

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137254/JO/2023

Date registered valid: 13 July 2023

Proposal: Variation of Condition 2 (Approved Drawings) attached to Listed Building Consent 130698/LO/2021 in order to relocate safety rail.

Address: 1 Victoria Station Approach, Manchester, M3 1NZ

Ward(s): Deansgate Ward

Applicant: Mr Paul Mansell Northern Trains

Agent (if any): Mr Monty Dobney Seed Architects

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

Recommendation: Approve

Date of recommendation: 04/09/2023

Application details

Type of application: Variation or Removal of Condition

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 17 July 2023 Expired: 7 August 2023

Neighbour notifications

Printed: 17 July 2023 Expired: 7 August 2023

Site notice

Posted: 11 August 2023 Expired: 1 September 2023

Press advert

Published: 25 July 2023 Expired: 8 August 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the Grade II listed Victoria Railway Station. The application property is in use as an active railway station, dates from 1844 and was enlarged in 1909, since this time the application site has seen modern refurbishment, most notably the station's modern train shed roof approved under planning application 100355/FO/2012/C1. The station is notable for its Edwardian neo-Baroque façade, sandstone ashlar office blocks and period features and is subject to a live planning permission for the installation of new railings along Platform 2 (Permission numbers 130697/FO/2021 & 130698/LO/2021).

Listed building: Grade II

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

The application site is located in the City Centre and as such the neighbouring area is characterised by a high number of properties in commercial use, principally the AO arena located to the west of the application site. The site also neighbour's significant railway infrastructure in the form of rail lines to the east and the Grade II listed North Bridge, Middle Bridge and Stephenson Bridge to the west.

Description of development

The application seeks consent for the variation of condition 2 (Specified plans) of planning permission 130698/LO/2021. The proposed amendment would see the railings approved under

the aforementioned permission relocated so that a 1.5m separation distance between it and the listed heritage railing is maintained, thereby leaving a greater proportion of platform 2 open to the public whilst also complying with safety standards.

Planning History

130698/LO/2021 - LISTED BUILDING CONSENT installation of a railing behind platform 2 and refurbishment of 5no. existing pavements light re-instatement of 6no. pavement lights with colour changing LEDs – Approved September 2021.

130697/FO/2021 - Installation of a railing behind platform 2 and refurbishment of 5no. existing pavements light re-instatement of 6no. pavement lights with colour changing LEDs – Approved September 2021.

Consultations & Notification Responses

Publicity: None received.

Policy

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

- Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management
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The Unitary Development Plan for Manchester - For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 12: Conserving and enhancing the historic environment

Other legislative requirements

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA 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 considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The proposal would not see any alteration to the design of the railings approved under planning permission 130698/LO/2021 but rather their location. The railings relocation closer to that of the listed railing on platform 2 would leave a greater proportion of said platform open to the public. The railings relocation is considered to cause no greater level of harm than that identified within the assessment for planning permission 130698/LO/2021, in that the proposal would result in a low level of less than substantial harm to be caused to the setting and significance of the listed building. This would then be outweighed by the public benefits the proposal would bring, this being the improvement of safety standards within the railway station.

Taking the above into account, whilst the proposal would not meet the statutory test to preserve as put forward under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, the harm caused by the proposal would be outweighed by the public benefits that would be brought about as a result of the proposed works in accordance with paragraph and as such is in accordance with paragraph 202 of the National Planning Policy Framework. Therefore, the proposal is considered to be acceptable in this regard and therefore accords with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above, the proposal has been found to have a neutral impact on the historical significance of the Grade II listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19.1 of the Unitary Development Plan for the City of Manchester (1995), the National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990. On this basis permission is recommended for approval.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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

1) The development must be begun no later than the 20/09/2024.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- o Site location plan referenced 00_004 (Received 09/06/2023)
- o Proposed Site Plan referenced 00_003 Rev 1 (Received 04/09/2023)
- o Proposed Lightwell Plan referenced 00_001 (Received 10/06/2021)
- o Proposed Floor Plan referenced 01_001 Rev 4 (Received 09/06/2023)
- o Proposed Elevation referenced 02_000 Rev 1 (Received 09/06/2023)
- o OLE Clearance referenced 02_002 Rev 1 (Received 09/06/2023)
- o Proposed Elevation referenced 02_003 Rev 1 (Received 09/06/2023)
- o Proposed Elevations referenced 02_004 Rev 1 (Received 09/06/2023)
- o Proposed Elevations referenced 02_005 Rev 1 (Received 09/06/2023)
- o Proposed Elevations referenced 02_006 Rev 1 (Received 09/06/2023)
- o Proposed Lightwell Section referenced 02_008 (Received 10/06/2021)
- o Victoria station pavement lights survey (Received 10/08/2021)
- o Email from Lucy Parker (Dated 10/08/2021)

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) Notwithstanding the details as set out in Condition 2 above, no development shall commence with regards to the following points unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Full details of the size, design, means of affixing the lighting units.
- b) Full details of the routing of cable runs, associated works to create the runs, cable colour and means of affixing.
- c) Full details of the design, location and means of affixing of any associated equipment such as junction boxes and control panels
- d) Full details and method statement of any stonework repairs

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

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Flat 1614, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2014, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1421, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1607, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 617, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 708, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 819, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 623, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 607, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1112, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 311, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1007, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 923, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2105, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1619, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1402, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 222, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1311, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1114, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1719, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1320, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 417, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2307, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1511, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2108, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
The Stoller Hall, 8 Hunts Bank Approach, Manchester, M3 1DA
Chethams School Of Music, Long Millgate, Manchester, M3 1SB
The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Joseph Lanzante The Mens Room Barbers, Victoria Station Approach, Manchester, M3 1WY
Java Bar And Espresso, Victoria Station Approach, Manchester, M3 1NZ
Hotel Indigo Manchester Victoria Station, 6 Todd Street, Manchester, M3 1WU
Flat 722, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1823, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1006, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1015, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1314, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 621, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 709, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 522, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 614, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1622, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 506, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 406, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 316, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 403, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 407, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 306, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

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Flat 611, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 106, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1906, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 403, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1304, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1519, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1624, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1715, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1819, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 822, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1010, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1501, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 824, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 410, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1021, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG
Basement, 1 Balloon Street, Manchester, M4 4BE
Flat 1608, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 313, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 209, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2406, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1206, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 921, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 521, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1914, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 224, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 609, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1017, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1218, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 918, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2402, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 713, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 321, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 226, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 409, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 312, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 330, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 102, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 129, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 11, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 209, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
23 Hunts Bank Approach, Manchester, M3 1AX
Flat 2503, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1301, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 308, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 717, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 815, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 701, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2202, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 501, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2015, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 220, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 716, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1004, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1610, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 919, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1905, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1919, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 413, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2504, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2210, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1814, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 806, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1507, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1911, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1713, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1207, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1807, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1020, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 514, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1601, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 723, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 420, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 408, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1702, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1518, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1224, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1508, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 108, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 323, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1122, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1204, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1313, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2310, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1123, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Old Bank Building, Hanover Street, Manchester, M4 4AH
Flat 1901, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2008, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 316, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1315, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 602, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1318, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1510, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2109, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1808, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 124, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 1711, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Unit 1, Millow Street, Manchester, M4 5GD
Unit 3, Millow Street, Manchester, M4 4DR
Flat 229, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 421, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 321, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 125, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 104, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 305, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 217, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

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Flat 201, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 505, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1307, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2206, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1110, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2106, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 606, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1706, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 315, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2007, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1718, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1016, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1902, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1303, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 924, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1809, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Unit 5, Millow Street, Manchester, M4 4DR
Flat 212, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 4, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 414, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 13, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 423, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 111, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 213, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 422, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 318, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 307, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Victoria Railway Station, Long Millgate, Manchester, M3 1WY
Flat 402, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 203, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 16, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat G01, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2013, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 405, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
2 - 6 Victoria Station Approach, Manchester, M3 1NY
Flat 1222, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1822, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1317, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 319, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1106, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 911, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2010, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1913, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1721, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 421, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1816, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 801, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 820, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1023, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1818, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 622, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1407, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 508, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 802, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1312, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 811, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1909, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 112, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1710, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2011, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 710, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1115, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1420, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1322, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 914, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1119, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2303, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 523, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1305, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1708, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 317, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 415, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1509, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1105, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1604, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 419, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 712, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 613, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 215, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2403, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1412, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1613, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 103, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1323, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2107, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB
Ground Floor, 1 Balloon Street, Manchester, M4 4BE
The Cooperative Food Store, Corporation Street, Manchester, M4 4BE
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Flat 114, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 402, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2004, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 120, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1522, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1022, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 817, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1524, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1602, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 309, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 517, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 221, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 206, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 231, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 210, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 404, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 117, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 118, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 329, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 324, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 109, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
W H Smith Ltd, Victoria Station Approach, Manchester, M3 1NZ
AO Arena, 21 Hunts Bank Approach, Manchester, M3 1AR
Unison, Arena Point, 1 Hunts Bank Approach, Manchester, M3 1UN
Flat 1414, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 905, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2204, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 823, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 816, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1319, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2208, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 205, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 721, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1504, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 203, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1219, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1701, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 411, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 520, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 616, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2016, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1516, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 418, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1907, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1621, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 903, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 804, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 719, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 818, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 615, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1513, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1904, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 703, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1804, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1723, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2101, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1703, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1201, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1714, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2405, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 306, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 409, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1423, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1309, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2408, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1812, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1422, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2104, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS

Flat 702, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 601, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 301, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 208, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1401, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1003, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 604, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 814, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1404, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

109 Corporation Street, Manchester, M4 4DX

Flat 8, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 410, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 317, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 334, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 123, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 106, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 108, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 232, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 418, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 127, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 131, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Flat 225, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

Unit 1, Arena Court, Mirabel Street, Manchester, M3 1PJ

Hot Dog Stand, Victoria Station Approach, Manchester, M3 1NZ

Club Between 7 And 9, Victoria Station Approach, Manchester, M3 1NZ

McDonalds Restaurants, Hunts Bank Approach, Manchester, M3 1AR

TeamSport Go Karting, AO Arena, 100 Trinity Way, Manchester, M1 3BF

Flat 915, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1002, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 101, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 511, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1712, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1124, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1417, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 922, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 401, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 202, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 219, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 218, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1502, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1013, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1523, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 624, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 504, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 724, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 2110, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 123, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 2211, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1918, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 2407, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1214, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 610, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1413, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1609, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1409, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 608, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1405, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1707, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 109, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 821, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 920, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1102, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1111, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1019, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1223, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2203, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 302, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1208, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 705, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1215, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1821, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2006, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1014, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1506, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1915, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1917, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1717, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1603, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 307, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 423, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 620, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 619, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1517, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2401, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2502, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1910, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Second And Third Floor, 1 Balloon Street, Manchester, M4 4BE
Hanover Building, 130 Corporation Street, Manchester, M4 4GW
Mesh 03-04 Column 7, Long Millgate, Manchester, M3 1SB
Flat 2404, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1618, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2209, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2002, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 407, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 102, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 917, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 907, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1120, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1705, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1117, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 124, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 412, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 14, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 112, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 303, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 5, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX

[illegible]

Flat 1121, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1101, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1920, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 414, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1903, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 507, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 807, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 322, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2306, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1116, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 117, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1012, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Fourth And Fifth Floor, 1 Balloon Street, Manchester, M4 4BE
Flat 810, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1418, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 711, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2501, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1211, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1324, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 518, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2301, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 320, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 904, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Unit 4, Millow Street, Manchester, M4 5GD
Unit 2, Millow Street, Manchester, M4 4DR
Flat 128, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 107, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 301, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 335, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 413, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 420, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 116, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 105, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 310, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 228, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 6, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 309, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 216, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 115, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 114, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 218, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 208, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 15, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 222, Parkers Hotel, 113 Corporation Street, Manchester, M4 4DX
Flat 116, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 211, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1908, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1212, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1612, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1615, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 424, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 422, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 813, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 2009, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Flat 1912, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1104, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1505, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 706, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 305, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1107, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 605, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1005, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 913, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 809, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1024, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 902, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1321, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 513, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 720, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 204, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1806, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 1515, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 912, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ
Flat 210, New Victoria Building, 103 Corporation Street, Manchester, M4 4DZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Cathedral Conservation Area 1972

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL