

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137807/JO/2023

Date registered valid: 18 August 2023

Proposal: Variation of condition 2 attached to application ref no 135675/FO/2022 in relation to Block 1 to include internal layout changes, changes to landscaping and to design of substation and to Block 2 to make internal and elevational alterations associated with introduction of a 2nd staircase comprising alteration of some window positions and sizes, omission of windows, minor increase in building footprint above ground floor, a reduction in height (ground floor level) and minor changes to landscaping.

Address: Tariff Street, Manchester

Ward(s): Piccadilly Ward

Applicant: Axis Real Estate and Marco Living 2 Ltd

Agent (if any): LRW Architects Leach Rhodes Walker

Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11-10-23

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 23 August 2023

Standard consultations:

Printed: 4 September 2023 Expired: 25 September 2023

Neighbour notifications

Printed: 22 August 2023 Expired: 12 September 2023

Site notice

Posted: 23 August 2023 Expired: 13 September 2023

Press advert

Published: 29 August 2023

Expired: 12 September 2023

Departure from Development Plan: No**Environmental Statement:** Not required**Description of site/building****Listed building:** Not applicable**Conservation area:** Not applicable**Tree Preservation Order:** Not applicable

The site is 0.31 hectares and bounded by Port Street, Tariff Street and 2 surface car parks. It is irregular in shape, mostly comprises hardstanding with some self-seeded vegetation and is used as a car park. There is a two storey derelict building at the north east corner which has been fire damaged and vandalised. This abuts and is joined to an adjacent building on third party land known as Sam's Yard.

Description of area

The site is close to the Northern Quarter, Ancoats Urban Village and New Islington which contain established residential communities. Port Street provides a link to cultural and commercial activity and to Ancoats through linkages to Redhill Street.

The site is close to Piccadilly Basin and is covered by two Strategic Regeneration Frameworks (SRFS): The HS2 Piccadilly SRF (2018) and the Piccadilly Basin SRF (2016). A number of SRFs have been endorsed for Piccadilly Basin since the 1990's.

The Ancoats and Stevenson Square conservation areas are nearby with a number of significant listed buildings including Brownsfield Mill (Avro Building), the Former Rochdale Canal Warehouse (Jacksons Warehouse) (Tariff Street), Murray's Mill and Royal Mill (Redhill Street) (all Grade II* Listed) and 72-76 Newton Street, 50-62 Port Street, Carvers Warehouse (Dale Street) and the Rochdale Canal Path and retaining wall (Redhill Street) (all Grade II Listed).

The buildings around the application site are a mix of massive cotton spinning mills, adjacent to the Rochdale Canal and some lower level Georgian buildings. Beyond these are more modest scale warehouses. Building heights vary between 3 to 15 storeys. The 6 storey Jackson's Warehouse and Brownsfield Mill sit alongside the recently completed 11 storey Burlington House. Oxid House (13 storeys) and Astley (9-15 storeys) developments on Great Ancoats Street have established a city scale along this side of Great Ancoats Street.

The Inner Relief Road is nearby, and the site is close to Piccadilly Station. There are bus routes on Great Ancoats Street and at Piccadilly Gardens Bus Interchange. There is a multi-storey car park at the Urban Exchange.

Description of development

Planning permission was granted in June 2023 for the erection of 261 homes in 2 Blocks one part 9, part 10 and one 12 storeys with ground floor commercial units, external private space and public realm. 4 parking bays for disabled people are to be provided on Tariff Street adjacent to

the entrances to each block. The 12 storey building (Block 2) contained a single staircase for means of escape.

Consent is now sought for a number of changes to the approved scheme which are principally derived from the changing environment of the fire regulations has necessitated a change in the single staircase building. At the same time there have been some other minor changes to the adjacent part 9 part 10 storey block (Block 1) due to design development to ensure deliverability.

The amendments which are considered to be minor material are as follows:

Block 1

- Window omitted from gable facing Sams yard. Primary windows facing out remain.
- Minor internal changes to suit end operator requirements.
- Landscape courtyard adjustments for access to cycle store accessed from Tariff Street.
- Adjustments to sub station to suite statutory requirements.
- Increase in size of some ground floor windows

Block 2

- Second stair added in the form of two linear staircases, separated by fire rated construction (internal change only).
- Minor amendments internally to accommodate the two linear staircases.
- Minor elevational changes to window positions to accommodate the two linear staircases.
- Reduction in building height at ground floor level by 450mm.
- Extension of building footprint at upper floors, towards 1 NQ.
- Removal of lift and stair overrun to roof level.
- Additional door for means of escape added.
- Addition of plant and PV's to roof area behind parapet

In terms of the lift and stair access to the roof top. This was previously included to accommodate a potential roof terrace. However, the roof needs to accommodate plant and renewable PV's, which after detailed design requires most of the roof area. In addition as this block is due to be acquired and operated by a single operator alongside Block 1 a second amenity area is no longer considered to be a requirement by the operator and both Blocks would use the one on Block 1.

Consultations & Notification Responses

Publicity – The application was advertised in the local press and a site notice was displayed adjacent to the site. Occupiers of Neighbouring buildings were notified about the application. No representations have been received.

Planning Gateway - HSE is content with the fire safety design as set out in the project description and the further information provided, to the extent it affects land use planning considerations

Issues

Environmental Impact Assessment.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. Whilst the nature of the proposal is of a magnitude which would not fall within the definition of the thresholds set for "Urban Development Projects" within

Schedule 2 given that the proposals fall within an area where there are currently a number of major development projects approved and under construction and that it sits within the wider Piccadilly HS2 Masterplan Area the City Council adopted a screening opinion in respect of this matter including cumulative impacts to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects on the original application.

It was concluded that there will not be significant environmental impacts associated with the proposed development, subject to suitable mitigation, and therefore an Environmental Statement is not required. This conclusion remains applicable to this revised application.

Principle of Proposed Amendments

It is noted that there have been no changes to the ground floor footprint but there is a small change in the building shape at upper floors, however that is only on the wall that sits between the two buildings, which has extended out but only between the two new buildings, and it is noted that this would therefore not have any additional impact on neighbours. The changes to the windows facing Sam's yard are in an area that is not visible from the surrounding main streets.

Overall the proposed changes are considered to be minor material in nature. The amended height, scale and appearance would continue respect the setting of adjacent listed buildings and conservation areas and the proposals continue to represent a high quality design.

Impacts on Sunlight and Daylight

The daylight and sunlight impacts have been retested to check that there is no greater impact than the approved scheme and this has demonstrated that the further analysis confirms that there will be no change in the results or conclusions as set out in daylight.

It is considered that the impacts continue to be acceptable in a City Centre context and on balance that the level of impact and the public benefits to be derived weigh in favour of the proposal.

Fire Safety

It is a mandatory planning requirement to consider fire safety for high rise buildings in relation to land use planning issues. A fire statement must be provided, and the Health and Safety Executive (HSE) must be consulted. Government advice is very clear that the review of fire safety at gateway one through the planning process should not duplicate matters that should be considered through building control.

A number of queries raised by the HSE have been addressed. The applicant has responded to these comments and therefore the issues are being considered early in the design process as a result of the consultation at Gateway One.

Fire Safety measures in relation to site layout, water supplies for firefighting purposes and access for fire appliances is addressed in the Fire Safety Report. On this basis it is considered that there are no outstanding concerns which relate to the remit of planning as set out in the Fire safety and high-rise residential buildings guidance August 2021.

It is recommended that an informative of the planning approval highlights the need for further dialogue with relevant experts as part of the approval of Building Regulations in order to ensure that all matters relating to fire safety meet the relevant Regulations.

Conditions

Condition 2 (Approved dwgs and documents) will be updated to reflect the amended drawings, Design and Access and Fire information submitted to support this application as will condition 36 to reflect the revised Fire Safety Arrangements.

Amendments to conditions 6 (CMP), 8 (Surface Water Drainage Details), 10 (Archaeology (Partial Discharge) and 17a (Local Benefit proposal (Partial Discharge) are to be included in the revised decision notice to reflect the approval under application ref no CDN/23/0497.

CONCLUSION

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise. It would establish a sense of place, would be visually attractive, optimising the use of the site and would meet with the requirements of paragraph 130 of the NPPF

The 261 apartments would contribute positively to housing supply and population growth in the City. One, two and three bedroom homes would be created with ancillary amenity spaces. The development would make a positive addition to the city's townscape and the removal of this long standing largely vacant site would be beneficial.

The building would be of a high standard of sustainability and would be energy efficient and operate on an all-electric system offering the most suitable long terms solution to energy supply and carbon reductions. There would be a £250,000 contribution to offsite affordable housing and a review of the viability at a later stage. Careful consideration has been given to the impact of the development on the local area (including residential properties) and any impacts on noise, traffic generation, air quality, water management, wind, solar glare, contamination or loss of daylight and sunlight would be appropriate in a city centre context. Any harm can be mitigated, and would not amount to a reason to refuse this planning application.

The buildings and its facilities are fully accessible. The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can be mitigated to minimise the effect on the local residents and businesses. There would be some localised impacts on the setting of adjacent listed buildings and structures with the level of harm being considered less than substantial and significantly outweighed by the substantial public benefits. There would be some beneficial impacts on the setting of adjacent conservation areas. The proposals represent sustainable development with significant social, economic and environmental benefits.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the adjacent listed buildings and preserving or enhancing the character of the adjacent conservation areas as required by virtue of the Listed Buildings Act, the overall impact of the proposed development including the impact on heritage assets would meet the tests set out in paragraphs 189, 197, 199, 200 and 202 of the NPPF and that the harm is outweighed by the benefits of the development.

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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

1) The development must be begun not later 27 06 26

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:

(a) Dwgs B198-LRW-ZZ-ZZ-DR- A- 00-023 Rev PO1 Site Edged Red stamped as received on 13-10-23 - Application Boundary, 8198-LRW-ZZ-ZZ-DR-A-00-121_P10_Proposed Site Plan, 8198-LRW-ZZ-00-DR-A-00-011_P10_Proposed Site Plan all stamped as received 18-08-23;

(b) Dwg 8198-LRW-ZZ-00-DR-A-00-012_P02_Demolition Plan stamped as received 05-12-23;

(c) Dwgs 8198-LRW-ZZ-B1-DR-A-00-100 P14 LOWER GROUND FLOOR ,8198-LRW-ZZ-00-DR-A-00-101 P15 GROUND FLOOR, 8198-LRW-ZZ-01-DR-A-00-102 P13)FIRST FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-103 P13 SECOND TO THIRD FLOOR, 8198-LRW-ZZ-04-DR-A-00-

104 P13 FOURTH FLOOR, 8198-LRW-ZZ-ZZ-DR-A-00-105 P13 FIFTH TO EIGHTH FLOOR, 8198-LRW-ZZ-09-DR-A-00-106 P13 NINTH FLOOR, 8198-LRW-ZZ-10-DR-A-00-107 P14 TENTH FLOOR, 8198-LRW-ZZ-11-DR-A-00-108 P12 ELEVENTH FLOOR and , 8198-LRW-ZZ-12-DR-A-00-109 P13 ROOFTOP FLOOR all stamped as received 18-08-23;

(d) Dwgs 8198-LRW-ZZ-B1-DR-A-00-111_P09_Proposed Lower Ground Floor Plan (1.200 Colour), 8198-LRW-ZZ-00-DR-A-00-112_P09_Proposed Ground Floor Plan (1.200 Colour), 8198-LRW-ZZ-01-DR-A-00-113_P09_Proposed First Floor Plan (1.200 Colour), 8198-LRW-ZZ-ZZ-DR-A-00-114_P09_Proposed Second to Third Floor Plan (1.200 Colour), 8198-LRW-ZZ-04-DR-A-00-115_P09_Proposed Fourth Floor Plan (1.200 Colour), 8198-LRW-ZZ-ZZ-DR-A-00-116_P09_Proposed Fifth to Eighth Floor Plan (1.200 Colour), 8198-LRW-ZZ-09-DR-A-00-117_P09_Proposed Ninth Floor Plan (1.200 Colour), 8198-LRW-ZZ-10-DR-A-00-118_P09_Proposed Tenth Floor Plan (1.200 Colour), 8198-LRW-ZZ-11-DR-A-00-119_P09_Proposed Eleventh Floor Plan (1.200 Colour), 8198-LRW-ZZ-12-DR-A-00-128_P09_Proposed Twelfth Floor Plan (1.200 Colour) and 8198-LRW-ZZ-12-DR-A-00-120_P09_Proposed Roof Plan (1.200 Colour) all stamped as received 18-08-23;

(e) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-220_P06_BLOCK 1 - ELEVATION A, 8198-LRW-ZZ-ZZ-DR-A-00-221_P06_BLOCK 1 - ELEVATION B, 8198-LRW-ZZ-ZZ-DR-A-00-222_P06_BLOCK 1 - ELEVATION C, 8198-LRW-ZZ-ZZ-DR-A-00-223_P06_BLOCK 1 - ELEVATION D, 8198-LRW-ZZ-ZZ-DR-A-00-224_P05_BLOCK 1 - ELEVATION E, 8198-LRW-ZZ-ZZ-DR-A-00-225_P05_BLOCK 1 - ELEVATION F, 8198-LRW-ZZ-ZZ-DR-A-00-226_P05_BLOCK 1 - ELEVATION G, 8198-LRW-ZZ-ZZ-DR-A-00-227_P06_BLOCK 2 - ELEVATION A&B and 8198-LRW-ZZ-ZZ-DR-A-00-228_P06_BLOCK 2 - ELEVATION C&D all stamped as received 18-08-23;

(f) Dwgs 8198-LRW-ZZ-ZZ-DR-A-00-229_P06_BLOCK 1 - ELEVATION A (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-230_P06_BLOCK 1 - ELEVATION B (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-231_P06_BLOCK 1 - ELEVATION C (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-232_P06_BLOCK 1 - ELEVATION D (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-233_P05_BLOCK 1 - ELEVATION E (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-234_P05_BLOCK 1 - ELEVATION F (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-235_P05_BLOCK 1 - ELEVATION G (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-236_P08_BLOCK 2 - ELEVATION A&B (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-237_P08_BLOCK 2 - ELEVATION C&D (Colour) all stamped as received 18-08-23;

(g) 8198-LRW-ZZ-ZZ-DR-A-00-218_P05_1NQ BAY ELEVATION (1.100 Colour), 8198-LRW-ZZ-ZZ-DR-A-00-238_P07_EXTERNAL WALL DETAIL 8198-LRW-ZZ-ZZ-DR-A-00-239_P06_EXTERNAL WALL DETAIL SECTION A UPPER FLOORS (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-240_P07_EXTERNAL WALL DETAIL SECTION B (Colour), 8198-LRW-ZZ-ZZ-DR-A-00-241_P06_EXTERNAL WALL DETAIL SECTION C LOWER FLOORS (Colour) and 8198-LRW-ZZ-ZZ-DR-A-00-242_P04_EXTERNAL WALL DETAIL SECTION C UPPER FLOORS (Colour) all stamped as received 18-08-23;

(h) Dwgs 8198-LRW-ZZ-00-DR-A-00-131 Rev PO1 (pavement widths);

(i) Sections 5, 9-12 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT 8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker as amended by DESIGN & ACCESS STATEMENT Addendum by Leach Rhodes Walker August 2023;

(j) Servicing and Refuse as set out in Section 13 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT 8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker and Avison Young e-mail Refuse Note 03 03 23;

(k) Recommendations in sections, 3, 4, 5, 6 and 7 of the Crime Impact Statement Version
VERSION A: 30th November 2022

(l) Archaeological Desk-Based Assessment Tariff Street Manchester V1 by Salford
Archaeology dated October 2022;

(m) Inclusions of measures and targets set out in the 1NQ, TARIFF STREET,
MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, NOVEMBER 2022 REF:
2022.264 by Element Sustainability

(n) Implementation of Broadband installation in accordance with the GTech Surveys Limited,
Broadband Connectivity Assessment
1 NQ Tariff Street 28/11/2022;

(o) Fire Statement Form (JH Reference: GM2001/GM2002 as amended by 1NQ, TARIFF
STREET, MANCHESTER, HSE COMMENTS
GM2001/hz/15ax 17th January 2023 by Jensen Hughes as amended by Fire Statement Form
(JH Reference: GM2001/GM2002 stamped as received on 29 08 23 and Assent Oculus Note 19
09 23;

(p) Air Quality Assessment,

(q) Marco Living 2 Ltd and Axis - RE Ltd, 1NQ, Tariff Street, Manchester, Flood Risk
Assessment and Drainage Strategy Report, 143404/02B
November 2022 by Fairhursts;

(r) TV reception survey prepared by GTech (Television and Radio Reception Impact
Assessment 1NQ, Tariff Street dated 28/11/2022);

(s) Preliminary Ecological Appraisal, November 2022, 1NQ, Tariff Street, Manchester, M1 2FJ
by Tyrer Ecological Consultants Ltd;

(t) TRANSPORT STATEMENT and FRAMEWORK TRAVEL PLAN, Build to Rent Residential
Tower Block, Tariff Street November 2022 by Vectos;

(u) Daylight and Sunlight Impact on Neighbouring Properties Report, Tariff Street, Manchester
dated 30-11-21 by GIA and Sunlight and Daylight Section in Avison Youngs email dated 01-03-
2023 and letter dated 28-02-2023;

(v) 1 NQ, Tariff Street, Manchester, Marco Living 2 Ltd & Axis-Re Ltd, Phase I Desk Study
Report, 143404/01, November 2022 by Fairhursts;

(w) Townscape and Visual Appraisal within the Tall Building Statement by Avison Young dated
January 2023;

(x) Fisher Acoustics 1NQ, Tariff Street, Manchester Environmental Noise Study dated
November 2022;

(y) Heritage Statement 1NQ, Tariff Street, Manchester, M1 2FF, November 2022 by Turley's;

(z) WIND MICROCLIMATE, ASSESSMENT REPORT 1 NQ Tariff Street dated 30-11-2022 by
GIA;

(aa) 1NQ, TARIFF STREET MANCHESTER, CIRCULAR ECONOMY STATEMENT, ADDENDUM REPORT JANUARY 2023 REF: 2022.264 by Element Sustainability;

(bb) LANDSCAPE PROPOSALS, Tariff Street, Manchester, Project Number: 4267, November 2022 by tpm Landscaping as amended by 8198-LRW-ZZ-00-DR-A-00-139 Rev P02 (stamped as received on 30-05-23)

(cc) Avison Young letter dated 28-02-23 in relation to the Enhanced offer of on street disabled parking and details of closest alternative disabled parking bays; and

(dd) Land at Port Street /Tariff Street Ventilation e-mail dated 24-02-23 from Avison Young.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) (a) Notwithstanding the details submitted with the application, prior to the commencement of development (excluding demolition) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- *baseline samples and specifications of all materials to be used on all external elevations;

- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and

- *a programme for the production of the full sized sample panels a strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

and

(b) Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

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

4) Prior to occupation of the development a servicing strategy for the building, shall be submitted to and approved in writing by the local planning authority.

The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

5) a) Notwithstanding the 1NQ Tariff Street, Manchester, Marco Living 2 Ltd & Axis-Re Ltd, Phase I Desk Study Report, 143404/01 November 2022 by Fairhursts prior to the commencement of the development other than demolition the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

- Intrusive investigation assessment;
- Updated final risk assessment;
- Remediation Strategy.

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential element of the scheme.

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.

6) The development shall be implemented in accordance with the following:

Construction Phase, Safety, Health, Environment & Quality Plan (CSHEQ Plan) Tariff Street Rev 01 by United Living

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.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) Prior to the commencement of development (excluding demolition) a programme for submission of final details of the public realm works and highway works as shown in the LANDSCAPE PROPOSALS, Tariff Street, Manchester, Project Number: 4267, November 2022 by tpm Landscaping as amended by dwg numbered: 8198-LRW-ZZ-00-DR-A-00-139 Rev P02 (stamped as received on 30-05-23)

shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site ;

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

(e) Location and design of all furniture including seating areas, lighting, bins, handrails, recycling bins, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people and child friendly features);

(f) Lighting around and within the site (which includes for consideration of older and disabled people);

(g) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people; and

(h) Details of hours during which the terraces at levels 10 (Block 1) and 12 (Block 2) will be open to residents and the mechanisms which would prevent use outside of those hours;

The detailed scheme shall demonstrate that it complies with Accessibility and Age Friendly principles

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The area hatched between buildings 1 and 2 scheme shall be implemented prior to either of the proposed buildings first being occupied and the full landscaping scheme as shown in the plan shall be implemented in full within 12 months of the occupation of whichever of buildings 1 and 2 is the later. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or

destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

8) The development shall be implemented in accordance with the following:

Letter from Fairhursts dated 17-07-23; and

Dwgs 143404 003, 2001 B, 2002 A 2003, 2004, 2005 B, 2006 A, 2011 A, 2012 and 2013 stamps as received on 18-07-23

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- (a) Verification report providing photographic evidence of construction as per design drawings;
- (b) As built construction drawings if different from design construction drawings;
- (c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

10) A scheme of archaeological investigation shall be carried out in accordance with the following:

1. Land off Tariff Street, Manchester, Greater Manchester , Archaeological Written Scheme of Investigation , July 2023 by Orion Heritage

Following the carrying out of the above investigations set out within the WSI and prior to occupation of any part of the development the following:

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.

5. Provision for archive deposition of the report and records of the site investigation.

shall be submitted and approved in writing by the City Council as Local Planning Authority prior to occupation of any part of the development

Reason: In accordance with NPPF policy 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

11) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

12) Prior to occupation of:

(a) The residential accommodation; and

(b) The ground floor commercial units

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

For any emergency plant proposed, although plant limits have been given, as these only operate in an emergency any maintenance, servicing and testing is confined to 09:00 to 18:00 Monday to Friday.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

13) Notwithstanding the recommendation within the the Environmental Noise Study by Fisher Acoustics, dated November 2022 before any above ground works commence details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources and the insulation requirements and specification for service risers /lift shafts;

(b) An assessement of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account

shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq

The scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation (within at least 10% of the apartments) shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

14) Notwithstanding the recommendation within the Environmental Noise Study by Fisher Acoustics, dated November 2022 before each of the ground floor commercial uses as shown on dwgs 8198-LRW-ZZ-00-DR-A-00-101 P12 commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise transfer from these units to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(c) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

15) Before any use of each of the ground floor commercial uses as shown in dwg 8198-LRW-ZZ-00-DR-A-00-101 P12 hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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

16) Notwithstanding the TV reception survey prepared by GTech (Television and Radio Reception Impact Assessment 1NQ, Tariff Street dated 28/11/2022) within one month of the practical completion of the development or before the residential element of the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy

17) a) The development shall be implemented in accordance with the following:

Local Labour Reporting Template stamped as received on 16-08-23;

(b) Within one month prior to construction work 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).

18) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

19) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

20) Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

(a) Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas;

(b) How access to the communal terraces would be managed during the evening /night shall be submitted to and agreed in writing by the City Council as Local Planning Authority;

(c) Details of how the parking requirements of a disabled resident would be met by the building operator.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

21) The development hereby approved shall be carried out in accordance with the FRAMEWORK TRAVEL PLAN, Build to Rent Residential Tower Block, Tariff Street November 2022 by Vectos

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents within the first six months of use of the development or when two thirds of the units are occupied (whichever is sooner) and thereafter from time to time;
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) measures for the delivery of specified travel plan services;
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car;
- vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Ancoats, New Islington and East Manchester;
- vii) Details of how the parking requirements of a disabled resident would be met by the building operator,

Within 3 months of the completion of the travel survey, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

22) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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

23) No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development above ground (other than the hereby permitted ground floor Class E (excluding E (b)) commercial units shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

25) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning

(Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

26) The development hereby approved shall include for full disabled access to be provided to all publically accessible areas of public realm during the hours that it is open to the general public and via the main entrances and to the floors above.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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

27) The window(s) at ground level, fronting onto Tariff Street , Port Street and the areas of public realm around the building shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

28) If any external 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

29) Notwithstanding the details contained within condition 2 above prior to the first occupation of the residential element, a scheme of highway works and footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- (a) Details of the 4 disabled spaces
- (c) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the back of pavement and the line of the proposed building on all site boundaries; and
- (d) Any amendments to the existing TRO associated with the above;

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element 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).

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

32) In the event that any of the commercial units as indicated on drawing 8198-LRW-ZZ-00-DR-A-00-101 P12 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:

- *An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

- *Details of a Dispersal Procedure

- * Mechanism for ensuring windows and doors remain closed after 9pm

- * Details of management of storage of any external freestanding furniture

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained. The approved details remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

33) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

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

34) Prior to the first occupation of the development, a signage strategy for the entire buildings 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 building.

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

35) Prior to the first occupation of the residential element, the 261 cycle parking places as shown within drawing 8198-LRW-ZZ-B1-DR-A-00-100 P11 shall be in place and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

36) In relation to relation to site layout, water supplies for firefighting purposes and access for fire appliances, the development shall be implemented in accordance with the Fire Statement Form (JH Reference: GM2001/GM2002 as amended by 1NQ, TARIFF STREET, MANCHESTER, HSE COMMENTS GM2001/hz/15ax 17th January 2023 by Jensen Hughes (subject to Buildings Regulations and other required safety sign off)

Reason

To ensure a satisfactory development pursuant to Policy DM1 of the Core Strategy and in accordance with the Fire safety and high-rise residential buildings Guidance August 2021.

37) The development hereby approved shall be carried out in accordance with the targets within the 1NQ, TARIFF STREET, MANCHESTER ENVIRONMENTAL STANDARDS STATEMENT, NOVEMBER 2022 REF: 2022.264 by Element Sustainability and a post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

38) Waste Storage and Management shall be implemented in accordance with the following:

Section 13 of the 1 N Q B L O C K 1 & 2 MANCHESTER, DESIGN & ACCESS STATEMENT 8198-LRW-XX-XX-PP-A-00-005 P02 by Leach Rhodes Walker and Avison Young e-mail Refuse Note 03 03 23;

The above approved scheme shall be implemented prior to the first occupation of each of: (a) the residential element; (b) the ground floor commercial units shall remain in situ whilst the development is in operation.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

39) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the buildings (including cross sections). The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity and solar glare pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

40) The consent for any Sui Generis Bar Use does not permit for any on site cooking which would require ventilation for fume extraction.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26 and in accordance with the Land at Port Street /Tariff Street Ventilation e-mail dated 24-02-23 from Avison Young.

Appendix 1 – List of consultees & neighbours notified

Health & Safety Executive (Fire Safety)

Health & Safety Executive (Land Use)

Flat 112, 61 Houldsworth Street, Manchester, M1 2FA

Flat 312, 61 Houldsworth Street, Manchester, M1 2FA

Apartment 19, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Flat 26, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ

Flat 9, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ

Apartment 22, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 55, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 31, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 36, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED

Apartment 86, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 112, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 100, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 77, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 75, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 66, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 70, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 64, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 69, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Flat 40, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 37, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 48, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 53, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 64, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 89, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 88, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 75, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 11, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 5, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 1, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 8, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 2, 1 Binns Place, Manchester, M4 5BY

Flat 23, 1 Binns Place, Manchester, M4 5BY

Flat 20, 1 Binns Place, Manchester, M4 5BY

First Floor To Third Floor, 43 Port Street, Manchester, M1 2EQ

Second Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED

Flat At, 41 Hilton Street, Manchester, M1 2EE

52 Port Street, Manchester, M1 2EQ

3 Tariff Street, Manchester, M1 2FF

Basement Flat, 43 Port Street, Manchester, M1 2EQ

Flat 29, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU

Flat 52, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 65, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 39, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU

Unit 2, 68 - 70 Newton Street, Manchester, M1 1EE

Flat 70, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 60, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 7, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU

Flat 101, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 104, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 59, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 79, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 107, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 61, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 34, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 55, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 90, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 17, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 88, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 12, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 508, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 107, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 501, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 305, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 310, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 706, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 402, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 803, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1205, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 609, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 405, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 601, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 701, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 808, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 409, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1110, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 206, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 407, 61 Houldsworth Street, Manchester, M1 2FA
Flat 111, 61 Houldsworth Street, Manchester, M1 2FA
Flat 212, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1004, 61 Houldsworth Street, Manchester, M1 2FB
Flat 714, 61 Houldsworth Street, Manchester, M1 2FB
Flat 110, 61 Houldsworth Street, Manchester, M1 2FA
Street Urchin, 72 Great Ancoats Street, Manchester, M4 5BG
Flat 804, 61 Houldsworth Street, Manchester, M1 2FB
Flat 114, 61 Houldsworth Street, Manchester, M1 2FA
Flat 611, 61 Houldsworth Street, Manchester, M1 2FB
Flat 206, 61 Houldsworth Street, Manchester, M1 2FA
Flat 403, 61 Houldsworth Street, Manchester, M1 2FA
Flat 604, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1001, 61 Houldsworth Street, Manchester, M1 2FB
17 China Lane, Manchester, M1 2EL
Apartment 5, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 33, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 39, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 21, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 35, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 54, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 25, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 91, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 94, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 110, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 80, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 98, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 59, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 85, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 111, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 85, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 39, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 62, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 28, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 18, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 2, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 73, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 4, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 49, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 30, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 51, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 17, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 20, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 82, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 59, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 25, 1 Binns Place, Manchester, M4 5BY
Flat 16, 1 Binns Place, Manchester, M4 5BY
Flat 4, 1 Binns Place, Manchester, M4 5BY
Third Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
First Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
39 - 41 Port Street, Manchester, M1 2EQ
62 Port Street, Manchester, M1 2EQ
60 Port Street, Manchester, M1 2EQ
58 Port Street, Manchester, M1 2EQ
4 Brewer Street, Manchester, M1 2EU
68 Port Street, Manchester, M1 2EG
Flat 58, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 95, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 1, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 809, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 21, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 14, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 205, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 509, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 709, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1109, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 704, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 606, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 401, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1001, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 303, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 904, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 910, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 908, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1009, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1108, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 404, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1302, 61 Houldsworth Street, Manchester, M1 2FB

Flat 7, 61 Houldsworth Street, Manchester, M1 2FA
Flat 502, 61 Houldsworth Street, Manchester, M1 2FA
Flat 805, 61 Houldsworth Street, Manchester, M1 2FB
Flat 307, 61 Houldsworth Street, Manchester, M1 2FA
Flat 202, 61 Houldsworth Street, Manchester, M1 2FA
Flat 801, 61 Houldsworth Street, Manchester, M1 2FB
Flat 613, 61 Houldsworth Street, Manchester, M1 2FB
Flat 306, 61 Houldsworth Street, Manchester, M1 2FA
Flat 408, 61 Houldsworth Street, Manchester, M1 2FA
Flat 215, 61 Houldsworth Street, Manchester, M1 2FA
Flat 514, 61 Houldsworth Street, Manchester, M1 2FA
Flat 104, 61 Houldsworth Street, Manchester, M1 2FA
Flat 507, 61 Houldsworth Street, Manchester, M1 2FA
Flat 401, 61 Houldsworth Street, Manchester, M1 2FA
Apartment 56, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 29, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 6, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 10, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 26, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 46, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 8, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 27, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 95, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 101, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 118, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 76, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 15, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 47, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 21, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 87, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 52, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 66, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 54, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 6, 1 Binns Place, Manchester, M4 5BY
Flat 27, 1 Binns Place, Manchester, M4 5BY
Flat 15, 1 Binns Place, Manchester, M4 5BY
Ground Floor, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
54 Port Street, Manchester, M1 2EQ
47 Hilton Street, Manchester, M1 2EF
49 Hilton Street, Manchester, M1 2EF
75 Port Street, Manchester, M1 2EG
Flat 27, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 64, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 93, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 9, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 78, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 33, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 6, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 906, Oxid House, 78 Newton Street, Manchester, M1 1AQ
80 Newton Street, Manchester, M1 1EE
Flat 54, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 74, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 86, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 46, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 75, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 43, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 67, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 42, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 507, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 504, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1003, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 407, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 208, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1106, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 605, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 907, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1210, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 702, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 801, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 203, 61 Houldsworth Street, Manchester, M1 2FA
Flat 205, 61 Houldsworth Street, Manchester, M1 2FA
Flat 602, 61 Houldsworth Street, Manchester, M1 2FB
Flat 105, 61 Houldsworth Street, Manchester, M1 2FA
Flat 509, 61 Houldsworth Street, Manchester, M1 2FA
Flat 210, 61 Houldsworth Street, Manchester, M1 2FA
Flat 802, 61 Houldsworth Street, Manchester, M1 2FB
Flat 710, 61 Houldsworth Street, Manchester, M1 2FB
Flat 304, 61 Houldsworth Street, Manchester, M1 2FA
Flat 209, 61 Houldsworth Street, Manchester, M1 2FA
Flat 902, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1102, 61 Houldsworth Street, Manchester, M1 2FB
Flat 702, 61 Houldsworth Street, Manchester, M1 2FB
Flat 609, 61 Houldsworth Street, Manchester, M1 2FB
Flat 409, 61 Houldsworth Street, Manchester, M1 2FA
Flat 601, 61 Houldsworth Street, Manchester, M1 2FB
Flat 30, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 1, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 7, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 47, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 18, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 39, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 17, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 42, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 5, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 24, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 16, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 12, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 15, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 35, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 45, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 88, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 72, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 117, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 71, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 106, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 67, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 81, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 96, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 6, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 29, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 26, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 32, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 34, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 78, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 24, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 42, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 30, 1 Binns Place, Manchester, M4 5BY
Flat 29, 1 Binns Place, Manchester, M4 5BY
Flat 3, 1 Binns Place, Manchester, M4 5BY
Flat 8, 1 Binns Place, Manchester, M4 5BY
Flat 10, 1 Binns Place, Manchester, M4 5BY
Flat 12, 1 Binns Place, Manchester, M4 5BY
Flat 26, 1 Binns Place, Manchester, M4 5BY
Flat 19, 1 Binns Place, Manchester, M4 5BY
37 Port Street, Manchester, M1 2EQ
3B Tariff Street, Manchester, M1 2FF
Flat 25, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 3, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 80, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 36, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 83, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 38, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Unit 4, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 902, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 96, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 53, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 69, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 5, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 1, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 20, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 98, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 66, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 44, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 109, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 708, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1201, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 307, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 607, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 202, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 505, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 308, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 810, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1102, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 806, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 903, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 314, 61 Houldsworth Street, Manchester, M1 2FA
Flat 310, 61 Houldsworth Street, Manchester, M1 2FA
Flat 707, 61 Houldsworth Street, Manchester, M1 2FB
Flat 711, 61 Houldsworth Street, Manchester, M1 2FB
Flat 607, 61 Houldsworth Street, Manchester, M1 2FB

Flat 513, 61 Houldsworth Street, Manchester, M1 2FA
Flat 705, 61 Houldsworth Street, Manchester, M1 2FB
Flat 901, 61 Houldsworth Street, Manchester, M1 2FB
Flat 3, 61 Houldsworth Street, Manchester, M1 2FA
Flat 6, 61 Houldsworth Street, Manchester, M1 2FA
Flat 511, 61 Houldsworth Street, Manchester, M1 2FA
Flat 404, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1101, 61 Houldsworth Street, Manchester, M1 2FB
Flat 414, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1202, 61 Houldsworth Street, Manchester, M1 2FB
Flat 412, 61 Houldsworth Street, Manchester, M1 2FA
Flat 905, 61 Houldsworth Street, Manchester, M1 2FB
Flat 109, 61 Houldsworth Street, Manchester, M1 2FA
Flat 712, 61 Houldsworth Street, Manchester, M1 2FB
3E Tariff Street, Manchester, M1 2FF
Flat 18, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 12, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Jackson Warehouse, Tariff Street, Manchester, M1 2EP
Unit 1, Jackson Warehouse, Tariff Street, Manchester, M1 2EP
18 Tariff Street, Manchester, M1 2FN
Apartment 20, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 52, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 51, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 4, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 20, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 38, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 19, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 33, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 32, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 42, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 38, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 21, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 109, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 114, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 78, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 79, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 83, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 61, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 67, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 74, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 58, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 7, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 70, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 31, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 12, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 65, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 38, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 44, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 25, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 19, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 41, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 60, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 22, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 81, Burlington House, 22 Tariff Street, Manchester, M1 2DN

Flat 24, 1 Binns Place, Manchester, M4 5BY
Flat 14, 1 Binns Place, Manchester, M4 5BY
Flat 17, 1 Binns Place, Manchester, M4 5BY
2 Brewer Street, Manchester, M1 2EU
8 Brewer Street, Manchester, M1 2EU
6 Brewer Street, Manchester, M1 2EU
3A Tariff Street, Manchester, M1 2FF
Unit 7, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 48, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 57, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 19, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 49, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 32, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 37, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 51, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 31, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 24, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 10, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 18, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 72, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 77, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 105, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 309, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 403, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 306, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 503, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 804, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1007, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 204, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 102, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 807, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 106, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 707, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1206, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 807, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1002, 61 Houldsworth Street, Manchester, M1 2FB
Flat 406, 61 Houldsworth Street, Manchester, M1 2FA
Flat 309, 61 Houldsworth Street, Manchester, M1 2FA
Flat 505, 61 Houldsworth Street, Manchester, M1 2FA
Flat 907, 61 Houldsworth Street, Manchester, M1 2FB
Flat 612, 61 Houldsworth Street, Manchester, M1 2FB
Flat 102, 61 Houldsworth Street, Manchester, M1 2FA
Flat 308, 61 Houldsworth Street, Manchester, M1 2FA
Flat 201, 61 Houldsworth Street, Manchester, M1 2FA
Flat 2, 61 Houldsworth Street, Manchester, M1 2FA
Flat 305, 61 Houldsworth Street, Manchester, M1 2FA
Flat 508, 61 Houldsworth Street, Manchester, M1 2FA
Flat 107, 61 Houldsworth Street, Manchester, M1 2FA
Flat 405, 61 Houldsworth Street, Manchester, M1 2FA
Flat 311, 61 Houldsworth Street, Manchester, M1 2FA
Flat 713, 61 Houldsworth Street, Manchester, M1 2FB
Flat 605, 61 Houldsworth Street, Manchester, M1 2FB
Flat 803, 61 Houldsworth Street, Manchester, M1 2FB
Flat 806, 61 Houldsworth Street, Manchester, M1 2FB

70 Great Ancoats Street, Manchester, M4 5BG
Flat 23, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 37, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 13, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 31, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 15, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 44, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 34, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 36, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 27, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 1, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 49, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 40, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 108, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 113, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 104, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 87, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 89, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 83, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 3, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 27, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 45, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 80, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 9, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 56, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 61, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 10, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 72, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 28, 1 Binns Place, Manchester, M4 5BY
Flat 9, 1 Binns Place, Manchester, M4 5BY
Flat 31, 1 Binns Place, Manchester, M4 5BY
Flat 18, 1 Binns Place, Manchester, M4 5BY
56 Port Street, Manchester, M1 2EQ
Basement, 50 Port Street, Manchester, M1 2EQ
45 Hilton Street, Manchester, M1 2EF
51 Hilton Street, Manchester, M1 2EF
43 Port Street, Manchester, M1 2EQ
Flat Above, 43 Port Street, Manchester, M1 2EQ
Flat 99, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 16, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 6, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 802, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 304, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 608, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 23, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 97, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 102, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 92, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 12A, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 68, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 85, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 40, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 76, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 62, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW

Flat 705, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 502, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 510, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 104, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 603, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1207, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 301, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 207, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1010, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1008, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1107, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1208, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1104, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Unit 1, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 214, 61 Houldsworth Street, Manchester, M1 2FA
Flat 606, 61 Houldsworth Street, Manchester, M1 2FB
91 Port Street, Manchester, M1 2EG
Flat 515, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1, 61 Houldsworth Street, Manchester, M1 2FA
Flat 610, 61 Houldsworth Street, Manchester, M1 2FB
Flat 106, 61 Houldsworth Street, Manchester, M1 2FA
Flat 704, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1003, 61 Houldsworth Street, Manchester, M1 2FB
Flat 204, 61 Houldsworth Street, Manchester, M1 2FA
Flat 501, 61 Houldsworth Street, Manchester, M1 2FA
Flat 506, 61 Houldsworth Street, Manchester, M1 2FA
Flat 213, 61 Houldsworth Street, Manchester, M1 2FA
Flat 402, 61 Houldsworth Street, Manchester, M1 2FA
Flat 101, 61 Houldsworth Street, Manchester, M1 2FA
Flat 603, 61 Houldsworth Street, Manchester, M1 2FB
Flat 315, 61 Houldsworth Street, Manchester, M1 2FA
Flat 708, 61 Houldsworth Street, Manchester, M1 2FB
70 Port Street, Manchester, M1 2EG
Flat 8, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Basement, 17 China Lane, Manchester, M1 2EL
Apartment 48, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 3, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 28, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 6, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 23, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 58, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 11, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 41, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 3, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 25, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 32, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 24, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 7, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 17, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 29, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 9, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 53, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 102, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 107, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER

Apartment 63, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 68, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 103, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 82, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 105, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 115, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 16, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 63, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 23, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 90, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 33, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 71, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 79, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 76, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 35, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 68, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 50, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 11, 1 Binns Place, Manchester, M4 5BY
Flat 13, 1 Binns Place, Manchester, M4 5BY
Flat 22, 1 Binns Place, Manchester, M4 5BY
Flat 5, 1 Binns Place, Manchester, M4 5BY
41 Hilton Street, Manchester, M1 2EE
50 Port Street, Manchester, M1 2EQ
Flat 105, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 26, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 15, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 35, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 91, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 84, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 5, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 1005, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 905, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 63, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 71, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 87, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 30, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 100, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 11, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 8, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 45, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 1209, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 410, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 610, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 209, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 406, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 201, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 909, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1203, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 101, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1004, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 302, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 710, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 510, 61 Houldsworth Street, Manchester, M1 2FA

Flat 709, 61 Houldsworth Street, Manchester, M1 2FB
Flat 1005, 61 Houldsworth Street, Manchester, M1 2FB
Flat 211, 61 Houldsworth Street, Manchester, M1 2FA
Flat 608, 61 Houldsworth Street, Manchester, M1 2FB
Flat 302, 61 Houldsworth Street, Manchester, M1 2FA
Flat 614, 61 Houldsworth Street, Manchester, M1 2FB
Flat 5, 61 Houldsworth Street, Manchester, M1 2FA
Flat 115, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1201, 61 Houldsworth Street, Manchester, M1 2FB
Flat 503, 61 Houldsworth Street, Manchester, M1 2FA
Flat 903, 61 Houldsworth Street, Manchester, M1 2FB
Flat 301, 61 Houldsworth Street, Manchester, M1 2FA
Flat 706, 61 Houldsworth Street, Manchester, M1 2FB
Flat 28, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 4, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 14, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 50, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 57, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 16, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 43, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 30, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 37, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Flat 2, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 14, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Flat 22, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ
Apartment 41, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 2, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED
Apartment 97, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 93, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 73, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 92, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 84, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 99, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 90, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 116, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 60, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 74, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 62, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Apartment 65, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
Flat 55, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 36, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 57, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 69, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 84, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 77, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 46, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 86, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 13, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 91, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 43, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 14, Burlington House, 22 Tariff Street, Manchester, M1 2DN
Flat 7, 1 Binns Place, Manchester, M4 5BY
Flat 1, 1 Binns Place, Manchester, M4 5BY
Flat 21, 1 Binns Place, Manchester, M4 5BY

Basement And Ground Floor, 43 Port Street, Manchester, M1 2EQ
Basement, Marlsbro House, 52 - 54 Newton Street, Manchester, M1 1ED
3C Tariff Street, Manchester, M1 2FF
64 Port Street, Manchester, M1 2EG
Flat 2, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 108, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 106, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 22, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 82, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Unit 8, 68 - 70 Newton Street, Manchester, M1 1EE
Unit 3, 68 - 70 Newton Street, Manchester, M1 1EE
Flat 1103, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 28, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 103, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 50, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 4, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 47, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 89, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 73, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 56, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 41, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU
Flat 94, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 81, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW
Flat 1101, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1204, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 108, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 408, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 506, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 203, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 604, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 210, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1105, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 901, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 805, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 103, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 1006, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1002, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 1202, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 703, Oxid House, 78 Newton Street, Manchester, M1 1AQ
Flat 602, Oxid House, 78 Newton Street, Manchester, M1 1AL
Flat 113, 61 Houldsworth Street, Manchester, M1 2FA
Flat 1301, 61 Houldsworth Street, Manchester, M1 2FB
Flat 207, 61 Houldsworth Street, Manchester, M1 2FA
Flat 703, 61 Houldsworth Street, Manchester, M1 2FB
Flat 313, 61 Houldsworth Street, Manchester, M1 2FA
Flat 504, 61 Houldsworth Street, Manchester, M1 2FA
Flat 512, 61 Houldsworth Street, Manchester, M1 2FA
Flat 415, 61 Houldsworth Street, Manchester, M1 2FA
Flat 413, 61 Houldsworth Street, Manchester, M1 2FA
Flat 303, 61 Houldsworth Street, Manchester, M1 2FA
Flat 208, 61 Houldsworth Street, Manchester, M1 2FA
Flat 103, 61 Houldsworth Street, Manchester, M1 2FA
Flat 411, 61 Houldsworth Street, Manchester, M1 2FA
Flat 410, 61 Houldsworth Street, Manchester, M1 2FA

Flat 701, 61 Houldsworth Street, Manchester, M1 2FB
Flat 904, 61 Houldsworth Street, Manchester, M1 2FB
Flat 906, 61 Houldsworth Street, Manchester, M1 2FB
Flat 4, 61 Houldsworth Street, Manchester, M1 2FA
Flat 108, 61 Houldsworth Street, Manchester, M1 2FA

Appendix 2 – Planning constraints

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