

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138756/JO/2023

Date registered valid: 5 December 2023

Proposal: Variation of condition 5 (opening hours) attached to planning permission referenced 105355/JO/2014/N1 to allow opening hours on Sundays 10.00am - 4.00pm.

Address: 16 Blossom Street, Manchester, M4 5AW

Ward(s): Ancoats & Beswick Ward

Applicant: Ms Kora Kumor Ada National College for Digital Skills

Agent (if any):

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 15/01/2024

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 13 December 2023 Expired: 6 January 2024

Neighbour notifications

Printed: 13 December 2023 Expired: 6 January 2024

Site notice

Posted: 13 December 2023 Expired: 6 January 2024

Press advert

Published: 19 December 2023 Expired: 2 January 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the four storey building present at no16 Blossom Street. The building was completed in red brick and fronts out onto the junction where Henry Street intersects with Blossom Street. Its rear elevation features an access and rendered panel painted grey. Planning permissions for landscaping and access ramp work, and the installation of advertisements are present on site, approved under planning permissions 137419/FO/2023 & 138276/AO/2023 are relevant. The site is in use as a premises for the provision of education (Use Class F1(a)) and has planning permission to operate from Monday to Saturday.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: Not applicable

Description of area

The neighbouring area forms that of the Ancoats Conservation Area. Ancoats is recognisable for its former mill buildings completed in red brick, with traditional warehouse windows. Blossom Street forms one of the principal entry points to the Ancoats Conservation Area, with it providing access to Cutting Room Square to the north. Gun Street is considered to be a secondary road that provides servicing space to the buildings that line Great Ancoats Street, with Henry Street also providing a similar function. Blossom Street has seen extensive redevelopment since the commencement of ongoing regeneration works within Ancoats, with the street's southern end being visually dominated by modern mixed use tower blocks at no11 and no13 Blossom Street and no57 Great Ancoats Street. Older more historic buildings are still present within the southern end of Ancoats in the form of no17 Blossom Street and no16 Blossom Street. Neighbouring uses comprise largely of a variety of residential flats (Class C3(a)), commercial retail and office space

(Class E) and drinking establishments (Sui Generis). The materiality of both Gun Street and Blossom Street are varied, with red brick, grey brick and contemporary cladding being present within the street scene.

Description of development

The application seeks consent to vary the wording of condition 5 (Opening Hours) of permission 105355/JO/2014/N1. The proposed amendment would see the opening hours of the premises extended to allow it to operate on Sundays from 10:00 till 16:00.

Planning History

137419/FO/2023 - Provision of access ramp, hard and soft landscaping, bin and bike storage and associated works – Approved November 2023.

138276/AO/2023 - Installation of painted advertisement mural and 2no non-illuminated steel plaque signs – Application pending consideration.

105355/JO/2014/N1 - Variation of condition 5 attached to previously approved application 104439/FO/2013/N1 to allow a variation in the approved hours of operation to 7.30 to 21.00 Monday to Friday and 10.00 to 17.00 on Saturdays – Approved May 2014.

106852/JO/2014/N1 - Application to vary condition 2 (specified plans) and remove condition 7 (gas membrane) attached to previously approved application 104439/FO/2013/N1 to allow for variation to previously approved entrance extension and canopy – Approved November 2014.

104439/FO/2013/N1 - Change of use from Use Class B8 to Use Class D1 (education and training) with ancillary offices (Use Class B1) together with associated works including extension to south west corner of building to create new student entrance and elevational alterations to include new vehicle loading bay and windows – Approved February 2014.

Consultations & Notification Responses

Environmental Health – No objection.

Highways – No objection.

Publicity – One letter of representation was received in relation to the development that queried if the site access would be affected by the proposed development.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EC4 – North Manchester
- Policy EC8 – Central Manchester
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

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

- Policy DC18 – Conservation Areas
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Other Legislative Requirements

National Planning Policy for Waste

Planning (Listed Buildings and Conservation Areas) Act 1990

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

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

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

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

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The Plan and its policies must therefore be given significant weight in the planning balance. Relevant policies to the proposal are show below:

- Policy JP-P2 – Heritage

Issues

Principle of Development

The application would see the alteration of the hours of operation of an existing educational use within the City Centre. As the proposal would not fundamentally alter the use of site as a premises for the provision of education, it is considered the proposal accords with Core Strategy Policies SP1, CC1, EC4 and EC8, and is acceptable in principle subject to the matters discussed below.

Residential Amenity

The approved education use on site has planning permission to operate from 07:30 till 21:00 Monday to Friday, and from 10:00 till 17:00 on Saturdays. The proposed development would see the hours of operation increased to allow the premises to be open on a Sunday from 10:00 till

16:00. As mentioned previously within this report, the application site lies within the neighbourhood of Ancoats, an area with a high number of properties in commercial use as drinking establishments and restaurants/cafes. Environmental Health do not object to the proposal.

Taking the above into account and the comparatively low level of noise that are associated with the approved use on site compared to neighbouring uses, it is considered that the proposed development would have a negligible impact on neighbouring amenity and as such is in accordance with Core Strategy Policies SP1 and DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Heritage

The proposal would not see any external alteration to the application site, as such, it is considered the development would have a neutral impact on the Ancoats Conservation Area, in accordance with Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highways

The application would not see any alteration to how the site is accessed. Highways do not object to the proposal but did note that condition 4 of planning permission 105355/JO/2014/N1 states that no deliveries/waste collection or servicing shall take place on Sundays and Bank Holidays. This condition shall not be changed as a result of the implementation of the development. As such, it is considered the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Other Matters

The decision notice for planning permission 105355/JO/2014/N1 contained six conditions relating to acoustics, a travel plan, gas protection membrane, materials, CCTV and boundary treatments that were never discharged. As such, taking into account how the proposed development has already been in operation for multiple years, it is considered appropriate that the conditions be reworded so that information relevant to them is submitted to the Local Planning Authority for approval within three months of the date of this planning permission. Condition 7 and condition 11 that concerned final details of a gas membrane and boundary treatments that would serve a part of the development that was not implemented on site shall be omitted from the decision notice, with landscaping measures and ramp works that does away with such matters having been previously approved under application 137419/FO/2023 and which are now being implemented on site.

Conclusion

In light of the above it has been found that the proposal is acceptable and is thus in accordance with Core Strategy Policies SP1, CC1, CC9, EC4, EC8, EN1, EN3 and DM1, Saved Unitary Development Plan Policy DC18 and DC26, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

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

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

Drawings

7236/01 - 01A
7236/02 - 09A
7236/02 - 10D
7236/02 - 11D
7236/02 - 12D
7236/02 - 13D
7236/02 - 14D
7236/02 - 15A
7236/02 - 20

7236/02 -43

all stamped as received by the Local Planning Authority on 11 December 2013

7236/02 - 42B

7236/02 - 19D

received via email on 3 February 2014

The waste management information received within the agent's email of 31 January 2014

The AEC Acoustic Report dated 25 November 2013, ref. P2871/R1/AGB

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.

2) Within three months of the date of this decision notice the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be implemented within two months of approval and thereafter retained and maintained.

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

3) Deliveries, servicing and collections, including waste collections, shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday

no deliveries/waste collections or servicing on Sundays/Bank Holidays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Manchester Core Strategy.

4) The premises shall not be in use for teaching and associated classes and by other visitors who are not carrying out administrative and/or maintenance duties outside the following hours:-

07.30 to 21.00 Monday to Friday

10.00 to 17.00 on Saturdays

10:00 to 16:00 on Sundays

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

5) Within three months of the date of this decision notice details of a Travel Plan with the objective of encouraging sustainable modes of transport for future users/occupiers of the development, and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented, shall be submitted to and approved in writing by the City Council as local planning authority before development commences. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the

Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In order to promote sustainable modes of transportation, pursuant to the national planning policy framework and policy DM1 of the Manchester Core Strategy.

6) Within three months of the date of this decision notice full details and/or the security standards for all new external fittings (windows, doors and roller shutters), lighting and CCTV proposed to be incorporated into the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details. For the avoidance of doubt, all new fittings shall be certified to the standards of Secured by Design.

Reason - To reduce the risk of crime pursuant to policy DM1 of the Core Strategy.

7) The permission hereby granted permits the use of the building for Use Class F1(a) (education) with ancillary offices only. The development shall be used for no other purpose, including for any other use within Use Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Apartment PM 205, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 603, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 307, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 408, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 305, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 301, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 201, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 4, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
30 George Leigh Street, Manchester, M4 5DG
Flat 10, 8 Loom Street, Manchester, M4 6AN
Ground Floor And Basement, 8 Loom Street, Manchester, M4 6AN
Flat 10, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
29 Blossom Street, Manchester, M4 6AJ
Lower Ground And First Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Third And Fourth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Flat 6, 2 George Leigh Street, Manchester, M4 5AL
Flat 1, 2 George Leigh Street, Manchester, M4 5AL
Flat 9, 2 George Leigh Street, Manchester, M4 5AL
Flat 3, 2 George Leigh Street, Manchester, M4 5AL
39 Great Ancoats Street, Manchester, M4 5AE
Flat 70, 11 Blossom Street, Manchester, M4 5BX
Flat 49, 11 Blossom Street, Manchester, M4 5BX
Flat 58, 11 Blossom Street, Manchester, M4 5BX
Flat 6, 11 Blossom Street, Manchester, M4 5BX
Flat 37, 11 Blossom Street, Manchester, M4 5BX
Flat 19, 11 Blossom Street, Manchester, M4 5BX
Flat 78, 11 Blossom Street, Manchester, M4 5BX
Flat 29, 11 Blossom Street, Manchester, M4 5BX
Flat 32, 13 Blossom Street, Manchester, M4 5AF
Flat 29, 13 Blossom Street, Manchester, M4 5AF
Flat 5, 13 Blossom Street, Manchester, M4 5AF
Flat 28, 13 Blossom Street, Manchester, M4 5AF
Flat 604, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
47 Henry Street, Manchester, M4 5DH
Flat 46, 13 Blossom Street, Manchester, M4 5AF
Flat 19, 13 Blossom Street, Manchester, M4 5AF
Flat 508, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 202, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 105, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 101, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 217, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 602, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 118, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 107, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1103, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 301, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 801, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 210, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 308, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH

Flat 319, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 418, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 74, 11 Blossom Street, Manchester, M4 5BX
Flat 15, 11 Blossom Street, Manchester, M4 5BX
Flat 45, 11 Blossom Street, Manchester, M4 5BX
Flat 65, 11 Blossom Street, Manchester, M4 5BX
Flat 63, 11 Blossom Street, Manchester, M4 5BX
Flat 23, 11 Blossom Street, Manchester, M4 5BX
Flat 52, 11 Blossom Street, Manchester, M4 5BX
Flat 47, 11 Blossom Street, Manchester, M4 5BX
Flat 81, 11 Blossom Street, Manchester, M4 5BX
Flat 88, 11 Blossom Street, Manchester, M4 5BX
Flat 33, 11 Blossom Street, Manchester, M4 5BX
Flat 8, 11 Blossom Street, Manchester, M4 5BX
Flat 41, 11 Blossom Street, Manchester, M4 5BX
Flat 37, 13 Blossom Street, Manchester, M4 5AF
Flat 52, 13 Blossom Street, Manchester, M4 5AF
Flat 45, 13 Blossom Street, Manchester, M4 5AF
13A Blossom Street, Manchester, M4 5AF
Flat 103, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 516, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 110, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Ancoats General Store, 57 Great Ancoats Street, Manchester, M4 5AB
Flat 10, 13 Blossom Street, Manchester, M4 5AF
Flat 2, 13 Blossom Street, Manchester, M4 5AF
Flat 51, 13 Blossom Street, Manchester, M4 5AF
Flat 25, 13 Blossom Street, Manchester, M4 5AF
Flat 207, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1002, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 407, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 903, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 902, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 802, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 409, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 109, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 518, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 204, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1001, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 201, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 104, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Cha Ology, 61A Great Ancoats Street, Manchester, M4 5AB
Kettlebell Kitchen, 67 Great Ancoats Street, Manchester, M4 5AB
87 Great Ancoats Street, Manchester, M4 5AG
11 Cotton Street, Manchester, M4 5BF
19 Blossom Street, Manchester, M4 5EP
17 Blossom Street, Manchester, M4 5EP
17 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Apartment 402, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 414, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 39, 1 Jersey Street, Manchester, M4 6JA
Flat 31, 1 Jersey Street, Manchester, M4 6JA
Flat 22, 1 Jersey Street, Manchester, M4 6JA
Flat 10, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 505, Royal Mills, 16 Jersey Street, Manchester, M4 6JA

Apartment M C 404, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 203, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 502, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 26, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 8, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 20, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 19, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 16, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 13, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 608, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 306, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 206, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 3, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 11, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 15, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
First Floor And Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 7, 8 Loom Street, Manchester, M4 6AN
Flat 8, 8 Loom Street, Manchester, M4 6AN
Flat 11, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 14, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 10, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 8, 2 George Leigh Street, Manchester, M4 5AL
Lower Ground To Second Floor, 27 Great Ancoats Street, Manchester, M4 5AE
Flat 54, 11 Blossom Street, Manchester, M4 5BX
Flat 10, 11 Blossom Street, Manchester, M4 5BX
Flat 7, 11 Blossom Street, Manchester, M4 5BX
Flat 72, 11 Blossom Street, Manchester, M4 5BX
Flat 3, 11 Blossom Street, Manchester, M4 5BX
Flat 51, 11 Blossom Street, Manchester, M4 5BX
Flat 7, 13 Blossom Street, Manchester, M4 5AF
Flat 33, 13 Blossom Street, Manchester, M4 5AF
Flat 17, 13 Blossom Street, Manchester, M4 5AF
Flat 41, 13 Blossom Street, Manchester, M4 5AF
Flat 1005, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 417, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 402, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1003, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 21, 13 Blossom Street, Manchester, M4 5AF
Flat 35, 13 Blossom Street, Manchester, M4 5AF
Flat 4, 13 Blossom Street, Manchester, M4 5AF
Flat 6, 13 Blossom Street, Manchester, M4 5AF
Flat 1203, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 206, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 419, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 503, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 804, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 117, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 112, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 413, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
1 Cotton House, 21 Blossom Street, Manchester, M4 5EP
11 Cotton House, 21 Blossom Street, Manchester, M4 5EP
16 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Ground Floor To Second Floor, 89 - 91 Great Ancoats Street, Manchester, M4 6DW
Apartment 403, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH

Apartment 505, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 16, 1 Jersey Street, Manchester, M4 6JA
Flat 2, 1 Jersey Street, Manchester, M4 6JA
Flat 40, 1 Jersey Street, Manchester, M4 6JA
Flat 6, 1 Jersey Street, Manchester, M4 6JA
Jersey Street Social Club, 1A Jersey Street, Manchester, M4 6JA
Flat 15, 1 Jersey Street, Manchester, M4 6JA
Flat 28, 1 Jersey Street, Manchester, M4 6JA
Flat 14, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 607, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 504, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 25, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 23, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 105, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 103, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 302, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 10, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 104, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 603, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 606, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 407, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 507, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 109, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 602, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 502, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 204, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 8, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 7, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 4, 8 Loom Street, Manchester, M4 6AN
Flat 9, 8 Loom Street, Manchester, M4 6AN
Flat 2, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 12, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
2 George Leigh Street, Manchester, M4 5AL
Flat 14, 11 Blossom Street, Manchester, M4 5BX
Flat 9, 11 Blossom Street, Manchester, M4 5BX
Flat 27, 11 Blossom Street, Manchester, M4 5BX
Flat 11, 11 Blossom Street, Manchester, M4 5BX
Flat 12, 11 Blossom Street, Manchester, M4 5BX
Flat 77, 11 Blossom Street, Manchester, M4 5BX
Flat 26, 11 Blossom Street, Manchester, M4 5BX
Flat 84, 11 Blossom Street, Manchester, M4 5BX
Flat 57, 11 Blossom Street, Manchester, M4 5BX
Flat 31, 11 Blossom Street, Manchester, M4 5BX
Flat 38, 11 Blossom Street, Manchester, M4 5BX
Flat 5, 11 Blossom Street, Manchester, M4 5BX
Flat 48, 11 Blossom Street, Manchester, M4 5BX
Flat 36, 11 Blossom Street, Manchester, M4 5BX
Flat 1, 13 Blossom Street, Manchester, M4 5AF
Flat 27, 13 Blossom Street, Manchester, M4 5AF
Flat 116, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 311, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 517, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 905, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
49 Henry Street, Manchester, M4 5DH

50 Henry Street, Manchester, M4 5DD
Flat 47, 13 Blossom Street, Manchester, M4 5AF
Flat 30, 13 Blossom Street, Manchester, M4 5AF
Flat 513, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
First Floor, 16 Blossom Street, Manchester, M4 5AW
Flat 514, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
21 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Flat 316, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Manchester Life, 61 Great Ancoats Street, Manchester, M4 5AB
89 Great Ancoats Street, Manchester, M4 6DW
18 Cotton House, 21 Blossom Street, Manchester, M4 5EP
5 Cotton House, 21 Blossom Street, Manchester, M4 5EP
7 Cotton House, 21 Blossom Street, Manchester, M4 5EP
12 Cotton House, 21 Blossom Street, Manchester, M4 5EP
2 Jersey Street, Manchester, M4 6JB
Apartment 503, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 412, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 317, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 313, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 704, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1201, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 209, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 111, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 305, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 403, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 302, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 703, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
6 Cotton House, 21 Blossom Street, Manchester, M4 5EP
13 Cotton House, 21 Blossom Street, Manchester, M4 5EP
15 Cotton House, 21 Blossom Street, Manchester, M4 5EP
The Jane Eyre, 14 Hood Street, Manchester, M4 6WX
Apartment 406, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 409, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 501, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 413, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 506, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 12, 1 Jersey Street, Manchester, M4 6JA
Flat 17, 1 Jersey Street, Manchester, M4 6JA
Flat 33, 1 Jersey Street, Manchester, M4 6JA
Flat 35, 1 Jersey Street, Manchester, M4 6JA
Flat 3, 1 Jersey Street, Manchester, M4 6JA
Flat 34, 1 Jersey Street, Manchester, M4 6JA
Flat 13, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 302, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 107, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 405, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 4, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 1, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 6, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 402, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 409, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 702, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 106, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 503, Royal Mills, 16 Jersey Street, Manchester, M4 6JA

Apartment PM 505, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 104, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 510, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 303, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 1, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Second Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 6, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 3, 8 Loom Street, Manchester, M4 6AN
27 Blossom Street, Manchester, M4 6AJ
Flat 4, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 8, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 5, 2 George Leigh Street, Manchester, M4 5AL
Flat 13, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, 11 Blossom Street, Manchester, M4 5BX
Flat 73, 11 Blossom Street, Manchester, M4 5BX
Flat 17, 11 Blossom Street, Manchester, M4 5BX
Flat 21, 11 Blossom Street, Manchester, M4 5BX
Flat 32, 11 Blossom Street, Manchester, M4 5BX
Flat 69, 11 Blossom Street, Manchester, M4 5BX
Flat 50, 11 Blossom Street, Manchester, M4 5BX
Flat 46, 11 Blossom Street, Manchester, M4 5BX
Flat 86, 11 Blossom Street, Manchester, M4 5BX
Flat 60, 11 Blossom Street, Manchester, M4 5BX
Flat 23, 13 Blossom Street, Manchester, M4 5AF
Flat 31, 13 Blossom Street, Manchester, M4 5AF
Flat 26, 13 Blossom Street, Manchester, M4 5AF
46 Henry Street, Manchester, M4 5DD
Flat 205, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1102, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 213, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 113, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 701, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 20, 13 Blossom Street, Manchester, M4 5AF
Flat 18, 13 Blossom Street, Manchester, M4 5AF
Flat 43, 13 Blossom Street, Manchester, M4 5AF
Flat 705, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 310, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 510, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 519, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 415, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 218, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 408, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 803, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 304, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 405, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 411, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 307, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
14 Cotton House, 21 Blossom Street, Manchester, M4 5EP
3 Cotton House, 21 Blossom Street, Manchester, M4 5EP
8 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Ground Floor, 89 Great Ancoats Street, Manchester, M4 6DW
Apartment 404, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 407, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 405, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH

Flat 32, 1 Jersey Street, Manchester, M4 6JA
Flat 21, 1 Jersey Street, Manchester, M4 6JA
Flat 9, 1 Jersey Street, Manchester, M4 6JA
Flat 8, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 205, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 304, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 401, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 501, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Blue Eyed Panda, 3 Jersey Street, Manchester, M4 6JA
Flat 3, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 28, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 27, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 18, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 401, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 509, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 508, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 203, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 305, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 308, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 209, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 103, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 508, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 605, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 106, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 404, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 13, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 9, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 12, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
LATITUDE LAW LIMITED, Rebs Corner, 2 Loom Street, Manchester, M4 6AN
27 Great Ancoats Street, Manchester, M4 5AJ
Flat 3, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 67, 11 Blossom Street, Manchester, M4 5BX
Flat 24, 11 Blossom Street, Manchester, M4 5BX
Flat 42, 11 Blossom Street, Manchester, M4 5BX
41 Great Ancoats Street, Manchester, M4 5AE
Flat 64, 11 Blossom Street, Manchester, M4 5BX
Flat 61, 11 Blossom Street, Manchester, M4 5BX
Flat 79, 11 Blossom Street, Manchester, M4 5BX
Flat 39, 11 Blossom Street, Manchester, M4 5BX
Flat 44, 11 Blossom Street, Manchester, M4 5BX
Flat 83, 11 Blossom Street, Manchester, M4 5BX
Flat 59, 11 Blossom Street, Manchester, M4 5BX
Flat 38, 13 Blossom Street, Manchester, M4 5AF
Flat 3, 13 Blossom Street, Manchester, M4 5AF
Flat 44, 13 Blossom Street, Manchester, M4 5AF
Flat 9, 13 Blossom Street, Manchester, M4 5AF
Flat 36, 13 Blossom Street, Manchester, M4 5AF
Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN
Flat 102, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 509, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 208, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
52 Henry Street, Manchester, M4 5DD
Flat 14, 13 Blossom Street, Manchester, M4 5AF

Flat 50, 13 Blossom Street, Manchester, M4 5AF
Flat 12, 13 Blossom Street, Manchester, M4 5AF
Flat 8, 13 Blossom Street, Manchester, M4 5AF
Flat 15, 13 Blossom Street, Manchester, M4 5AF
Flat 26, 1 Jersey Street, Manchester, M4 6JA
Generation House, 15 Jersey Street, Manchester, M4 6EZ
Flat 18, 1 Jersey Street, Manchester, M4 6JA
Flat 27, 1 Jersey Street, Manchester, M4 6JA
Flat 25, 1 Jersey Street, Manchester, M4 6JA
Flat 23, 1 Jersey Street, Manchester, M4 6JA
Flat 7, 1 Jersey Street, Manchester, M4 6JA
Flat 14, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 507, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 506, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 801, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 15, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 22, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 309, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 107, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 304, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 301, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 208, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 501, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 602, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 604, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 303, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 105, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 307, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 403, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 5, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
32 George Leigh Street, Manchester, M4 5DG
24 - 28 George Leigh Street, Manchester, M4 5DQ
Flat 87, 11 Blossom Street, Manchester, M4 5BX
Flat 13, 11 Blossom Street, Manchester, M4 5BX
Flat 20, 11 Blossom Street, Manchester, M4 5BX
Flat 68, 11 Blossom Street, Manchester, M4 5BX
Flat 22, 11 Blossom Street, Manchester, M4 5BX
Flat 56, 11 Blossom Street, Manchester, M4 5BX
Flat 40, 11 Blossom Street, Manchester, M4 5BX
Flat 71, 11 Blossom Street, Manchester, M4 5BX
Flat 16, 11 Blossom Street, Manchester, M4 5BX
Flat 28, 11 Blossom Street, Manchester, M4 5BX
Flat 34, 11 Blossom Street, Manchester, M4 5BX
Flat 76, 11 Blossom Street, Manchester, M4 5BX
Flat 4, 11 Blossom Street, Manchester, M4 5BX
Flat 2, 11 Blossom Street, Manchester, M4 5BX
Flat 35, 11 Blossom Street, Manchester, M4 5BX
Flat 43, 11 Blossom Street, Manchester, M4 5BX
Flat 42, 13 Blossom Street, Manchester, M4 5AF
Flat 13, 13 Blossom Street, Manchester, M4 5AF
Flat 49, 13 Blossom Street, Manchester, M4 5AF
Flat 603, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 318, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 24, 13 Blossom Street, Manchester, M4 5AF

Flat 16, 13 Blossom Street, Manchester, M4 5AF
Flat 306, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1004, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 505, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 203, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 315, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 901, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 211, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 504, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 215, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 904, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 119, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 212, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 404, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 512, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Squid Ink, 63 Great Ancoats Street, Manchester, M4 5AB
89 - 91 Great Ancoats Street, Manchester, M4 6DW
9 Cotton House, 21 Blossom Street, Manchester, M4 5EP
4 Cotton House, 21 Blossom Street, Manchester, M4 5EP
2 Cotton House, 21 Blossom Street, Manchester, M4 5EP
9 Cotton Street, Manchester, M4 5BF
Apartment 408, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 415, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 410, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 29, 1 Jersey Street, Manchester, M4 6JA
Flat 20, 1 Jersey Street, Manchester, M4 6JA
Flat 30, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 403, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 207, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 102, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 202, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 12, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 9, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 11, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 108, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 207, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 506, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 17, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment M C 208, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 306, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 609, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 504, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 405, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 2, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Flat 2, 32A George Leigh Street, Manchester, M4 5DG
Flat 5, 8 Loom Street, Manchester, M4 6AN
Fifth Floor, 27 Great Ancoats Street, Manchester, M4 5AJ
Flat 9, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 6, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 1, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 7, 2 George Leigh Street, Manchester, M4 5AL
Flat 507, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 219, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 114, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH

Flat 416, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 1202, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 410, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 216, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 214, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 702, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 605, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 406, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 401, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
10 Cotton House, 21 Blossom Street, Manchester, M4 5EP
20 Cotton House, 21 Blossom Street, Manchester, M4 5EP
19 Cotton House, 21 Blossom Street, Manchester, M4 5EP
Apartment 502, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 416, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 411, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 36, 1 Jersey Street, Manchester, M4 6JA
Flat 37, 1 Jersey Street, Manchester, M4 6JA
Flat 19, 1 Jersey Street, Manchester, M4 6JA
Flat 11, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 601, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 406, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 206, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 204, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 610, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 408, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 101, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 2, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 406, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 503, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 101, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment M C 201, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment M C 402, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Apartment PM 102, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 407, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Apartment PM 601, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX
Flat 14, Alumni Court, 1 Cotton Street, Manchester, M4 5BR
Ground Floor, 24 - 28 George Leigh Street, Manchester, M4 5DQ
8 Loom Street, Manchester, M4 6AN
Flat 1, 32A George Leigh Street, Manchester, M4 5DG
Flat 6, 8 Loom Street, Manchester, M4 6AN
6 Loom Street, Manchester, M4 6AN
31 Blossom Street, Manchester, M4 6AJ
Flat 5, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 15, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 2, 2 George Leigh Street, Manchester, M4 5AL
Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE
Flat 62, 11 Blossom Street, Manchester, M4 5BX
Flat 30, 11 Blossom Street, Manchester, M4 5BX
Flat 4, 2 George Leigh Street, Manchester, M4 5AL
Flat 55, 11 Blossom Street, Manchester, M4 5BX
Flat 75, 11 Blossom Street, Manchester, M4 5BX
Flat 82, 11 Blossom Street, Manchester, M4 5BX
Flat 53, 11 Blossom Street, Manchester, M4 5BX
Flat 85, 11 Blossom Street, Manchester, M4 5BX

Flat 80, 11 Blossom Street, Manchester, M4 5BX
Flat 25, 11 Blossom Street, Manchester, M4 5BX
Flat 66, 11 Blossom Street, Manchester, M4 5BX
Flat 18, 11 Blossom Street, Manchester, M4 5BX
Flat 48, 13 Blossom Street, Manchester, M4 5AF
Flat 22, 13 Blossom Street, Manchester, M4 5AF
Flat 34, 13 Blossom Street, Manchester, M4 5AF
Flat 40, 13 Blossom Street, Manchester, M4 5AF
Flat 805, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 506, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 106, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
48 Henry Street, Manchester, M4 5DD
45 Henry Street, Manchester, M4 5DH
Flat 39, 13 Blossom Street, Manchester, M4 5AF
Flat 11, 13 Blossom Street, Manchester, M4 5AF
Flat 312, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 502, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 303, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 314, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 501, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 511, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 115, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 108, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 601, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 1101, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 412, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 515, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN
Flat 309, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
Flat 414, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH
23 Blossom Street, Manchester, M4 5EP
22 Cotton House, 21 Blossom Street, Manchester, M4 5EP
6 Pickford Street, Manchester, M4 5BS
Apartment 504, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Apartment 401, Fairbairn Building, 55 Henry Street, Manchester, M4 5DH
Flat 5, 1 Jersey Street, Manchester, M4 6JA
Flat 24, 1 Jersey Street, Manchester, M4 6JA
Flat 4, 1 Jersey Street, Manchester, M4 6JA
Flat 1, 1 Jersey Street, Manchester, M4 6JA
Flat 38, 1 Jersey Street, Manchester, M4 6JA
Apartment M C 308, Royal Mills, 16 Jersey Street, Manchester, M4 6JA
Flat 7, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 21, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 24, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Flat 5, One Cutting Room Square, 16 Hood Street, Manchester, M4 6WX
Apartment PM 202, Paragon Mill, 4 Cotton Street, Manchester, M4 5AX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL