

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137079/JO/2023

Date registered valid: 25 May 2023

Proposal: Variation to planning permission 133143/VO/2022 to amend conditions 4 (CMP), 7 (Ground Conditions), 10 (Drainage) and 16 (Invasive Species) following the introduction of a phasing planning condition together with the submission of details in connection with conditions 5a (local Labour), 9 (Piling), 18a (Tree Replacement and BNG strategy) and 20 (Boundary Treatment)

Address: Red Bank Neighbourhood, Victoria North, Manchester

Ward(s): Cheetham Ward

Applicant: Manchester City Council

Agent (if any): Mr Ed Harvey Avison Young

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

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 13 June 2023

Standard consultations:

Printed: 5 June 2023 Expired: 26 June 2023

Neighbour notifications

Printed: 5 June 2023 Expired: 26 June 2023

Site notice

Posted: 13 June 2023 Expired: 13 July 2023

Press advert

Published: 13 June 2023 Expired: 13 July 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site extends to approximately 15.74ha and comprises an irregular shaped parcel of land to the south of Red Bank Road, Manchester. The majority of the works proposed would be undertaken in Red Bank area.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

To the east and south of the application site are areas of hardstanding, trees and vegetation beyond which is the River Irk. Residential uses located at the Green Quarter and industrial uses associated with the Strangeways employment area are located to the north of the application site beyond Red Bank.

Description of development

Variation to planning permission 133143/VO/2022 to amend conditions 4 (CMP), 7 (Ground Conditions), 10 (Drainage) and 16 (Invasive Species) following the introduction of a phasing planning condition together with the submission of details in connection with conditions 5a (local Labour), 9 (Piling), 18a (Tree Replacement and BNG strategy) and 20 (Boundary Treatment)

Consultations & Notification Responses

Local residents/public opinion – The application has been advertised by way of press and site notice as a major development together with being accompanied by an EIA. No comments have been received as part of that process.

Highway Services advise that they have no objections to the proposed amendments to these conditions. There are no highway comments relating to the other comments as there are no direct impacts.

Flood Risk Management Team advise that a drainage scheme needs to be agreed.

Environmental Health advise that the amended the wording of condition 4 (CMP) to allow a phased approach is acceptable.

Works and Skills Team require the local labour on the construction process to be imposed.

Environment Agency No objection subject to amendments to conditions

Greater Manchester Ecology Unit (GMEU) advise that clarification is sought in respect of whether the biodiversity net gain is to be provided on or off site.

Policy

Manchester Core Strategy (2012) relevant policies include SP1, EC1, H3, EN9, EN14, EN16, EN18 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policy DC26

Manchester Northern Gateway Strategic Regeneration Framework (2019)

Lower Irk Valley Neighbourhood Development Framework (2016)

North Manchester Strategic Regeneration Framework (2012)

National Planning Policy Framework (2021)

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S149 (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.

Environmental Impact Assessment

The applicant previously submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and has considered the following topic areas:

- Ecology and Trees;
- Archaeology and Heritage;
- Ground Conditions;
- Flood Risk and Drainage;
- Townscape and Visual;
- Transport and Access;
- Air Quality and Dust;
- Noise and Vibration;
- Waste; - Health;
- Socio-Economics; and
- Climate Change

The Proposed Development is an “Infrastructure Project” (Schedule 2, 10 (b)) as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are judged to be significant environmental impacts as a result of the development and its change from the current use of the site as a car park. The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects. In accordance with the EIA Regulations, this ES sets out the following information:

- A description of the proposal comprising information about its nature, size and scale; - The data necessary to identify and assess the main effects that the proposal is likely to have on the environment;
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the proposals possible impact on human beings, water, air, climate, cultural heritage, townscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and - Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

Issues

Principle

The principle of the development was established under planning permission 133143/VO/2022. Since the grant of planning permission, a number of planning conditions have been sought to be discharged. During site clearance works in late in 2022, an area of emerging water was identified with the a discrete part of the application site. The water was flowing into the site from an off site source. Samples of the water have been taken and the results of this investigation have found the contaminate PFAS. The movement of the water across the application has also been modelled.

The results of these early investigations have determined that earthworks can proceed at the site and would be known as 'Phase 1' works. This would avoid the area of the site where PFAS has been located until a further detailed remediation strategy has been prepared.

At the time the previous application was determined, a phased approach to the permission was not envisaged. As such, and in order to allow the permission to be phased, it is necessary to introduce a phasing condition into the permission and allow other conditions in the permission to be discharged as each phase comes forward.

The main changes to the pervious permission can therefore be summarised as follows:

- Introduction of a phasing condition – this would allow a phasing strategy to be agreed and identify the boundaries of each phase;
- Amendments to planning conditions 4 (CMP), 7 (Ground Conditions), 10 (Surface Water Drainage) and 16 (Invasive Species) to reflect the new phasing condition; and
- Conclude conditions 5 (Local Labour), 9 (Piling), 18 (Tree Replacement/BNG) and 20 (Boundary treatments).

There is no objection to the introduction of a phasing plan or the subsequent phased discharge of the planning conditions. No objection to this approach has been raised by the consultees.

The proposed phasing condition should read:

Prior to the commencement of development (excluding vegetation clearance and tree removal), details of the proposed phased delivery of the development, including as a minimum, details of the boundary and scope of works to be carried out within the first phase of development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved phasing strategy.

If necessary, an updated phasing strategy will be submitted prior to the commencement of each subsequent phase of works, identifying the phase boundary and scope of works to be carried out within that phase, for approval in writing by the City Council, Local Planning Authority.

Reason – In the interest of securing an approach sequence of development pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

The conditions should be updated to reflect the changes detailed above.

Other Legislative Requirements

Equality Act 2010

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

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

- 1) The development must be begun not later than the 14 July 2025.

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 and documents received as part of planning application 137079/JO/2023

Earthworks delivery strategy and outline phasing plan (May 2023), Earthworks and Remediation Outline Phasing Plan (indicative only), piling statement (note by BAM/Arup) and Local Benefit Proposal received by the City Council, as Local Planning Authority, on the 25 May 2023

Boundary treatment plan and BNG received by the City Council, as Local Planning Authority, on the

Project Execution Plan prepared by BAM received by the City Council, as Local Planning Authority, on the 29 June 2023

Drawings and documents received as part of planning application 133143/VO/2022

Drawings

VNIF-ARP-00-YYY-DR-G-0009_P05, VNIF-PLA-ZZ-YYY-DR-L-1011 Rev P02.08, VNIF-PLA-ZZ-YYY-DR-L-1002 Rev P02.05, VNIF-PLA-ZZ-YYY-DR-L-1005 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-1006 Rev P02.06, VNIF-PLA-ZZ-YYY-DR-L-1007 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1008 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1009 Rev P02.01, VNIF-PLA-ZZ-YYY-DR-L-1010 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1012 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1013 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1014 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-1015 Rev P02.02, VNIF-PLA-ZZ-YYY-DR-L-3001 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3002 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3003 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3004 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3005 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3006 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-4000 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-4001 Rev P02.02, VNIF-ARP-00-YYY-DR-CH-0001_P06, VNIF-ARP-00-YYY-DR-CH-0002_P05, VNIF-ARP-00-YYY-DR-CS-0002_P02, VNIF-ARP-00-YYY-DR-CD-0001_P02, VNIF-ARP-00-YYY-DR-CD-0002_P05, VNIF-ARP-00-YYY-DR-CD-0003_P04, VNIF-ARP-00-YYY-DR-CD-0010_P04, VNIF-ARP-00-YYY-DR-CD-0011_P04, VNIF-ARP-00-YYY-DR-CD-0012_P04, VNIF-ARP-00-YYY-DR-CD-0018_P04, VNIF-ARP-00-YYY-DR-CD-0019_P05 stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022.

Drawing VNIF-PLA-ZZ-YYY-DR-L-1010 received by the City Council, as Local Planning Authority, on the 13 July 2023

Supporting documents

Lighting Strategy prepared by Arup, Project Execution Plan (Construction Management) prepared by BAM, Crime Impact Statement prepared by Greater Manchester Police, Demolition Method Statement prepared by BAM, Tree Replacement; Design and Access Statement prepared by Plan-it, Landscape Management Plan prepared by Plan-it, Local Labour Agreement prepared by Avison Young, Planning Statement prepared by Avison Young, Social Value Summary prepared by MCC/ Avison Young, Statement of Community Involvement prepared by Counter Context; and Environmental Statement prepared by Avison Young, including the following technical chapters:

- a. Ecology and Trees
- b. Archaeology and Heritage
- c. Ground Conditions
- d. Flood Risk and Drainage
- e. Townscape and Visual
- f. Transport and Access
- g. Air Quality and Dust
- h. Noise and Vibration
- i. Waste
- j. Health
- k. Socio-Economics
- l. Climate Change

stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022.

Flood Risk Assessment (ref: VNIF-ARP-ZZ-YYY-RP-CD-0002 | P04, dated 28 April 2022) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2022

Arup FRA clarification note Ref P02 (26th May 2022) and Arup Hydraulic Assessment of HIF Infrastructure Proposals - Rev 4 (10th June 2022)

Stage One Road Safety Audit stamped as received by the City Council, as Local Planning Authority, on the 29 April 2022

Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy Update prepared by Avison Young/ TEP July 2023 received by the City Council, as Local Planning Authority, on the 26 July 2023

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 vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the removal works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) Prior to the commencement (excluding vegetation clearance and tree removal) of each phase of works a detailed construction management plan outlining working practices during construction for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust and dirt suppression measures;
- Compound locations where relevant;
- Consultation with local residents and businesses;
- Location, removal/loading, storage and recycling of waste, plant and materials;
- Routing strategy and swept path analysis including details;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- A material movement and placement strategy (factoring material characterisation)
- The measures to be undertaken to ensure the safety of site operatives, the public and the environment, whereby a risk from contaminated materials potentially exists
- The measures which will be undertaken to prevent the uncontrolled discharge to controlled waters and sensitive receptors

- The measures which will be undertaken to ensure any vital infrastructure/installations required to be retained are protected for the duration of construction works

Where the works within any future phases relate to areas where PFAS contamination is suspected, the updated CMP for that phase will also include details of materials known/suspected of being impacted by PFAS contamination will be handled and stored and any associated surface run-off managed.

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

The development shall be carried out in accordance with the approved construction management plan for each phase

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

5) a) A phase of the development shall be carried out in accordance with the Local Labour Proposal, received by the City Council, as Local Planning Authority, on the 25 May 2023.

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

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

6) No development works shall take place (excluding vegetation clearance and tree removal) until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching;
 - pending the results of the above, a targeted open-area excavation.
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance, including installation of a permanent information panel.
5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

7) a) Notwithstanding the Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated: 31 January 2022 and Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated 23 February 2022., (a) before each phase of earthworks within the development hereby approved commences (excluding vegetation clearance and tree removal), the following information relevant to that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the further Site Investigation and Risk Assessment Reports
- Submission of a detailed Remediation Strategy
- Submission of an Remediation Implementation Plan and verification plan.

The development shall then be carried out in accordance with the approved details.

(b) When each phase of earthworks commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report for that phase shall be submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development.

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.

8) No infiltration of surface water drainage into the ground where adversely elevated concentrations of contamination are known or suspected to be present is permitted. Should any infiltration be required, prior to the commencement of any works, details shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to demonstrate that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - For the ongoing protection of the Water Environment from risks arising from land contamination, and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution pursuant to policy EN14 of the Manchester Core Strategy (2012).

9) Condition 9 removed

10) Notwithstanding the details submitted on the flood risk and drainage chapter of the Environmental Statement stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, (a) the development shall not commence (except for enabling works including tree clearance, vegetation removal earthworks and remediation) until a scheme for the drainage of surface water has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

- Proposed discharge rates should be accompanied by a breakdown of catchment areas which are comparable to points of outfall.
- 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 100 year rainfall event with the allowance of 40% climate change;
- 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. This should include proposed elevations.
- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where alterations are proposed to the Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- For sites where proposed development would cause unusual pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements

(b) The phase shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- 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.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

12) Prior to the commencement of works to install the planters and Union Plaza Steps full details of the proposed channel re-sectioning shall be submitted for approval in writing by City Council as, local planning authority. The details shall include long and cross sections at appropriate intervals to clearly show the proposed changes in cross section and be supported by river modelling as necessary together with timescale for implementation.

The approved scheme shall be implemented within a timescale agreed and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason - To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes in accordance with policy EN14 of the Manchester Core Strategy (2012) and the NPPF.

13) Prior to the commencement of the works to the River Irk, including riverbed and riverbank proposals (except surface water outfalls), detailed design for the proposed river restoration and works to the riparian corridor shall be submitted for approval in writing by the City Council as local planning authority.

The proposals shall include the following:

- o A detailed river restoration design supported by hydromorphological survey of the channel, both at the reach to be restored and upstream catchment, to aid design and selection of River Irk restoration options outlined in indicative plans for St Catherine's Wood (DR-L-3001 & 3002 Rev. P02.03) and Union Plaza (DR-L- 3003 Rev. P02.03).

- o Sufficient cross-sections to represent all riparian design proposals outlined (DRL- 1011 Rev. P02.08) within the proposed development (i.e., any proposed introduction of channel boulders/riffle areas added for flow variation, sections of channel narrowing, river wall removal and what type of new revetment techniques proposed; that is preferably based on softer bio-engineered solution where feasible.

- o Water levels to be marked on cross sections in m.

- o Proposed and existing bed levels to be marked on cross-sections in m AOD.

- o Details of any new in channel structures or bed substrate added to river, and where sourced from.

Detailed proposals for any new river toe protection, marginal berms/deflectors areas and their installation.

- o Timing of works

- o Access to banks and channel

- o pollution prevention techniques adopted during construction.
- o Site supervision
- o Biosecurity
- o A pre and post construction monitoring plan for the River Irk channel

The approved scheme shall be implemented within a timescale agreed and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason - To secure opportunities for enhancing the site's nature conservation and geomorphological value in accordance with policies EN9 and EN12 of the Manchester Core Strategy and the NPPF.

14) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars as outlined in the arboricultural impact assessment prepared by TEP stamped as received by the City Council, as Local Planning Authority on the 8 March 2022 (Appendix 6.4 ES); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials for use in close proximity to any retained tree are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

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

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

16) Prior to the commencement of each phase of the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to

prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement within each phase of development. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement.

Reason - In the interest of preventing the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam which are invasive species in accordance with policy EN15 of the Manchester Core Strategy and the NPPF.

17) In the event that a phase of development and mitigation works in the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy Update prepared by Avison Young/ TEP July 2023 received by the City Council, as Local Planning Authority, on the 26 July 2023, do not commence within 12 months of the completion of the enabling works hereby approved, a "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" to mitigate against the loss of green infrastructure, tree planting and biodiversity at the application site (including 10% biodiversity net gain) site shall be submitted for approval in writing by the City Council, as Local Planning Authority within one month of the expiration period.

The strategy shall include location/quantum of any mitigation measures within the Northern Gateway Strategic Regeneration Framework (SRF) area including details of planting, tree planting and biodiversity enhancement measures which equate to a 10% biodiversity net gain. The mitigation Strategy shall be implemented in accordance with timescale agreed in writing with the City Council, as Local Planning Authority and thereafter retained and maintained in situ.

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 - In the interest of visual and residential amenity should the redevelopment of the site not be forthcoming in line with regeneration aspirations together with mitigating against the loss of vegetation at the application site pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

18) (a) Prior to the commencement of this development (excluding vegetation and tree clearance), an updated "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" for the four phases of development in the Red Bank Neighbourhood (and/or within the Northern Gateway Strategic Regeneration Framework (SRF) area) on land that MCC has a freehold interest in, as indicated in Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy Update prepared by Avison Young/ TEP July 2023 received by the City Council, as Local Planning Authority, on the 26 July 2023, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Ecological evaluation of the current condition and value of development hereby approved (both quantitative and qualitative);
- Ecological evaluation of the current condition and value of the subsequent phases of development in the Red Bank Neighbourhood (both quantitative and qualitative);

- A mitigation and implementation strategy (including a commitment to 10% biodiversity net gain) across all phases of the Red Bank Neighbourhood on land that MCC has a freehold interest in; and
- A monitoring, management and verification strategy to ensure that the mitigation is achieved across the four phases of development (and/or within the Northern Gateway SRF area) including details to update the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy following the completion each phase of development.

(b) As part of a planning application for each subsequent phase of the Red Bank Neighbourhood development on land that MCC has a freehold interest in, an updated version of the "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" will be submitted to the Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that phase, and any subsequent updates to the ecological assumptions required to meet the overall target of 10% biodiversity net gain.

(c) Prior to the first use of each phase of development agreed within part (a) of this condition, a verification report will be requirements to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the 10% biodiversity net gain.

(d) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy. A verification report and measures shall be agreed until such a time as all four phases of development comply with parts (a), (b) and (c) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

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 - In the interest of securing a biodiversity mitigation strategy for the Red Bank Neighbourhood pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

19) Prior to the commencement of development (excluding vegetation clearance and tree removal), a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme of highway works shall include:

- Details of any dropped kerbs and tactile paving at the junction of Red Bank to be provided as part of this development hereby approved;
- Parking at the junction which with Red Bank via a traffic regulation order;
- Temporary site entrance signing on Red Bank on either side of the site access;
- Provision of any traffic calming along Red Bank to be provided as part of this development hereby approved and implemented within six months of the development commencing;
- Final details of carriageway design for the Red Bank access (including provision of 2 metre wide footways).

The approved scheme shall be implemented and be in place for the duration and completion of the development and thereafter retained and maintained in situ.

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

20) Notwithstanding drawing VNIF-PLA-ZZ-YYY-DR-L-1010 received by the City Council, as Local Planning Authority, on the 13 July 2023, prior to the commencement of the development (excluding vegetation clearance and tree removal) details of the siting, scale and appearance of the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details that all boundary treatment is visually permeable from 600mm upwards and that gates open inwards and are set back a minimum of 5 metres from the edge of the carriageway. The approved details shall be implemented upon commencement of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of visual amenity, highway and pedestrian safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

21) Prior to the commencement of the development, a landscape and ecological management plan (30 year plan), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted for approval in writing by the City Council as, the local planning authority.

The scheme shall include the following:

- detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L- 1008/P02.04 together with hard landscaping materials;
- details of maintenance regimes of all new or retained habitats;
- details of any new habitat created on site including SUDs ponds, swales.
- details of boundary treatment and river restoration techniques adopted alongside and within River Irk waterbody.

The agreed landscape and ecological management plan shall be implemented and thereafter retained and maintained.

Reason- To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012) and the NPPF.

22) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of the development, full details of such a scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme for that phase of development shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed

development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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

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

24) Prior to the first use of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

25) Prior to the first use of the development, a signage and wayfinding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

26) The development hereby approved shall include for full disabled access to be provided to walkways.

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

27) Prior to any above ground works, details of the natural play equipment to St Catherine's Wood shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any equipment. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to any above ground works, final details of accessible routes, elevated decks, feature steps, elevated boardwalks and seating terraces shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

29) Prior to the commencement of development (excluding vegetation clearance and tree removal), details of the proposed phased delivery of the development, including as a minimum, details of the boundary and scope of works to be carried out within the first phase of development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved phasing strategy.

If necessary, an updated phasing strategy will be submitted prior to the commencement of each subsequent phase of works, identifying the phase boundary and scope of works to be carried out within that phase, for approval in writing by the City Council, Local Planning Authority.

Reason – In the interest of securing an approach sequence of development pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Environment Agency
United Utilities Water PLC
Greater Manchester Ecology Unit
Planning Casework Unit

Apartment 604, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 414, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 705, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 913, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 208, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 217, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 309, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 607, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 801, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 904, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 916, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 316, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 304, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 814, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 907, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 107, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 116, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 517, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1309, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1302, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1203, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1201, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1007, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1005, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 909, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 907, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 604, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 406, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 405, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 307, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 808, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 211, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 210, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 208, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 204, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 109, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 19, Red Bank, Manchester, M4 4HF
Arch 11, Red Bank, Manchester, M4 4HF
Apartment 304B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 601B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY

Flat 1204, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 507B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 801B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 905, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 805, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 704, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 405, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 403, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Apartment 902A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 307A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX
21 Dalton Street, Manchester, M40 7GX
Apartment 802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 504A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 503A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 407A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 6, Bromley Street, Manchester, M4 4JS
33 Dalton Street, Manchester, M40 7GX
80 Dalton Street, Manchester, M40 7GS
64 Dalton Street, Manchester, M40 7GS
FARLAM WASTE MANAGEMENT, Dulwich Street, Manchester, M4 4DD
Apartment 314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
60 Dalton Street, Manchester, M40 7GS
Arch 15, Red Bank, Manchester, M4 4HF
1 Knowsley Street, Manchester, M8 8QN
35 Dalton Street, Manchester, M40 7GX
J Ryan And Co Ltd, Dulwich Street, Manchester, M4 4JJ
Arch 17, Red Bank, Manchester, M4 4HF
Samuel House, St Chad's Street, Manchester, M8 8QA
56 - 58 Red Bank, Manchester, M8 8TS
First Floor, 7 - 9 Stanley Street, Cheetham, Manchester, M8 8GQ
Ground Floor, 7 - 9 Stanley Street, Cheetham, Manchester, M8 8GQ
Unit 1 To 2, Millgate, Dantzic Street, Manchester, M4 4DW
Arch 11, Bromley Street, Manchester, M4 4JS
Arch 4, Bromley Street, Manchester, M4 4JS
Arch 7, Bromley Street, Manchester, M4 4JS
Apartment 105, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

46 Stanley Street, Cheetham, Manchester, M8 8SH
Plot 1, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Christian Mana Church, Beauty Line House, 1A Derby Street, Manchester, M8 8QE
Flat 401, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 304, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 7, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 8, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 6, Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX
66 Dalton Street, Manchester, M40 7GS
Apartment 801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 404A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 2, Bromley Street, Manchester, M4 4JS
27 Dalton Street, Manchester, M40 7GX
23 Dalton Street, Manchester, M40 7GX
74 Dalton Street, Manchester, M40 7GS
62 Dalton Street, Manchester, M40 7GS
121 Dantzic Street, Manchester, M4 4DW
Apartment 908, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 709, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 712, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 313, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 511, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 115, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 804, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 806, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 917, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 104, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 803, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 813, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 401, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 303, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 416, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 207, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 601, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 205, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 711, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 809, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 901, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 903, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 210, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 212, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 407, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 808, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 816, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 915, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 413, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 909, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 609, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 509, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Arch 8, Red Bank, Manchester, M4 4HF
Apartment 1002, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1308, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1305, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1207, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 908, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 709, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 509, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 506, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 401, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 301, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 21, Red Bank, Manchester, M4 4HF
43 Red Bank, Manchester, M4 4HF
Apartment 303B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 501B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 405B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1101, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 804, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 204, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 203, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 10, Caravan Site, Dantzic Street, Manchester, M4 4JW
Flat 1009, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Apartment 808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
25 Dalton Street, Manchester, M40 7GX
Unit 4, Millgate, Dantzic Street, Manchester, M4 4JW
Flat 1404, Vallea Court, 1 Red Bank, Manchester, M4 4FH
1A Knowsley Street, Manchester, M8 8QN
Arch 8, Bromley Street, Manchester, M4 4JS
Mixamate Ltd, Hargreaves Street, Manchester, M4 4EJ
15 Chase Street, Manchester, M4 4FJ
Apartment 106, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 905, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 302, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 807, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 710, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 312, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 102, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 113, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 201, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 912, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 701, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 308, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1209, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1208, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1206, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 805, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 801, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 704, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 609, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 608, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 602, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 508, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 503, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 305, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 901, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 809, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 207, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 206, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 205, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 110, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 105, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 101, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 23, Red Bank, Manchester, M4 4HF
Apartment 604B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 704B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1201, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1002, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 902, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 603, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 505, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 502, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 501, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 305, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 301, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 101, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 201, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 104, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 103, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Apartment 703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 806A, Melia House, 19 Lord Street, Manchester, M4 4AX
82 Dalton Street, Manchester, M40 7GS
76 Dalton Street, Manchester, M40 7GS

Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 9, Bromley Street, Manchester, M4 4JS
Apartment 610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 707A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1103A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX
70 Dalton Street, Manchester, M40 7GS
Apartment 518, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 911, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 215, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 811, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 603, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 415, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 714, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 318, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 111, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 417, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 516, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 706, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 914, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 409, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 608, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1004, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 515, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1408, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1405, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1307, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1306, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1304, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1002, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1108, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1107, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1003, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1001, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 708, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 706, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 501, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 408, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 407, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 906, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 104, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 9, Red Bank, Manchester, M4 4HF
SPORTS SPECIFIC, Arch 18, Red Bank, Manchester, M4 4HF

Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 506B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 706B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 804B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1203, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1102, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1004, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 904, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 903, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 705, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 602, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 601, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 205, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 105, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 16, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 4, Caravan Site, Dantzic Street, Manchester, M4 4JW
Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 12, Bromley Street, Manchester, M4 4JS
Apartment 9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1101A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 10, Red Bank, Manchester, M4 4HF
Apartment 802, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 317, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 403, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 1001, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 402, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 815, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 114, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 506, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 507, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 411, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 218, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 412, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 109, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 508, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1402, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1204, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1106, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1006, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 807, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 804, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 803, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 802, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 703, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 702, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 605, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 601, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 504, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 502, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 409, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 903, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 304, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 209, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 201, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 606B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 707B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 701B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 703B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1001, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 503, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Bridge Works, 151 Dantzic Street, Manchester, M4 4NL
Flat 202, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 13, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 14, Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Arch 10, Bromley Street, Manchester, M4 4JS
Apartment 707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 405A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX
2 Davy Street, Manchester, M40 7GY
84 Dalton Street, Manchester, M40 7GS
Apartment 314, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 810, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 408, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 513, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 418, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 703, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 214, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 503, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 605, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 602, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 501, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 310, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 101, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1102, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1406, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1401, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1205, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 707, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 607, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 606, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 404, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 403, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 402, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 203, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 111, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 108, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 20, Red Bank, Manchester, M4 4HF
Apartment 907B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 307B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 702, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Apartment 803B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1104, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 801, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 504, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 9, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 15, Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1006A, Melia House, 19 Lord Street, Manchester, M4 4AX
19 Dalton Street, Manchester, M40 7GX
Arch 3, Bromley Street, Manchester, M4 4JS
Apartment 806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD

Apartment 306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX
204 Dantzic Street, Manchester, M4 4DD
Apartment 103, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 910, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 906, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 805, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 216, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 510, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 108, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 614, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 301, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 406, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 203, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 611, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 616, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 404, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 618, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 702, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 902, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 512, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1403, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Unit 3, 151 Dantzic Street, Manchester, M4 4JL
Flat 1409, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1407, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1301, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1109, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1105, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1101, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1008, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 806, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 705, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 603, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 505, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 309, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 905, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 904, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 902, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 303, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 202, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 106, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 102, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 24, Red Bank, Manchester, M4 4HF
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY

Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 402B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 505B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1103, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 901, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 803, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 802, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 703, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 701, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 605, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 604, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 402, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 302, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 2, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 2, Caravan Site, Dantzic Street, Manchester, M4 4JW
Units 1 And 2, Bridge Works, 151 Dantzic Street, Manchester, M4 4NL
Apartment 701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 904A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1104A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1001A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1004A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1002A, Melia House, 19 Lord Street, Manchester, M4 4AX
29 Dalton Street, Manchester, M40 7GX
2 Almond Street, Manchester, M40 7GU
72 Dalton Street, Manchester, M40 7GS
50 Red Bank, Manchester, M4 4HF
Apartment 514, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 307, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 117, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 613, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 502, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 718, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 707, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 716, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 209, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 202, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 410, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 812, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 204, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 405, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 610, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 615, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1003, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1005, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 311, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 617, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 704, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 315, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 713, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 715, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 306, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 708, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 110, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 112, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 504, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 505, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 612, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1303, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1004, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1202, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1104, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1103, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 701, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 507, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 308, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 306, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 302, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 107, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 103, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 22, Red Bank, Manchester, M4 4HF
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 403B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 406B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 305B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1205, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1202, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1105, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1005, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1003, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 404, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 303, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 102, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 11, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 3, Caravan Site, Dantzic Street, Manchester, M4 4JW
151 Dantzic Street, Manchester, M4 4JL

Apartment 604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 302A, Melia House, 19 Lord Street, Manchester, M4 4AX
31 Dalton Street, Manchester, M40 7GX
Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 702A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 402A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX
5 Knowsley Street, Manchester, M8 8QN
78 Dalton Street, Manchester, M40 7GS
121A Dantzic Street, Manchester, M4 4DW
68 Dalton Street, Manchester, M40 7GS
Unit 4, 151 Dantzic Street, Manchester, M4 4JL
Millgate, Dantzic Street, Manchester, M4 4DW
Apartment 717, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 211, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 606, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 206, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 213, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 305, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
15 Collingham Street, Manchester, M8 8RQ
4 Collingham Street, Manchester, M8 8RQ
2 Collingham Street, Manchester, M8 8RQ
12 Honey Street, Manchester, M8 8RG
Plot 6, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
16 Honey Street, Manchester, M8 8RG
Unit 19, 3 Peel Lane, Manchester, M8 8RJ
14C Honey Street, Manchester, M8 8RG
14A Honey Street, Manchester, M8 8RG
14B Honey Street, Manchester, M8 8RG
14D Honey Street, Manchester, M8 8RG
First Floor, 53 Collingham Street, Manchester, M8 8RQ
Ground Floor, 53 Collingham Street, Manchester, M8 8RQ
Unit 1, 52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
Unit 2, 52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
Unit 3A, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 3B, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 2A, 15 Collingham Street, Manchester, M8 8RQ
Unit 3, 15 - 17 Collingham Street, Manchester, M8 8RQ
70 North Street, Manchester, M8 8RA

78 North Street, Manchester, M8 8RA
Unit 10, 3 Peel Lane, Manchester, M8 8RJ
Unit 3, 3 Peel Lane, Manchester, M8 8RJ
Unit 1 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 1 Lower Ground, 62 Red Bank, Manchester, M8 8RG
First Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 2, 4 Collingham Street, Manchester, M8 8RQ
48 Fairholme, Collingham Street, Manchester, M8 8RQ
40 Fairholme, Collingham Street, Manchester, M8 8RQ
33 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 2B, 15 Collingham Street, Manchester, M8 8RQ
25 Fairholme, Collingham Street, Manchester, M8 8RQ
4 Fairholme, Collingham Street, Manchester, M8 8RQ
16 Derby Street, Manchester, M8 8RW
15 - 17 Collingham Street, Manchester, M8 8RQ
Unit 1, 74 North Street, Manchester, M8 8RA
Unit 4, 3 Peel Lane, Manchester, M8 8RJ
Unit 1 Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Former Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RX
59 Red Bank, Manchester, M8 8QF
Unit 5, 10 Collingham Street, Manchester, M8 8RQ
Unit 1, 2 Collingham Street, Manchester, M8 8RQ
7 Fairholme, Collingham Street, Manchester, M8 8RQ
45 Fairholme, Collingham Street, Manchester, M8 8RQ
44 Fairholme, Collingham Street, Manchester, M8 8RQ
28 Fairholme, Collingham Street, Manchester, M8 8RQ
26 Fairholme, Collingham Street, Manchester, M8 8RQ
23 Fairholme, Collingham Street, Manchester, M8 8RQ
22 Fairholme, Collingham Street, Manchester, M8 8RQ
14 Fairholme, Collingham Street, Manchester, M8 8RQ
12 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 2C, 15 Collingham Street, Manchester, M8 8RQ
82 North Street, Manchester, M8 8RA
Unit 2, 74 North Street, Manchester, M8 8RA
Unit 2B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Ground Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ
46 Fairholme, Collingham Street, Manchester, M8 8RQ
39 Fairholme, Collingham Street, Manchester, M8 8RQ
36 Fairholme, Collingham Street, Manchester, M8 8RQ
15 Fairholme, Collingham Street, Manchester, M8 8RQ
1 Fairholme, Collingham Street, Manchester, M8 8RQ
68 North Street, Manchester, M8 8RA
84 North Street, Manchester, M8 8RA
Unit 8, 3 Peel Lane, Manchester, M8 8RJ
Unit 7, 3 Peel Lane, Manchester, M8 8RJ
Unit 3 Part Front And Rear Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
8 Collingham Street, Manchester, M8 8RQ
49 Fairholme, Collingham Street, Manchester, M8 8RQ
32 Fairholme, Collingham Street, Manchester, M8 8RQ
30 Fairholme, Collingham Street, Manchester, M8 8RQ
29 Fairholme, Collingham Street, Manchester, M8 8RQ
12A Fairholme, Collingham Street, Manchester, M8 8RQ
10 Fairholme, Collingham Street, Manchester, M8 8RQ

5 Fairholme, Collingham Street, Manchester, M8 8RQ
3 Fairholme, Collingham Street, Manchester, M8 8RQ
2 Fairholme, Collingham Street, Manchester, M8 8RQ
72 North Street, Manchester, M8 8RA
Upper Ground, 62 Red Bank, Manchester, M8 8RG
First Floor, 15 Collingham Street, Manchester, M8 8RQ
47 Fairholme, Collingham Street, Manchester, M8 8RQ
43 Fairholme, Collingham Street, Manchester, M8 8RQ
41 Fairholme, Collingham Street, Manchester, M8 8RQ
38 Fairholme, Collingham Street, Manchester, M8 8RQ
24 Fairholme, Collingham Street, Manchester, M8 8RQ
11 Fairholme, Collingham Street, Manchester, M8 8RQ
18 Honey Street, Manchester, M8 8RG
Unit 1, 15 - 17 Collingham Street, Manchester, M8 8RQ
Unit 6, 3 Peel Lane, Manchester, M8 8RJ
Unit 4A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4, 8 Collingham Street, Manchester, M8 8RQ
42 Fairholme, Collingham Street, Manchester, M8 8RQ
9 Fairholme, Collingham Street, Manchester, M8 8RQ
8 Fairholme, Collingham Street, Manchester, M8 8RQ
6 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 5, 3 Peel Lane, Manchester, M8 8RJ
Unit 2 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Basement, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Empress Quilts And Textiles, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 3, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
37 Fairholme, Collingham Street, Manchester, M8 8RQ
20 Fairholme, Collingham Street, Manchester, M8 8RQ
63 Red Bank, Manchester, M8 8RD
76 North Street, Manchester, M8 8RA
80 North Street, Manchester, M8 8RA
66 North Street, Manchester, M8 8RA
Unit 9, 3 Peel Lane, Manchester, M8 8RJ
Unit 3 Part Front Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2 Lower Ground, 62 Red Bank, Manchester, M8 8RG
Unit 2, Empress House, 2 Peel Lane, Manchester, M8 8RJ
61 Collingham Street, Manchester, M8 8RQ
19 Collingham Street, Manchester, M8 8RQ
Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RT
27 Honey Street, Manchester, M8 8RG
Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 3, 6 Collingham Street, Manchester, M8 8RQ
51 Fairholme, Collingham Street, Manchester, M8 8RQ
35 Fairholme, Collingham Street, Manchester, M8 8RQ
34 Fairholme, Collingham Street, Manchester, M8 8RQ
31 Fairholme, Collingham Street, Manchester, M8 8RQ
16 Fairholme, Collingham Street, Manchester, M8 8RQ
27 Fairholme, Collingham Street, Manchester, M8 8RQ
Fairholme Caravan Site, Collingham Street, Manchester, M8 8RQ
6 Honey Street, Manchester, M8 8RG
17 Fairholme, Collingham Street, Manchester, M8 8RQ
21 North Street, Manchester, M8 8RE

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