 4LE
Flat 193, 1 Kelso Place, Manchester, M15 4LE
Flat 154, 1 Kelso Place, Manchester, M15 4LE
Flat 124, 1 Kelso Place, Manchester, M15 4LE
Flat 1125, 1 Kelso Place, Manchester, M15 4LE
Flat 135, 1 Kelso Place, Manchester, M15 4LE
Flat 182, 1 Kelso Place, Manchester, M15 4LE
Flat 136, 1 Kelso Place, Manchester, M15 4LE
Flat 197, 1 Kelso Place, Manchester, M15 4LE
Flat 196, 1 Kelso Place, Manchester, M15 4LE
Flat 176, 1 Kelso Place, Manchester, M15 4LE
Flat 425, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 121, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
JOULE CONSULTING ENGINEERS LTD, Unit 113, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Unit 117, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 610, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 404, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 412, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 511, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 203, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 501, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 417, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 623, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 724, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 603, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 517, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 216, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 510, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 322, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 725, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 625, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 502, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 325, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 205, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 622, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 613, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 201, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 518, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 512, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 210, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 501, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 417, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 217, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 313, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 209, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 510, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 307, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 604, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 22, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 105, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 51, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG

Apartment 76, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 42, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 36, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 5, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 52, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 9, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 426, 4 Kelso Place, Manchester, M15 4GT
Flat 425, 4 Kelso Place, Manchester, M15 4GT
Flat 477, 4 Kelso Place, Manchester, M15 4GT
Flat 435, 4 Kelso Place, Manchester, M15 4GT
Flat 446, 4 Kelso Place, Manchester, M15 4GT
Flat 487, 4 Kelso Place, Manchester, M15 4GT
Flat 424, 4 Kelso Place, Manchester, M15 4GT
Flat 412, 4 Kelso Place, Manchester, M15 4GT
Flat 443, 4 Kelso Place, Manchester, M15 4GT
Flat 448, 4 Kelso Place, Manchester, M15 4GT
Flat 406, 4 Kelso Place, Manchester, M15 4GT
Flat 481, 4 Kelso Place, Manchester, M15 4GT
Flat 401, 4 Kelso Place, Manchester, M15 4GT
Flat 399, 3 Kelso Place, Manchester, M15 4GS
Flat 3101, 3 Kelso Place, Manchester, M15 4GS
Flat 331, 3 Kelso Place, Manchester, M15 4GS
Flat 333, 3 Kelso Place, Manchester, M15 4GS
Flat 389, 3 Kelso Place, Manchester, M15 4GS
Flat 386, 3 Kelso Place, Manchester, M15 4GS
Flat 348, 3 Kelso Place, Manchester, M15 4GS
Flat 363, 3 Kelso Place, Manchester, M15 4GS
Flat 326, 3 Kelso Place, Manchester, M15 4GS
Flat 398, 3 Kelso Place, Manchester, M15 4GS
Flat 371, 3 Kelso Place, Manchester, M15 4GS
Flat 387, 3 Kelso Place, Manchester, M15 4GS
Flat 313, 3 Kelso Place, Manchester, M15 4GS
Flat 308, 3 Kelso Place, Manchester, M15 4GS
Flat 325, 3 Kelso Place, Manchester, M15 4GS
Flat 314, 3 Kelso Place, Manchester, M15 4GS
Flat 321, 3 Kelso Place, Manchester, M15 4GS
112 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M14 4NX
Unit 114, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 221, 2 Kelso Place, Manchester, M15 4GQ
Flat 88, 189 Water Street, Manchester, M3 4JE
Flat 84, 189 Water Street, Manchester, M3 4JE
Flat 115, 189 Water Street, Manchester, M3 4JE
Flat 117, 189 Water Street, Manchester, M3 4JE
Flat 97, 189 Water Street, Manchester, M3 4JE
Flat 103, 189 Water Street, Manchester, M3 4JE
Flat 81, 189 Water Street, Manchester, M3 4JE
Flat 125, 189 Water Street, Manchester, M3 4JE
Flat 92, 189 Water Street, Manchester, M3 4JE
Flat 63, 191 Water Street, Manchester, M3 4JA
Flat 60, 191 Water Street, Manchester, M3 4JA
Flat 26, 191 Water Street, Manchester, M3 4JA
Flat 55, 191 Water Street, Manchester, M3 4JA
Flat 22, 191 Water Street, Manchester, M3 4JA

Flat 47, 191 Water Street, Manchester, M3 4JA
Flat 17, 191 Water Street, Manchester, M3 4JA
Flat 2, 191 Water Street, Manchester, M3 4JA
Flat 44, 191 Water Street, Manchester, M3 4JA
Flat 42, 191 Water Street, Manchester, M3 4JA
Flat 167, 187 Water Street, Manchester, M3 4JD
Apartment 142, 187 Water Street, Manchester, M3 4JD
Apartment 157, 187 Water Street, Manchester, M3 4JD
Flat 158, 187 Water Street, Manchester, M3 4JD
Flat 148, 187 Water Street, Manchester, M3 4JD
Flat 293, 2 Kelso Place, Manchester, M15 4GQ
Flat 244, 2 Kelso Place, Manchester, M15 4GQ
Flat 263, 2 Kelso Place, Manchester, M15 4GQ
Flat 285, 2 Kelso Place, Manchester, M15 4GQ
Flat 2106, 2 Kelso Place, Manchester, M15 4GR
Flat 229, 2 Kelso Place, Manchester, M15 4GQ
Flat 206, 2 Kelso Place, Manchester, M15 4GQ
Flat 224, 2 Kelso Place, Manchester, M15 4GQ
Flat 2101, 2 Kelso Place, Manchester, M15 4GR
Flat 249, 2 Kelso Place, Manchester, M15 4GQ
Flat 269, 2 Kelso Place, Manchester, M15 4GQ
Flat 254, 2 Kelso Place, Manchester, M15 4GQ
Flat 6, 183 Water Street, Manchester, M3 4JU
Flat 184, 185 Water Street, Manchester, M3 4JU
Flat 202, 185 Water Street, Manchester, M3 4JU
Flat 183, 185 Water Street, Manchester, M3 4JU
Flat 200, 185 Water Street, Manchester, M3 4JU
Flat 204, 185 Water Street, Manchester, M3 4JU
Flat 191, 185 Water Street, Manchester, M3 4JU
Flat 197, 185 Water Street, Manchester, M3 4JU
Flat 178, 185 Water Street, Manchester, M3 4JU
Flat 153, 1 Kelso Place, Manchester, M15 4LE
Flat 137, 1 Kelso Place, Manchester, M15 4LE
Flat 155, 1 Kelso Place, Manchester, M15 4LE
Flat 187, 1 Kelso Place, Manchester, M15 4LE
Flat 1105, 1 Kelso Place, Manchester, M15 4LE
Flat 185, 1 Kelso Place, Manchester, M15 4LE
Flat 1144, 1 Kelso Place, Manchester, M15 4LE
Flat 1135, 1 Kelso Place, Manchester, M15 4LE
Flat 133, 1 Kelso Place, Manchester, M15 4LE
Flat 172, 1 Kelso Place, Manchester, M15 4LE
Flat 310, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 505, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 414, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 207, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 523, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 719, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 602, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 704, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 515, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 215, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 712, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 717, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 619, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ

Flat 520, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 227, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 601, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 621, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 521, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 610, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 426, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 614, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 708, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 302, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 220, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
42 - 50 Worsley Street, Hulme, Manchester, M15 4LD
Flat 626, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 408, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 605, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 304, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 503, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 109, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 606, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 106, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 211, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 410, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 203, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 511, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 26, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 47, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 70, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 1, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 56, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 50, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 68, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 3, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 405, 4 Kelso Place, Manchester, M15 4GT
Flat 463, 4 Kelso Place, Manchester, M15 4GT
Flat 499, 4 Kelso Place, Manchester, M15 4GT
Flat 453, 4 Kelso Place, Manchester, M15 4GT
Flat 476, 4 Kelso Place, Manchester, M15 4GT
Flat 436, 4 Kelso Place, Manchester, M15 4GT
Flat 474, 4 Kelso Place, Manchester, M15 4GT
Flat 466, 4 Kelso Place, Manchester, M15 4GT
Flat 475, 4 Kelso Place, Manchester, M15 4GT
Flat 472, 4 Kelso Place, Manchester, M15 4GT
Flat 484, 4 Kelso Place, Manchester, M15 4GT
Flat 495, 4 Kelso Place, Manchester, M15 4GT
Flat 488, 4 Kelso Place, Manchester, M15 4GT
Flat 392, 3 Kelso Place, Manchester, M15 4GS
Flat 368, 3 Kelso Place, Manchester, M15 4GS
Flat 378, 3 Kelso Place, Manchester, M15 4GS
Flat 336, 3 Kelso Place, Manchester, M15 4GS
Flat 352, 3 Kelso Place, Manchester, M15 4GS
Flat 338, 3 Kelso Place, Manchester, M15 4GS
Flat 342, 3 Kelso Place, Manchester, M15 4GS
Flat 357, 3 Kelso Place, Manchester, M15 4GS
Flat 3105, 3 Kelso Place, Manchester, M15 4GS

Flat 343, 3 Kelso Place, Manchester, M15 4GS
Flat 2127, 2 Kelso Place, Manchester, M15 4GR
Flat 231, 2 Kelso Place, Manchester, M15 4GQ
Flat 123, 189 Water Street, Manchester, M3 4JE
Flat 85, 189 Water Street, Manchester, M3 4JE
Flat 78, 189 Water Street, Manchester, M3 4JE
Flat 124, 189 Water Street, Manchester, M3 4JE
Flat 74, 189 Water Street, Manchester, M3 4JE
Flat 80, 189 Water Street, Manchester, M3 4JE
Flat 99, 189 Water Street, Manchester, M3 4JE
Flat 90, 189 Water Street, Manchester, M3 4JE
Flat 72, 189 Water Street, Manchester, M3 4JE
Flat 41, 191 Water Street, Manchester, M3 4JA
Flat 10, 191 Water Street, Manchester, M3 4JA
Flat 28, 191 Water Street, Manchester, M3 4JA
Flat 7, 191 Water Street, Manchester, M3 4JA
Flat 8, 191 Water Street, Manchester, M3 4JA
Flat 15, 191 Water Street, Manchester, M3 4JA
Flat 128, 187 Water Street, Manchester, M3 4JD
Flat 143, 187 Water Street, Manchester, M3 4JD
Flat 161, 187 Water Street, Manchester, M3 4JD
Flat 152, 187 Water Street, Manchester, M3 4JD
Apartment 139, 187 Water Street, Manchester, M3 4JD
Flat 147, 187 Water Street, Manchester, M3 4JD
Flat 2124, 2 Kelso Place, Manchester, M15 4GR
Flat 275, 2 Kelso Place, Manchester, M15 4GQ
Flat 272, 2 Kelso Place, Manchester, M15 4GQ
Flat 282, 2 Kelso Place, Manchester, M15 4GQ
Flat 296, 2 Kelso Place, Manchester, M15 4GQ
Flat 207, 185 Water Street, Manchester, M3 4JU
Flat 189, 185 Water Street, Manchester, M3 4JU
Flat 203, 185 Water Street, Manchester, M3 4JU
Flat 193, 185 Water Street, Manchester, M3 4JU
Flat 194, 185 Water Street, Manchester, M3 4JU
Flat 174, 185 Water Street, Manchester, M3 4JU
Flat 195, 185 Water Street, Manchester, M3 4JU
Flat 206, 185 Water Street, Manchester, M3 4JU
Flat 1106, 1 Kelso Place, Manchester, M15 4LE
Flat 1117, 1 Kelso Place, Manchester, M15 4LE
Flat 1111, 1 Kelso Place, Manchester, M15 4LE
Flat 117, 1 Kelso Place, Manchester, M15 4LE
Flat 147, 1 Kelso Place, Manchester, M15 4LE
Flat 125, 1 Kelso Place, Manchester, M15 4LE
Flat 1116, 1 Kelso Place, Manchester, M15 4LE
Flat 192, 1 Kelso Place, Manchester, M15 4LE
Flat 123, 1 Kelso Place, Manchester, M15 4LE
Flat 121, 1 Kelso Place, Manchester, M15 4LE
Flat 1123, 1 Kelso Place, Manchester, M15 4LE
Flat 1121, 1 Kelso Place, Manchester, M15 4LE
Flat 315, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 421, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 706, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
110 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 721, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ

Flat 316, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 211, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 411, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 702, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 705, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 624, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 609, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 402, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 219, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 224, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 305, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 709, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 416, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 101, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 418, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 616, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 120, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 420, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Arch 18, Potato Wharf, Manchester, M3 4LA
Flat 507, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 310, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 413, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 201, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 202, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 41, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 27, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 71, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 10, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 21, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 20, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 40, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 2, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 79, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 57, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 72, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 46, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 4, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 431, 4 Kelso Place, Manchester, M15 4GT
Flat 432, 4 Kelso Place, Manchester, M15 4GT
Flat 451, 4 Kelso Place, Manchester, M15 4GT
Flat 403, 4 Kelso Place, Manchester, M15 4GT
Flat 454, 4 Kelso Place, Manchester, M15 4GT
Flat 421, 4 Kelso Place, Manchester, M15 4GT
Flat 458, 4 Kelso Place, Manchester, M15 4GT
Flat 485, 4 Kelso Place, Manchester, M15 4GT
Flat 322, 3 Kelso Place, Manchester, M15 4GS
Flat 347, 3 Kelso Place, Manchester, M15 4GS
Flat 304, 3 Kelso Place, Manchester, M15 4GS
Flat 2129, 2 Kelso Place, Manchester, M15 4GR
Flat 212, 2 Kelso Place, Manchester, M15 4GQ
Flat 337, 3 Kelso Place, Manchester, M15 4GS
Flat 118, 189 Water Street, Manchester, M3 4JE
Flat 121, 189 Water Street, Manchester, M3 4JE
Flat 71, 189 Water Street, Manchester, M3 4JE

Flat 95, 189 Water Street, Manchester, M3 4JE
Flat 89, 189 Water Street, Manchester, M3 4JE
Flat 104, 189 Water Street, Manchester, M3 4JE
Flat 34, 191 Water Street, Manchester, M3 4JA
Flat 30, 191 Water Street, Manchester, M3 4JA
Flat 58, 191 Water Street, Manchester, M3 4JA
Flat 9, 191 Water Street, Manchester, M3 4JA
Flat 33, 191 Water Street, Manchester, M3 4JA
Flat 52, 191 Water Street, Manchester, M3 4JA
Flat 29, 191 Water Street, Manchester, M3 4JA
Flat 4, 191 Water Street, Manchester, M3 4JA
Flat 45, 191 Water Street, Manchester, M3 4JA
Apartment 144, 187 Water Street, Manchester, M3 4JD
Flat 146, 187 Water Street, Manchester, M3 4JD
Flat 132, 187 Water Street, Manchester, M3 4JD
Flat 268, 2 Kelso Place, Manchester, M15 4GQ
Flat 242, 2 Kelso Place, Manchester, M15 4GQ
Flat 287, 2 Kelso Place, Manchester, M15 4GQ
Flat 278, 2 Kelso Place, Manchester, M15 4GQ
Flat 283, 2 Kelso Place, Manchester, M15 4GQ
Flat 1136, 1 Kelso Place, Manchester, M15 4LE
Flat 2119, 2 Kelso Place, Manchester, M15 4GR
Flat 2115, 2 Kelso Place, Manchester, M15 4GR
Flat 291, 2 Kelso Place, Manchester, M15 4GQ
Flat 227, 2 Kelso Place, Manchester, M15 4GQ
Flat 234, 2 Kelso Place, Manchester, M15 4GQ
Flat 259, 2 Kelso Place, Manchester, M15 4GQ
Flat 203, 2 Kelso Place, Manchester, M15 4GQ
Flat 4, 183 Water Street, Manchester, M3 4JU
Flat 2, 183 Water Street, Manchester, M3 4JU
Flat 170, 185 Water Street, Manchester, M3 4JU
Flat 168, 185 Water Street, Manchester, M3 4JU
Flat 173, 185 Water Street, Manchester, M3 4JU
Flat 187, 185 Water Street, Manchester, M3 4JU
Flat 173, 1 Kelso Place, Manchester, M15 4LE
Flat 1103, 1 Kelso Place, Manchester, M15 4LE
Flat 1127, 1 Kelso Place, Manchester, M15 4LE
Flat 127, 1 Kelso Place, Manchester, M15 4LE
Flat 131, 1 Kelso Place, Manchester, M15 4LE
Flat 1114, 1 Kelso Place, Manchester, M15 4LE
Flat 142, 1 Kelso Place, Manchester, M15 4LE
Flat 174, 1 Kelso Place, Manchester, M15 4LE
Flat 164, 1 Kelso Place, Manchester, M15 4LE
Flat 166, 1 Kelso Place, Manchester, M15 4LE
Flat 213, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 611, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 319, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
WILLIAMS ARCHITECTURE, Unit 106, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Unit 116, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 718, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 715, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 416, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 407, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY

Flat 303, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 514, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 423, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 222, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 608, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 306, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 309, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 305, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 512, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
108 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 620, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 504, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 726, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 419, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 214, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 471, 4 Kelso Place, Manchester, M15 4GT
Flat 473, 4 Kelso Place, Manchester, M15 4GT
Flat 442, 4 Kelso Place, Manchester, M15 4GT
Flat 444, 4 Kelso Place, Manchester, M15 4GT
Flat 478, 4 Kelso Place, Manchester, M15 4GT
Flat 447, 4 Kelso Place, Manchester, M15 4GT
Flat 493, 4 Kelso Place, Manchester, M15 4GT
Flat 404, 4 Kelso Place, Manchester, M15 4GT
Flat 409, 4 Kelso Place, Manchester, M15 4GT
Flat 486, 4 Kelso Place, Manchester, M15 4GT
Flat 427, 4 Kelso Place, Manchester, M15 4GT
Flat 479, 4 Kelso Place, Manchester, M15 4GT
Flat 417, 4 Kelso Place, Manchester, M15 4GT
Flat 362, 3 Kelso Place, Manchester, M15 4GS
Flat 397, 3 Kelso Place, Manchester, M15 4GS
Flat 385, 3 Kelso Place, Manchester, M15 4GS
Flat 367, 3 Kelso Place, Manchester, M15 4GS
Flat 329, 3 Kelso Place, Manchester, M15 4GS
Flat 324, 3 Kelso Place, Manchester, M15 4GS
Flat 303, 3 Kelso Place, Manchester, M15 4GS
Flat 354, 3 Kelso Place, Manchester, M15 4GS
Flat 3106, 3 Kelso Place, Manchester, M15 4GS
Flat 3109, 3 Kelso Place, Manchester, M15 4GS
Flat 393, 3 Kelso Place, Manchester, M15 4GS
114 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Unit 107, 33 Worsley Street, Hulme, Manchester, M15 4LD
Flat 264, 2 Kelso Place, Manchester, M15 4GQ
Flat 319, 3 Kelso Place, Manchester, M15 4GS
Flat 67, 189 Water Street, Manchester, M3 4JE
Flat 79, 189 Water Street, Manchester, M3 4JE
Flat 108, 189 Water Street, Manchester, M3 4JE
Flat 98, 189 Water Street, Manchester, M3 4JE
Flat 723, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 301, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 729, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 204, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 404, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 204, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 214, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU

Flat 405, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 215, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 207, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 208, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 206, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 34, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 312, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 317, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 31, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 24, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 8, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 6, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 14, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 53, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 18, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 37, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 74, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 44, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 30, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 419, 4 Kelso Place, Manchester, M15 4GT
Flat 433, 4 Kelso Place, Manchester, M15 4GT
Flat 441, 4 Kelso Place, Manchester, M15 4GT
Flat 459, 4 Kelso Place, Manchester, M15 4GT
Flat 494, 4 Kelso Place, Manchester, M15 4GT
Flat 439, 4 Kelso Place, Manchester, M15 4GT
Flat 492, 4 Kelso Place, Manchester, M15 4GT
Flat 415, 4 Kelso Place, Manchester, M15 4GT
Flat 411, 4 Kelso Place, Manchester, M15 4GT
Flat 496, 4 Kelso Place, Manchester, M15 4GT
Flat 407, 4 Kelso Place, Manchester, M15 4GT
Flat 445, 4 Kelso Place, Manchester, M15 4GT
Flat 457, 4 Kelso Place, Manchester, M15 4GT
Flat 429, 4 Kelso Place, Manchester, M15 4GT
Flat 482, 4 Kelso Place, Manchester, M15 4GT
Flat 3103, 3 Kelso Place, Manchester, M15 4GS
Flat 382, 3 Kelso Place, Manchester, M15 4GS
Flat 379, 3 Kelso Place, Manchester, M15 4GS
Flat 381, 3 Kelso Place, Manchester, M15 4GS
Flat 309, 3 Kelso Place, Manchester, M15 4GS
Flat 355, 3 Kelso Place, Manchester, M15 4GS
Flat 327, 3 Kelso Place, Manchester, M15 4GS
Flat 356, 3 Kelso Place, Manchester, M15 4GS
Flat 365, 3 Kelso Place, Manchester, M15 4GS
Flat 366, 3 Kelso Place, Manchester, M15 4GS
Flat 349, 3 Kelso Place, Manchester, M15 4GS
Flat 96, 189 Water Street, Manchester, M3 4JE
Flat 93, 189 Water Street, Manchester, M3 4JE
Flat 73, 189 Water Street, Manchester, M3 4JE
Flat 116, 189 Water Street, Manchester, M3 4JE
Flat 25, 191 Water Street, Manchester, M3 4JA
Flat 59, 191 Water Street, Manchester, M3 4JA
Flat 27, 191 Water Street, Manchester, M3 4JA
Flat 65, 191 Water Street, Manchester, M3 4JA
Flat 39, 191 Water Street, Manchester, M3 4JA

Flat 37, 191 Water Street, Manchester, M3 4JA
Flat 49, 191 Water Street, Manchester, M3 4JA
Flat 36, 191 Water Street, Manchester, M3 4JA
Flat 32, 191 Water Street, Manchester, M3 4JA
Flat 16, 191 Water Street, Manchester, M3 4JA
Flat 156, 187 Water Street, Manchester, M3 4JD
Apartment 140, 187 Water Street, Manchester, M3 4JD
Apartment 126, 187 Water Street, Manchester, M3 4JD
Flat 138, 187 Water Street, Manchester, M3 4JD
Flat 154, 187 Water Street, Manchester, M3 4JD
Apartment 151, 187 Water Street, Manchester, M3 4JD
Apartment 134, 187 Water Street, Manchester, M3 4JD
Flat 135, 187 Water Street, Manchester, M3 4JD
Apartment 163, 187 Water Street, Manchester, M3 4JD
Flat 286, 2 Kelso Place, Manchester, M15 4GQ
Flat 252, 2 Kelso Place, Manchester, M15 4GQ
Flat 2117, 2 Kelso Place, Manchester, M15 4GR
Flat 297, 2 Kelso Place, Manchester, M15 4GQ
Flat 195, 1 Kelso Place, Manchester, M15 4LE
Flat 186, 1 Kelso Place, Manchester, M15 4LE
Flat 211, 2 Kelso Place, Manchester, M15 4GQ
Flat 248, 2 Kelso Place, Manchester, M15 4GQ
Flat 2111, 2 Kelso Place, Manchester, M15 4GR
Flat 2126, 2 Kelso Place, Manchester, M15 4GR
Flat 245, 2 Kelso Place, Manchester, M15 4GQ
Flat 226, 2 Kelso Place, Manchester, M15 4GQ
Flat 2105, 2 Kelso Place, Manchester, M15 4GR
Flat 292, 2 Kelso Place, Manchester, M15 4GQ
Flat 236, 2 Kelso Place, Manchester, M15 4GQ
Flat 253, 2 Kelso Place, Manchester, M15 4GQ
Flat 274, 2 Kelso Place, Manchester, M15 4GQ
Flat 222, 2 Kelso Place, Manchester, M15 4GQ
Flat 271, 2 Kelso Place, Manchester, M15 4GQ
Flat 3A, 183 Water Street, Manchester, M3 4JU
Flat 175, 185 Water Street, Manchester, M3 4JU
Flat 182, 185 Water Street, Manchester, M3 4JU
Flat 190, 185 Water Street, Manchester, M3 4JU
Flat 151, 1 Kelso Place, Manchester, M15 4LE
Flat 141, 1 Kelso Place, Manchester, M15 4LE
Flat 156, 1 Kelso Place, Manchester, M15 4LE
Flat 134, 1 Kelso Place, Manchester, M15 4LE
Flat 112, 1 Kelso Place, Manchester, M15 4LE
Flat 1104, 1 Kelso Place, Manchester, M15 4LE
Flat 165, 1 Kelso Place, Manchester, M15 4LE
Flat 175, 1 Kelso Place, Manchester, M15 4LE
Flat 114, 1 Kelso Place, Manchester, M15 4LE
Flat 1126, 1 Kelso Place, Manchester, M15 4LE
Flat 3108, 3 Kelso Place, Manchester, M15 4GS
Flat 317, 3 Kelso Place, Manchester, M15 4GS
Flat 328, 3 Kelso Place, Manchester, M15 4GS
Dandara Marketing Suite, Worsley Street, Hulme, Manchester, M15 4LD
Flat 2116, 2 Kelso Place, Manchester, M15 4GR
Flat 217, 2 Kelso Place, Manchester, M15 4GQ
Flat 76, 189 Water Street, Manchester, M3 4JE

Flat 109, 189 Water Street, Manchester, M3 4JE
Flat 83, 189 Water Street, Manchester, M3 4JE
Flat 68, 189 Water Street, Manchester, M3 4JE
Flat 66, 191 Water Street, Manchester, M3 4JA
Flat 40, 191 Water Street, Manchester, M3 4JA
Flat 20, 191 Water Street, Manchester, M3 4JA
Flat 23, 191 Water Street, Manchester, M3 4JA
Flat 61, 191 Water Street, Manchester, M3 4JA
Flat 48, 191 Water Street, Manchester, M3 4JA
Flat 150, 187 Water Street, Manchester, M3 4JD
Flat 160, 187 Water Street, Manchester, M3 4JD
Apartment 127, 187 Water Street, Manchester, M3 4JD
Flat 2108, 2 Kelso Place, Manchester, M15 4GR
Flat 201, 2 Kelso Place, Manchester, M15 4GQ
Flat 204, 2 Kelso Place, Manchester, M15 4GQ
Flat 261, 2 Kelso Place, Manchester, M15 4GQ
Flat 251, 2 Kelso Place, Manchester, M15 4GQ
Flat 209, 2 Kelso Place, Manchester, M15 4GQ
Flat 235, 2 Kelso Place, Manchester, M15 4GQ
Flat 225, 2 Kelso Place, Manchester, M15 4GQ
Flat 2118, 2 Kelso Place, Manchester, M15 4GR
Flat 2107, 2 Kelso Place, Manchester, M15 4GR
Flat 113, 1 Kelso Place, Manchester, M15 4LE
Flat 144, 1 Kelso Place, Manchester, M15 4LE
Flat 279, 2 Kelso Place, Manchester, M15 4GQ
Flat 239, 2 Kelso Place, Manchester, M15 4GQ
Flat 246, 2 Kelso Place, Manchester, M15 4GQ
Flat 255, 2 Kelso Place, Manchester, M15 4GQ
Flat 2123, 2 Kelso Place, Manchester, M15 4GR
Flat 2103, 2 Kelso Place, Manchester, M15 4GR
Flat 276, 2 Kelso Place, Manchester, M15 4GQ
Ground Floor, 183 Water Street, Manchester, M3 4JU
Flat 185, 185 Water Street, Manchester, M3 4JU
Flat 177, 185 Water Street, Manchester, M3 4JU
Flat 180, 185 Water Street, Manchester, M3 4JU
Flat 208, 185 Water Street, Manchester, M3 4JU
Flat 196, 185 Water Street, Manchester, M3 4JU
Flat 183, 1 Kelso Place, Manchester, M15 4LE
Flat 1102, 1 Kelso Place, Manchester, M15 4LE
Flat 143, 1 Kelso Place, Manchester, M15 4LE
Flat 146, 1 Kelso Place, Manchester, M15 4LE
Flat 1115, 1 Kelso Place, Manchester, M15 4LE
Flat 1131, 1 Kelso Place, Manchester, M15 4LE
Flat 191, 1 Kelso Place, Manchester, M15 4LE
Flat 152, 1 Kelso Place, Manchester, M15 4LE
Flat 1137, 1 Kelso Place, Manchester, M15 4LE
Flat 177, 1 Kelso Place, Manchester, M15 4LE
Flat 1146, 1 Kelso Place, Manchester, M15 4LE
Flat 320, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 1141, 1 Kelso Place, Manchester, M15 4LE
Flat 1124, 1 Kelso Place, Manchester, M15 4LE
Flat 1112, 1 Kelso Place, Manchester, M15 4LE
Flat 184, 1 Kelso Place, Manchester, M15 4LE
Flat 1134, 1 Kelso Place, Manchester, M15 4LE

Flat 171, 1 Kelso Place, Manchester, M15 4LE
109A, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 317, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 206, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 513, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 318, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
109 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 321, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 225, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 713, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 604, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 221, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 507, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 519, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 409, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 304, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 608, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 205, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 226, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 401, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 711, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 607, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 615, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 403, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 627, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 710, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 327, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 703, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 609, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 401, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 506, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 302, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 509, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 108, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 23, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Urban Splash Sales Office, Worsley Street, Hulme, Manchester, M15 4LD
Apartment 12, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 65, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 73, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 66, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 7, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 452, 4 Kelso Place, Manchester, M15 4GT
Flat 437, 4 Kelso Place, Manchester, M15 4GT
Flat 465, 4 Kelso Place, Manchester, M15 4GT
Flat 416, 4 Kelso Place, Manchester, M15 4GT
Flat 323, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 522, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 508, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 405, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 605, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 722, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 509, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 427, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 315, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU

Flat 415, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 727, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 314, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 223, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 218, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 415, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 612, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 606, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 306, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 716, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 508, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 502, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 601, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 602, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 212, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 303, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 311, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 603, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 39, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 48, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 54, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 16, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 15, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 78, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 75, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 434, 4 Kelso Place, Manchester, M15 4GT
Flat 449, 4 Kelso Place, Manchester, M15 4GT
Flat 455, 4 Kelso Place, Manchester, M15 4GT
Flat 489, 4 Kelso Place, Manchester, M15 4GT
Flat 497, 4 Kelso Place, Manchester, M15 4GT
Flat 312, 3 Kelso Place, Manchester, M15 4GS
Flat 341, 3 Kelso Place, Manchester, M15 4GS
Flat 375, 3 Kelso Place, Manchester, M15 4GS
Flat 384, 3 Kelso Place, Manchester, M15 4GS
Flat 315, 3 Kelso Place, Manchester, M15 4GS
Flat 339, 3 Kelso Place, Manchester, M15 4GS
Flat 396, 3 Kelso Place, Manchester, M15 4GS
Flat 369, 3 Kelso Place, Manchester, M15 4GS
Flat 358, 3 Kelso Place, Manchester, M15 4GS
Flat 316, 3 Kelso Place, Manchester, M15 4GS
Flat 388, 3 Kelso Place, Manchester, M15 4GS
Flat 395, 3 Kelso Place, Manchester, M15 4GS
Flat 334, 3 Kelso Place, Manchester, M15 4GS
Flat 265, 2 Kelso Place, Manchester, M15 4GQ
Flat 359, 3 Kelso Place, Manchester, M15 4GS
Flat 3102, 3 Kelso Place, Manchester, M15 4GS
Flat 351, 3 Kelso Place, Manchester, M15 4GS
Flat 113, 189 Water Street, Manchester, M3 4JE
Flat 122, 189 Water Street, Manchester, M3 4JE
Flat 75, 189 Water Street, Manchester, M3 4JE
Flat 91, 189 Water Street, Manchester, M3 4JE
Flat 100, 189 Water Street, Manchester, M3 4JE
Flat 106, 189 Water Street, Manchester, M3 4JE
Flat 114, 189 Water Street, Manchester, M3 4JE

Flat 94, 189 Water Street, Manchester, M3 4JE
Flat 107, 189 Water Street, Manchester, M3 4JE
Flat 86, 189 Water Street, Manchester, M3 4JE
Flat 11, 191 Water Street, Manchester, M3 4JA
Flat 14, 191 Water Street, Manchester, M3 4JA
Flat 56, 191 Water Street, Manchester, M3 4JA
Flat 43, 191 Water Street, Manchester, M3 4JA
Flat 5, 191 Water Street, Manchester, M3 4JA
Flat 46, 191 Water Street, Manchester, M3 4JA
Flat 21, 191 Water Street, Manchester, M3 4JA
Flat 149, 187 Water Street, Manchester, M3 4JD
Flat 162, 187 Water Street, Manchester, M3 4JD
Apartment 164, 187 Water Street, Manchester, M3 4JD
Flat 153, 187 Water Street, Manchester, M3 4JD
Flat 145, 187 Water Street, Manchester, M3 4JD
Flat 129, 187 Water Street, Manchester, M3 4JD
Flat 215, 2 Kelso Place, Manchester, M15 4GQ
Flat 2112, 2 Kelso Place, Manchester, M15 4GR
Flat 295, 2 Kelso Place, Manchester, M15 4GQ
Flat 208, 2 Kelso Place, Manchester, M15 4GQ
Flat 2109, 2 Kelso Place, Manchester, M15 4GR
Flat 241, 2 Kelso Place, Manchester, M15 4GQ
Flat 205, 2 Kelso Place, Manchester, M15 4GQ
Flat 233, 2 Kelso Place, Manchester, M15 4GQ
Flat 218, 2 Kelso Place, Manchester, M15 4GQ
Flat 281, 2 Kelso Place, Manchester, M15 4GQ
Flat 294, 2 Kelso Place, Manchester, M15 4GQ
Flat 232, 2 Kelso Place, Manchester, M15 4GQ
Flat 214, 2 Kelso Place, Manchester, M15 4GQ
Flat 273, 2 Kelso Place, Manchester, M15 4GQ
Flat 299, 2 Kelso Place, Manchester, M15 4GQ
Flat 3B, 183 Water Street, Manchester, M3 4JU
Flat 7, 183 Water Street, Manchester, M3 4JU
Flat 169, 185 Water Street, Manchester, M3 4JU
Flat 188, 185 Water Street, Manchester, M3 4JU
Flat 205, 185 Water Street, Manchester, M3 4JU
Flat 1122, 1 Kelso Place, Manchester, M15 4LE
Flat 116, 1 Kelso Place, Manchester, M15 4LE
Flat 1107, 1 Kelso Place, Manchester, M15 4LE
Flat 115, 1 Kelso Place, Manchester, M15 4LE
Flat 162, 1 Kelso Place, Manchester, M15 4LE
Flat 167, 1 Kelso Place, Manchester, M15 4LE
Flat 1101, 1 Kelso Place, Manchester, M15 4LE
Flat 1133, 1 Kelso Place, Manchester, M15 4LE
Flat 1132, 1 Kelso Place, Manchester, M15 4LE
Flat 126, 1 Kelso Place, Manchester, M15 4LE
Flat 422, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 313, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 307, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 707, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 714, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 503, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 326, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 312, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY

Flat 208, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 611, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 408, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 308, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 728, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 202, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 617, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Unit 115, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 412, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 301, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 403, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 103, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 213, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 600, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 402, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 107, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 43, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 77, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 411, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 409, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Office 216, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 80, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 62, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 82, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 55, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 28, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 19, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 45, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Serviced Apartment 85, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 69, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 60, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 83, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 25, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 422, 4 Kelso Place, Manchester, M15 4GT
Flat 467, 4 Kelso Place, Manchester, M15 4GT
Flat 402, 4 Kelso Place, Manchester, M15 4GT
Flat 468, 4 Kelso Place, Manchester, M15 4GT
Flat 483, 4 Kelso Place, Manchester, M15 4GT
Flat 418, 4 Kelso Place, Manchester, M15 4GT
Flat 438, 4 Kelso Place, Manchester, M15 4GT
Flat 491, 4 Kelso Place, Manchester, M15 4GT
Flat 394, 3 Kelso Place, Manchester, M15 4GS
Flat 302, 3 Kelso Place, Manchester, M15 4GS
Flat 344, 3 Kelso Place, Manchester, M15 4GS
Flat 345, 3 Kelso Place, Manchester, M15 4GS
Flat 383, 3 Kelso Place, Manchester, M15 4GS
Flat 376, 3 Kelso Place, Manchester, M15 4GS
Flat 305, 3 Kelso Place, Manchester, M15 4GS
Flat 373, 3 Kelso Place, Manchester, M15 4GS
Flat 318, 3 Kelso Place, Manchester, M15 4GS
Unit 108, Worsley Street, Hulme, Manchester, M15 4LD
Unit 118, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 219, 2 Kelso Place, Manchester, M15 4GQ
Flat 306, 3 Kelso Place, Manchester, M15 4GS

Flat 119, 189 Water Street, Manchester, M3 4JE
Flat 120, 189 Water Street, Manchester, M3 4JE
Flat 101, 189 Water Street, Manchester, M3 4JE
Flat 112, 189 Water Street, Manchester, M3 4JE
Flat 111, 189 Water Street, Manchester, M3 4JE
Flat 3, 191 Water Street, Manchester, M3 4JA
Flat 6, 191 Water Street, Manchester, M3 4JA
Flat 54, 191 Water Street, Manchester, M3 4JA
Flat 12, 191 Water Street, Manchester, M3 4JA
Flat 57, 191 Water Street, Manchester, M3 4JA
Flat 51, 191 Water Street, Manchester, M3 4JA
Flat 166, 187 Water Street, Manchester, M3 4JD
Flat 130, 187 Water Street, Manchester, M3 4JD
Apartment 141, 187 Water Street, Manchester, M3 4JD
Flat 288, 2 Kelso Place, Manchester, M15 4GQ
Flat 202, 2 Kelso Place, Manchester, M15 4GQ
Flat 2121, 2 Kelso Place, Manchester, M15 4GR
Flat 2113, 2 Kelso Place, Manchester, M15 4GR
Flat 289, 2 Kelso Place, Manchester, M15 4GQ
Flat 267, 2 Kelso Place, Manchester, M15 4GQ
Flat 2122, 2 Kelso Place, Manchester, M15 4GR
Flat 2125, 2 Kelso Place, Manchester, M15 4GR
Flat 216, 2 Kelso Place, Manchester, M15 4GQ
Flat 284, 2 Kelso Place, Manchester, M15 4GQ
Flat 213, 2 Kelso Place, Manchester, M15 4GQ
Flat 2128, 2 Kelso Place, Manchester, M15 4GR
Flat 243, 2 Kelso Place, Manchester, M15 4GQ
Flat 266, 2 Kelso Place, Manchester, M15 4GQ
Flat 298, 2 Kelso Place, Manchester, M15 4GQ
Porcelanosa, Water Street, Manchester, M3 4JU
Flat 1, 183 Water Street, Manchester, M3 4JU
Flat 192, 185 Water Street, Manchester, M3 4JU
Flat 181, 185 Water Street, Manchester, M3 4JU
Flat 172, 185 Water Street, Manchester, M3 4JU
Flat 186, 185 Water Street, Manchester, M3 4JU
Flat 171, 185 Water Street, Manchester, M3 4JU
Flat 198, 185 Water Street, Manchester, M3 4JU
Flat 122, 1 Kelso Place, Manchester, M15 4LE
Flat 1113, 1 Kelso Place, Manchester, M15 4LE
Flat 163, 1 Kelso Place, Manchester, M15 4LE
Flat 132, 1 Kelso Place, Manchester, M15 4LE
Flat 161, 1 Kelso Place, Manchester, M15 4LE
Flat 157, 1 Kelso Place, Manchester, M15 4LE
Flat 1143, 1 Kelso Place, Manchester, M15 4LE
Flat 111, 1 Kelso Place, Manchester, M15 4LE
Flat 194, 1 Kelso Place, Manchester, M15 4LE
Flat 181, 1 Kelso Place, Manchester, M15 4LE
Flat 413, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
111 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 217, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 210, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 607, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 424, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 701, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ

Flat 406, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 324, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 309, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 212, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 209, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 618, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 410, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 311, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 516, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 506, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 720, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 316, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 104, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 102, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 414, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 407, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 406, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 314, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 38, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Flat 308, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 61, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG
Apartment 63, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
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 (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL