

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 137350/JO/2023

**Date registered valid:** 29 June 2023

**Proposal:** S73 application to vary condition 2 (approved drawings) to make amendments to Multi Storey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and conditions 43(Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51(Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on application ref no 132255/JO/2021as a result of 138008/NMC/23.

**Address:** Baring Street, Manchester, M1 2PY,

**Ward(s):** Piccadilly Ward

**Applicant:** Mayfield Medlock Ltd

**Agent (if any):** Mr Michael Percival Deloitte LLP

**Case officer:** Angela Leckie  
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**Recommendation:** Approve

**Date of recommendation:** 20-09-23

## **Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Major Other

**Date of site visit:** 6 July 2023

### **Standard consultations:**

Printed: 30 June 2023      Expired: 21 July 2023

### **Neighbour notifications**

Printed: 30 June 2023      Expired: 21 July 2023

### **Site notice**

Posted: 6 July 2023      Expired: 5 August 2023

### **Press advert**

Published: 4 July 2023      Expired: 3 August 2023

**Departure from Development Plan:** No

**Environmental Statement:** RECV

## **Background**

Permission for the first phase of development within the Mayfield SRF Area was approved in February 2020. The first phase of development comprised two office buildings, a multi-storey car park and Mayfield Park.

Under planning permission reference 124972/FO/2019 within the development site which is approximately 5.01 ha consent was granted for a 9 storey office development with mezzanine above ground floor and basement commercial uses and plant level, 11 storey Multi-Storey Car Park with associated landscaping; a 6 acre public park, highways and infrastructure works alongside enabling works. This consent was subsequently amended under application ref no 132255/JO/2021 which approved amendments to the Park. The Park element and enabling works approve under the latter consent have been fully implemented and this is now the extant planning permission.

Under planning permission ref no 125248/FO/2019 consent was granted for the erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above ground floor commercial uses with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.

This application seeks approval for amendments to the Multi Storey Car Park (MSCP) element of application ref no 132255/JO/2021. A S96 application (app ref no 137219/NMC/2023) has also been submitted to change the description of development so that ground floor and basement commercial units (included in the Office element) can also be included with the MSCP.

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

The development site is approximately 5.01 ha and is located entirely within the Mayfield SRF area. The Mayfield area is bounded by Fairfield Street to the north; Temperance Street to the north-east; the Mancunian Way Ring Road (A653) to the south; and London Road (A6) to the west. It is close to Piccadilly Rail Station and the Metrolink. More specifically the site lies between Mayfield Park and the Mancunian Way.

The amendments proposed through this application relate to an area identified as Plot N. The original consent application ref no 124972/FO/2019 was in respect of this plot for a Multi Storey Car Park.

The wider SRF area extends to 30 acres overall, the SRF endorsed in 2010, set out a vision to create a commercially led mixed-use neighbourhood within a high quality environment, including a new city centre park. It sought to enhance connectivity and deliver regeneration benefits. It was updated in 2014 to strengthen connections to Piccadilly station and create a stronger gateway to the City Centre, building on the Northern Hub rail expansion and act as a catalyst for the regeneration anticipated as a result of HS2.

The phased development of Mayfield should deliver a commercially led mixed-use area comprising a new park, 154,800 sq m of office space, 1500 homes, a hotel and retail and leisure facilities. This should create up to 10,000 office, retail, leisure and construction jobs and regeneration benefits that would drive economic growth. Public spaces and routes would improve permeability and movement. The SRF has been broken down into developable sub-areas and this application relates to a plot within an area the lies between Mayfield Park, the Mancunian Way and Baring Street where office uses are envisaged.

Meanwhile uses within the wider SRF site over the past 6 years have commenced the process of regeneration and have introduced economic and social activity.

Application ref no 132255/JO/2021 has been partially implemented Phase A (enabling works) and Phases F, G, H and Mayfield Park were completed in 2022.

The remaining phases to be completed under the above consents are as follows:

Phase B - London Road junction & temporary access road.

Phase C – MSCP, public realm and associated works.

Phase E - Baring Street Office 1, public realm, and associated works.

Plot M – Baring Street Office 2, public realm, and associated works (the subject of this application)

Phase D - Baring Street and associated highways and public realm.

Phase X – temporary retention of Freight Island that is to be replaced at a later date.

The existing Site is previously developed 'brownfield land'. The site is not within a Conservation Area, there are no adjacent listed buildings but the depot is a non-designated heritage asset. The nearest listed buildings are the Star and Garter Public House and Piccadilly Station (both Grade II) and London Road Fire Station (Grade II\*).

The application is being considered in conjunction with a S96 application (app ref no 137219/NMC/2023). The S96 non Material Amendment application seeks to revise to the description of development due to the inclusion of additional active ground floor retail uses within this MSCP phase of development and make relevant amendments to existing planning conditions (43,44,45,46,47,51,61, 62 and 63)

In addition to the S96 application this application has been submitted in conjunction with the following applications:

S73 application to vary condition 2 (approved Dwgs) attached to application ref no 125248/FO/2019 with amendments to include alterations to massing on southern elevation terrace areas, changes to external facade design and changes in entrance and internal layout and to amend the wording of conditions 3 (Materials), 4 (Contaminated Land), 5 (CMP), 6 (Archaeology), 7 (EA contamination), 8 (Piling), 10 (SUDS 1), 13 (Circular Economy Statement), 14 (Local Labour Agreement), 17 (Noise commercial), 23 (Surface Water Drainage), 30 (Landscaping), 34 (Noise External Areas), 36 (Management of Commercial units) and 38 (UXB Mitigation) to align with condition discharges for application ref no 125248/FO/2019 as amended by 134907/NMC/2022 and 135956/NMC/2023; and

Application ref no 137263/FO/2023: Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.

### **Description of area**

Close to the site the former railway arches on Temperance Street are occupied by workshops, storage spaces and meanwhile uses. Much of the rest of the area has low rise warehouse and industrial units, open land and car parking.

To the west is the Macdonald Hotel and purpose built student accommodation and the area forms an important link to the North Campus.

An EIA Addendum utilises the same baseline information that was established in the Original EIA dated December 2019 are unchanged.

### **Description of development**

The amendments to the approved scheme seek to repurpose the MSCP as an inter-modal hub with the introduction of a cycle hub. A separate secure access is via a cycle ramp located next to the main entrance to the MSCP. The main circulation core would be accessed from both Baring Street and the park side, providing access to all split levels via 2 x through lifts, as well as direct access to the cycle hub in the basement.

The building has been reduced from 11 storeys (including basement) to 9.5 storeys.

The consented scheme allowed for piled foundations and a cotigulated piled wall between plots N + O, which extended down to the bedrock. The updated proposal utilises the existing site levels to locate a raft foundation on top of the bedrock, creating the opportunity for additional space within a basement to expand the versatility of the inter-modal hub and additional ground floor uses.

The design changes from the original proposed scheme are summarised as follows:

**Activation of ground floor and basement:** increase in the basement area to provide a full basement to accommodate 450 cycle parking spaces, lockers, shower facilities, and introduce active commercial uses that are physically linked to new ground floor areas.

**Car parking alterations:** redistribution of car parking and reduction in overall spaces (reducing from 581 spaces to 488 spaces in total) to allow for the increase in other uses within the ground and basement levels. The provision of EV spaces has also increased, with 10% active provision and 10% passive provision on day 1 of opening, with a further 30% (50% in total) to be available for retrofit in the future in line with demand.

**External appearance:** revised façade treatment to facilitate active ground floor uses, align with the emerging 'Mayfield datum' and better reflect historic character of Mayfield area at the upper levels of the building. The facade arrangements have been amended to align with the 7.5m structural grid. The lower storeys would be formed from brick arches with weathered steel and glazing infills.

As in the previous scheme, the upper levels of the facade will be formed by perforated aluminium panels. However, the horizontal breaks will be reduced to create a continuous vertical strip.

One of the early uses of the site was Hoyle's Calico print works. The panels are designed to be reminiscent of Hoyle's hanging prints. Each strip will represent a pattern each, creating an opportunity to showcase Hoyle's and the site's social history. Each vertical panel will portray a different Hoyle print, with a minimum of 30% open facade on each level. On level 3 the facade is required to be more than 50% open to meet the ventilation requirements, due to the quantity of brick along the façade. The lift core would be clad in corten steel.

Whilst the number of overall storeys has decreased the height of facade increased slightly to accommodate the provision of a balustrade to the PV deck

**Structural changes:** alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability.

**Plant, back of house and servicing:** a full PV array has been added at roof level and plant for powering, heating, cooling, and ventilating the building and EV charging spaces is included. The location for the security room, storage areas, servicing areas and back of house facilities has been revised.

**Landscaping:** The area between Baring Street and the MSCP has been re- designed to provide clear and safe pedestrian and cycle movement and access. A large area of wild flower will create an important temporary landscape area that will provide seasonal interest and increased biodiversity. This area has also been designed to allow for change and adaptation to respond to the ground floor use of the MSCP. There is the opportunity for it to become a spill out space with integrated seating, flexible open space for moveable furniture and Mayfield industrial artefacts all wrapped in a belt of wild flower planting.

Other amendments include:

- The addition of a number of entrances to the ground floor to accommodate new uses.
- The car entrance lobby is enlarged to provide better user experience and flexibility for ticketing, transport information and way finding.
- The vehicle entrance has been moved from Baring Street and consolidated into a vehicle in and out on the slip road. There are 3 lanes with barriers and an ANPR system, with the central lane switching between in and out during peak times.
- The transformer for the EV charging points has increased in size to allow for 20% of parking bays on day one to be EV, with the capacity to increase to 50%.
- A combined refuse store for retail and commercial uses has been created.
- Height of lower datum raised to tie in with Plot O

The cycle hub will be accessed via a dedicated entrance on Baring Street and directly connect to the proposed cycle route from the London Road slip road. A fobbed access arrangement would allow cyclists entry via a 1:20 gradient cycle ramp. Egress would be via a

lift from the basement to the ground floor.

The above changes seek to reduce the whole life carbon associated with the building, provide more positive engagement with the park by introducing ground floor commercial activity and to ensure buildability. The structural system that has been selected for the upper floors is demountable which allows for a flexible future of the building and the site. The ground floor and basement would be permanent structures to accommodate a future replacement building above.

It noted that the MSCP building will consolidate public vehicle movements to one corner of the site and reduce vehicular circulation, freeing up the streets of the new masterplan for pedestrian priority. The MSCP will support future residential development as well as commercial uses across the entire masterplan. In the immediate term, the MSCP will provide secure on-site parking and cycle facilities for the adjacent Baring Street Offices, 'The Poulton' and 'Republic', as well as public parking and cycling facilities for use by shoppers and commuters during the early phase of the Mayfield development, noting the proximity of Piccadilly Station and related Metrolink infrastructure.

### **Consultations & Notification Responses**

**Publicity** - The occupiers of adjacent premises have been notified and the proposals have been advertised in the local press as a major development, a public interest development, affecting a right of way, affecting the setting of a listed building and accompanied by an Environmental Impact Assessment.

One objection has been received which questions the need for a condition to control amplified music associated with the car park

**City Centre Growth and Regeneration Team** – No comments received

**Head of Highways**- Has no objection.

**TFGM** – Have no objection.

**Network Rail** – Have no objection.

**Head of Regulatory and Enforcement Services** – Have no objections subject to conditions being attached in relation to the commercial units in respect of acoustic insulation of the uses and plant, refuse storage and disposal, fume extraction, hours of operation and management of amplified music. They also required submission of completion/verification Reports in relation to the remediation before the uses commence as a condition of any amended consent granted.

**Greater Manchester Police (Design for Security)** – No comments received.

**TFGM (Metrolink)** – No comments received.

**Greater Manchester Ecology Group (GMEU)** – Have no objection.

**Flood Risk Management Team** – Have no objection.

**Environment Agency** – Have no objection.

**United Utilities** – No comments received.

**Greater Manchester Archaeological Unit** – Have no objection.

**Work and Skills** – Have no objection.

**Natural England** – No comments received.

## **Issues**

### **Legislative requirements**

S149 (Public Sector Equality Duty) of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability and Age are among the protected characteristics.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

### **Environmental Statement**

The application is supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

In accordance with the EIA Regulations, this ES sets out the following information:

A description of the Proposed Development comprising information about its nature, size and scale;

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

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

The above replicates that submitted with the previous application. The original EIA covered the assessment of Mayfield Park, Plot O (Office 1 – 'The Poulton'), Plot N (multi storey car park) and Plot M (Office 2 – 'The Republic'). The three buildings forming the basis of the EIA were originally approved under two separate permissions: 124972/FO/2019 (Plots O, N and Park plus enabling works for phase 1, now 132255/JO/2021) and 125248/FO/2019 (Plot M).

Application ref no 132255/JO/2021 was supported by an ES Addendum Statement that demonstrated that there would be no significant effects on the environment, on or close to the application site, beyond those already identified and mitigated for within the EIA dated December 2019, as a result of the proposed minor material amendments to the Park. Therefore, the conclusions presented in the original Environmental Statement were considered to remain valid and, as such, the ES was capable of supporting the Section 73 application.

The approved 2019 ES has been assessed again to consider whether it needs to be updated because of the proposed amendments to all three buildings. An updated ES would be required if significant effects that have not been previously identified arise because of the proposed changes.

In summary, amendments relate only to changes to the external appearance of the building plots and, whilst this could cumulatively influence the conclusions of the Environmental Statement ('ES'), it has not generated significantly different effects compared to the previous ES conclusions. In broad terms, the generation of significant effects because of the proposed amendments that were not previously identified as part of the Approved Development are unlikely, given that:

- The Approved Development went through an EIA Scoping process, which concluded that the development required an EIA in relation to focused topic areas. The EIA was undertaken in relation to these topics and approved because of the original planning application, which tested a scheme that is broadly in line with the amended proposals as set out in this Statement.
- The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant EIA chapter, and has confirmed that the conclusions contained therein will remain broadly unaffected because of the proposed amendments. This is confirmed in an ES Statement of Conformity submitted with this Application.
- The relationship of the Approved Development with surrounding land uses following the proposed amendments will still be compatible given that the site is located within a key regeneration area within a city centre location, which is highly accessible by a variety of transportation methods.

An ES addendum has therefore not been prepared for submission with this Application due to the consistency of effects in EIA terms from the Approved to the Revised designs. There are no significant impacts that may arise that have not already been assessed as part of the Approved ES Addendum submitted with this Application.

Notwithstanding the above, the proposals and their effects on relevant ES chapters has been set out in ES Statement of Conformity submitted with this Application, which seeks to compare the two proposals and ensure that any potentially significant effects previously identified can continue to be avoided or mitigated against during construction and operation of the three buildings.

The above has also submitted to support app ref no's 137349/JO/2023 and 137263/FO/2023

It is important that any revisions to a scheme that was supported by the EIA is consistent in its approach to the established baseline and assessing the scheme against that original context and it should be noted that this Statement of Conformity has utilised the same baseline information that was established in the Original EIA dated September 2019 and Addendum January 2020) (collectively the Original ES).

### **Principal of amendments**

It is noted that the principle aim of the amended proposals is to provide future mobility needs and support active modes of travel within the Mayfield Neighbourhood and to ensure buildability. The amendments proposed as part of this Application are also driven by the desire

to improve the sustainability credentials of the building, with the proposals to alter the structural grid and construction of the MSCP having been driven by more stringent targets in relation to minimising levels of embodied carbon and improving the sustainability credentials of the building. Changes to the external appearance aim to provide stronger local contextual design references for the development and ensure physical co-ordination with the other building plots.

It is also noted that the design has evolved to reduce its carbon footprint and activate connections to Mayfield. The extension of the basement has allowed for new uses to be included such as the introduction of commercial F&B / retail uses at ground floor and basement levels. This would allow for a more active ground floor with enhanced visual connectivity to the wider development.

A less intensive construction method utilising raft foundation to align with and extend to bedrock removes the need for pile foundations which would allow the plot's foundations to be reused and adapted in the future. The structural system that has been selected for the upper floors is demountable which allows for a flexible future of the building and the site and could allow for a new building and use to be established if the car park reached the end of its life, representing a potential future significant carbon saving.

No changes are proposed to the park areas associated with this planning permission as all park areas have been delivered since permission was granted. The details of other public realm areas are to be agreed by way of planning condition in line with the current extant permission.

The provision of dedicated entrances for different uses within the building will improve its functionality and prevent conflicts between motorists and cyclists.

The provision of additional EV spaces (with 10% active provision and 10% passive provision on day 1 of opening) with a further 30% (50% in total) to be available for retrofit in the future in line with demand will improve the sustainable functionality of the MSCP which will improve overtime as more people switch to electric vehicles and grid decarbonises. The addition of PVs to the roof would allow for sustainable onsite provision of some of the operational energy associated with the development.

The provision of entrances to the commercial units from Baring Street and from the public realm area between the MSCP and the Republic building adjacent would provide an active through-route from Baring Street into the park via the ground floor of the car park and, in turn, improving visual permeability and site legibility.

In terms of the external design the datum lines have been re- designed to align with key elements of the neighbouring office building to provide visual continuity between buildings. The lower datum picks up on the Mayfield datum set out by the Depot building. Whilst arches were introduced to pick up on the human scale and activity of the ground floor.

The consented scheme proposed arches comprised of stainless-steel grilles at ground and first floor level, with climbing plants to add variety. A visual "break" was proposed above first floor level, before changing appearance in the upper levels to a panellised system. The façade rhythm aligned with the adjacent office building and was perforated to incorporate natural ventilation. This natural ventilation was required due to the car parking being included across all floors of the building.

The revised façade strategy at ground level facilitates active street frontage and introduces brickwork and weathered street to the lower datum with glazed curtain walling infills. The change to materiality is accepted as it is both necessary and it is acknowledged that this captures the materiality associated with historic railway arches nearby. The weathering steel infills will

have perforated patterns printed into them, reminiscent of Hoyle's printworks but with contemporary approach. The detailing of the brickwork will be modern in its expression - a rustication will be formed at the base through protruded brickwork while header courses will create a slenderer banding above arches and at the top of the wall.

On the upper levels the changes are principally to ensure buildability and functionality. This has allowed the upper datum to be revised to better reflect the historic calico prints associated with the area. Vertical façades would undulate to emulate the hanging fabrics of the printworks, while historic patterns are translated into a contemporary façade. This reduces the potential visibility of the structure behind compared to the angled panellised system previously approved by using darker tones on the perforated screens. As in the previous scheme, the facade will be formed by perforated aluminium panels. However, the horizontal breaks will be reduced to create a continuous vertical strip, reminiscent of Hoyle's hanging prints. Each strip will represent a pattern each, creating an opportunity to showcase Hoyle's and the site's social history.

Overall, the proposed changes are considered to be minor material in nature, would not diminish the overall design quality of the building. A positive consequence of the changes would be improvements in the operational and embodied carbon associated with the development and a reduction of car parking spaces with cycle parking and more EV charging capability included. Give these factors the proposed amendments are supported.

## **Environmental Impact Assessment**

It is noted that an Environmental Impact Assessment (and subsequent Addendum) (collectively the Original ES) was submitted with the previous application. In light of the changes to the scheme, an Addendum Assessment has been submitted to consider whether the changes to the scheme affect the conclusions of the original ES. The EIA Technical Team has confirmed within the Statement of Conformity that the proposed amendments would not result in any significant effects on the environment beyond the extent identified in the conclusions of the approved EIA. Indeed, it is noted that due to some phases having now been implemented some of the impacts would be reduced.

On the above basis notwithstanding the proposed minor material amendments to the Plot M proposals, the overall levels of impact would stay the same as the ES 2019 and potential impact can be mitigated to non-significant levels in line with the Original EIA such that the conclusions of the 2020 ES are unaltered.

Therefore, the conclusions presented in the original Environmental Statement are considered to remain valid and, as such, the ES is capable of supporting the Section 73 application being submitted at this time.

## **Amenity**

With the introduction of ground / basement level commercial units there is a need to add conditions to reflect the need to manage any impact on amenity from this inclusion. This will include conditions relating to management of noise breakout, amplified music, storage and disposal of refuse, fume extraction and the acoustic insulation of any associated plant. These same conditions are included on the S96 application and therefore replicated in the new decision notice.

## **Conditions**

A number of conditions have been updated to reflect to amended scheme.

A number of additional conditions (90-94) have been added to reflect current policies, practice and the changes to the UCO since the original consent. Condition 89 is added to provide clarification in terms of requirements for the office and commercial uses in terms of acoustic insulation requirements (see also C44). Wording to relevant conditions has been changed to reflect the approved uses as they are categorised under the amended UCO following the April 2021 update. This excludes E (d) uses from the Office but not the MSCP which does not have the same potential amenity issues between ground and upper floor users that the office does.

## **Conclusion**

The amended proposals would deliver the vision, objectives and development principles for Mayfield. This would start to establish this new City Centre Neighbourhood.

The amended proposals would continue to contribute to a significant proportion forecast employment growth in sectors with higher than average GVA within the City. They would deliver a significant quantum of new floorspace and associated environmental improvements in a highly sustainable location.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to be in compliance with it.

## **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 than 14.02.2023

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

#### **Drawings**

(a) Dwgs 0343-SEW-ZZ-ZZ-DR-Z-0001200 Rev P00 (Mayfield Phase 1, Application 1: Site Plan and Location Plan), 0343-SEW-ZZ-ZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks Phase A) and MAY101-WSL-EST-GIL-DR-7060-0129-S4-01 (Mayfield Phase 1, Application 1: Phase B, C, D, E, F, G, H, I, X); 0343-SEW-ZZ-ZZ-DR-Z-0000026 Rev P00 (Mayfield Phase 1, Application 1: Demolition Plan); 0436-SEW-ZZ-00-DR-L-001100 Rev4 (Mayfield Phase 1 - Site Wide Landscape Context Plan);

(b) Phase C (MSCP): 0349-230614 Multi-Stories MSCP Addendum dated 16-06-23; 0439-SEW-ZZ-ZZ-DR-A-001001 Rev P3 (Proposed - GA Site Plan (Phase 1)); 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)); 0439-SEW-ZZ-01-DR-A-001101 Rev P3 (Proposed - Level 01)); 0439-SEW-ZZ-02-DR-A001102 Rev P3 (Proposed - Level 02); 0439-SEW-ZZ-03-DR-A-001103 Rev P3 (Proposed - Level 03); 0439-SEW-ZZ-04- DR-A-001104 Rev P3 (Proposed - Level 04); 0439-SEW-ZZ-05-DR-A-001105 Rev P3 (Proposed - Level 05); 0439-SEW-ZZ-06-DR-A-001106 Rev P3 (Proposed - Level 06); 0439-SEW-ZZ-07-DR-A-001107 Rev P3 (Proposed -Level 07); 0439-SEW-ZZ-08-DR-A-001108 Rev P3 (Proposed - Level 08); 0439-SEW-ZZ-09-DR-A-001109 Rev P3 (Proposed - Level 09); 0439- SEW-ZZ-10-DR-A-001110 Rev P3 (Proposed - Level 10 roof plan); 0439-SEW-ZZ-ZZ-DR-A-001201 Rev P3 (Proposed Section 01 - AA); 0439-SEWZZ-ZZ-DR-A-001202 Rev P3 (Proposed Section 02 - BB); 0439-SEW-ZZ-ZZ-DR-A-001310 Rev P3 (Proposed - GA Elevation -West); 0439-SEW-ZZ-ZZ-DR-A-001311 Rev P3 (Proposed - GA Elevation - South); 0439-SEW-ZZ-ZZ-DR-A-001312 Rev P3 (Proposed - GA Elevation - East); 0439-SEW-ZZ-ZZ-DR-A-001313 Rev P3 (Proposed - GA Elevation - North); 0439-SEW-ZZ-ZZ-DR-A-001320 Rev P3 (Proposed - Bay Studies); 0439-SEW-ZZ-ZZ-10-DR-A-006150 Rev P3 (Proposed GIA Schedule); 0439-SEW-ZZ-ZZ-10-DR-A-007150 Rev P3 (Proposed GEA Schedule); 0436-SEW-ZZ-ZZ-DR-L-001104 Rev P03 (Baring Street MSCP - Landscape General Arrangement); 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1); 0439-SEW-ZZ-ZZ-DR-A-001352 Rev P3 (Proposed Long Elevation - West and East (Phase 1)); 0439-SEW-ZZ-ZZ-DR-A—001353 Rev P3 (Proposed Long Elevation - North and South (Phase 1)); 0439-SEW-ZZ-ZZ-DR-A—001354 Rev P3 (Proposed Long Elevation - West and East (Indicative SRF)); 0439-SEW-ZZ-ZZ-DR-A—001355

Rev P3 (Proposed Long Elevation - North and South (Indicative SRF)); 0439-SEW-ZZ-ZZ-DR-A—001356 Rev P3 (Proposed - GA Elevation - East and West (Contextual))

(c) Phase E (Plot O - Poulton): 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed); 1811-BAXX-01-DR-A-P-0101 Rev A (Planning First floor/ mezzanine plan, Proposed); 1811-BA-XX-02-DR-A-P-0102 Rev B (Planning, Second Level floor plan, Proposed); 1811-BA-XX-03-DR-A-P-0103 Rev A (Planning, Third floor plan Level 3 floor plan, Proposed); 1811-BA-XX-04-DR-A-P-0104 Rev A (Planning, Fourth floor plan, Proposed); 1811-BA-XX-05-DRA-P-0105 Rev A (Planning, Fifth floor plan, Proposed); 1811-BA-XX-06-DR-A-P-0106 Rev A (Planning, Sixth floor plan, Proposed); 1811-BAXX-07-DR-A-P-0107 Rev A (Planning, Seventh floor plan, Proposed); 1811-BA-XX-08-DR-A-P-0108 Rev A (Planning, Eighth floor plan, Proposed); 1811-BA-XX-09-DR-A-P-0109 Rev A (Planning, Ninth floor plan, Proposed); 1811-BA-XX-10-DR-A-P-0110 Rev A (Planning, Roof plan, Proposed); 1811-BA-XX-AA-DR-A-P-0210 Rev B (Planning, Section, Proposed); 1811-BA-XXNN- DR-A-P-0310 Rev A (Planning, North elevation, Proposed); 1811-BA-XXEE-DR-AP-0320 Rev B (Planning, East elevations, Proposed); 1811-BA-XX-SS-DR-A-P-0330 Rev B (Planning, South elevation, Proposed); 1811-BA-XX-WW-DR-A-P-0340 Rev B (Planning, West elevation, Proposed); 1811-BA-XX-ZZ-DRA-P-0410 Rev A (Planning, Bay Study, Typical, Type 1a, Proposed); 1811-BA-XX-ZZ-DR-A-P-0411 Rev A (Planning, Bay Study, Foyer, Type 2b, Proposed); 811-BA-XX-ZZ-DR-A-P-0440 Rev A (Planning, Bay Study, Main entrance, Type 2c, Proposed);

(d) Phases F, G and H (Mayfield Park): 1076-03-CE-YY-XX-DR-HI-DE-010 Rev P02 (Typical Cross Section), 1076-03-CEYY- XX-DR-HI-SE-001 Rev P02 (Cross Sections Sheet 1), 1076-03-CE-YY-XX-DR-HI-SE-002 Rev P01 (Cross Sections Sheet 2), 1076-03-CE-YYXX-DR-HI-DE-003 Rev P02 (Typical Pavement Details Sheet 3), 1076-03-CE-YY-XXDR-HI-DE-004 Rev P01 Typical Pavement Details Sheet 4), 0042912-BHE-XX-XX-SKC-0040 Rev D (Phase 1 Highways Access Strategy), 1076-03-CE-YY-XX-DR-HI-GA-001 Rev P06 (Highways Layout: Phase 1), 1076-03-CE-YY-XX-DR-D-GA-001 Rev P04 (Surface Water Drainage Plan); MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127; MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0333; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403; MAY101-WSL-EXT-CIV-DR-7020-3001 A.3; MAY101-WSL-EXT-CIV-DR-7020-5001 A.6; MAY101-WSL-EXT-GIL-DR-7020-0340; MAY101-WSL-EXT-GIL-DR-7020-0341; MAY101-WSL-EXT-GIL-DR-7020-0342; MAY101-WSL-EXT-GIL-DR-7020-0343; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT-GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; MAY101-WSL-EXT-GIL-DR-7020-0426; MAY101-WSS-EXT-CIV-DR-7060-6001 A.1; MAY101-WSS-EXT-CIV-DR-7060-6002 A.1; 1076-15-CIV-XX-XX-DR-S-002 C04; 1076-15-CIV-XX-XX-DR-S-202 C04; 1076-15-CIV-XX-XX-DR-S-203 C04; MAY101-WSS-EXT-CIV-DR-7060-8700 A.1; MAY101-WSS-EXT-CIV-DR-7060-8701 A; MAY101-WSS-EXT-CIV-DR-7030-8720 A.2; MAY101-WSS-EXT-CIV-DR-7000-8730 A.2; MAY101-WSS-EXT-CIV-DR-7060-8701 S04.1; MAY101-WSS-EXT-CIV-DR-7060-8702 S04.1; MAY101-WSS-EXT-CIV-DR-7060-8703 S04.2; MAY101-WSS-EXT-CIV-DR-7030-8721 S04.1; MAY101-WSS-EXT-CIV-DR-7030-8722 S04.1; MAY101-WSS-EXT-CIV-DR-7000-8730 S04.1;

MAY101-WSS-EXT-CIV-DR-7000-7530 A; MAY101-WSS-EXT-CIV-DR-7060-5101 A.1; MAY101-WSS-EXT-CIV-DR-7030-5120 A.1; MAY101-WSS-EXT-CIV-DR-7000-5230 A; MAY101-WSS-EXT-CIV-DR-7060-5201 A; MAY101-WSS-EXT-CIV-DR-7030-5220 A; MAY101-WSL-EXT-GIL-DR-7020-0209; MAY101-WSL-EXT-GIL-DR-7020-0211; MAY101-WSL-EXT-GIL-DC-7000-0500 Revision P03 (February 2022); MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0416-0426; SURFACE WATER DRAINAGE PLAN 1076-03-CE-YY-XX-DR-D-GA-001 Rev 04; ) Buro Happold Engineering Drawings confirming Existing Site Conditions (drawing ref. 0046688-BHE-XX-XX-DR-W-0001 Rev B); Proposed General Arrangement (drawing ref. 0046688-BHE-XX-XX-DR-W-0002 Rev B); Proposed Edge Treatment (drawing ref. 0046688-BHE-XX-XX-DR-W-0007 Rev C); Proposed Sections (drawing refs. 0046688-BHE-XX-XX-DR-W-0003 Rev B; 0046688- BHE-XX-XX-DR-W-0004 Rev B; 0046688-BHE-XX-XX-DR-W-0005 Rev B; 0046688- BHE-XX-XX-DR-W-0007 Rev B and, 0046688-BHE-XX-XX-DR-W-0008 Rev B);

and

Documents:

(a) Recommendations and Targets set out within Buro Happolds Mayfield Ecology Strategy with Biodiversity Net Gain calculations - Phase 1 Dated 26 September 2019

(b) Mayfield- Baring Street Office 1 issued by JY Waste management and servicing strategy (Waste Only) dated 20-12-19;

(c) Sections 4.71 to 4.74 Servicing and Waste Management (Park) contained within Deloitte Real Estates Mayfield Manchester: Phase 1 Planning Statement September 2019

(d) Mayfield Site wide and Phase 1 Flood Risk Assessment 0042912 13 September 2019 Revision 00 by Buro Happold

(e) Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West

(f) u and i Lettings Strategy 14-01-20;

(g) Mayfield Community Engagement Vision September 2019;

(h) Buro Happold Mayfield Energy Strategy 26 September 2019;

(i) Noise Targets (Offices) within Appendix 6.3 (WSP) Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(j) Mitigation Measures in relation to Air Quality as set out in Sections 8.112 to 8.116 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(k) Mitigation Measures in relation to Wind as set out in Sections 12.115 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(l) Recommendations including mitigation measures within Section 5, as set out within the Buro Happold Flood Risk Assessment ;

(m) Additional Mitigation Measures detailed within table 17.1 of Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(n) Buro Happold Mayfield Cycling Strategy 27 September 2019;

(o) Planting details as shown in Section 6.11 of the Park Design and Access Statement by Studio Egret West;

(p) Sections, 6.1 to 6.14, 7 and 8.1 of the of the Park Design and Access Statement by Studio Egret West and Responses to Access Officer Document received on 20-12-19; and

(q) Recommendations within the Crime Impact Assessment Version B dated 26-06-23 (MSCP), 04-09-19 (Offices) and 16-04-19 (Park)

updated as relevant by

(a) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017, (previously submitted as Appendix 10.2 ES Volume 2)]

(b) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting Ltd [Revision R3 dated December 2020 (Revised 11/03/2021)];

(c) Phase 2 Site Investigation - Freight Island Event Space prepared by RoC Consulting [Revision 0 dated 23/02/2021];

(d) Phase 2 Site Investigation - Plots O & N, Mayfield prepared by RoC Consulting Ltd [Revision R3 dated 18/11/2020];

(e) Water Monitoring Report Analytical report prepared by i2 Analytical Ltd. [Number: 21-62916 Revision 1 dated 23/03/2021];

(f) Phase 3A Remediation Strategy - Mayfield Park prepared by RoC Consulting [Revision R2 dated December 2020 (Revised 16/03/2021)];

(g) Remediation And Enabling Works Validation Report for Mayfield Park, Plots M, N and O, dated November 2021

(h) Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit;

(i) Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out prepared by Buro Happold [Revision 02 dated 20th April 2021];

(j) Technical Note - Hydraulic Modelling - Mayfield Park Enabling Works prepared by Buro Happold [Ref.: Revision 01 dated 5th February 2021];

(k) Technical Note - Information to Support Discharge of Condition 10 and 22 [Revision 04 prepared by Buro Happold dated 20th April 2021];

(l) Mayfield, Manchester, Japanese Knotweed Strategy [Revision 2 dated 2 February 2021];

(m) Stage 4 Drainage Strategy prepared by Buro Happold [Rev. P07 dated 1 March 2021] and Deloitte's e-mail dated 04-03-21;

as updated and supplemented by

- (n) Buro Happold Technical Note 20 April 2021 Rev 03 - Information to Support Discharge of Condition 66;
  - (o) Hydraulic Modelling - Mayfield Park Full Build Out (Technical Note) Rev 02;
  - (p) Technical Note - Hydraulic Modelling Mayfield Park Design Changes Revision 01 dated 11 February 2022;
  - (q) Construction Management Plan - Mayfield Enabling Works (Phase A) prepared by P.P. O'Connor;
  - (r) Licencing Cover Letter, granting a mitigation license from Natural England until 16 January 2022;
  - (s) Licence: Mitigation, permitting the licensable activities associated with development works consented under reference number 124972/FO/2019;
  - (t) Annex: Special Conditions to Individual Bat Mitigation Licence;
  - (u) Mayfield Geomorphological Assessment (December 2020) prepared by Buro Happold; (v) Mayfield Park Flood Warning and Evacuation Plan (Ref.: MAY101-WSB-EXT-BUR-DC-7000-0002 dated 04 March 2022);
  - (w) Mayfield Well Investigation and Treatment Technical Note prepared by Buro Happold dated 03 February 2022 (x) and BH Document Condition 86 - Hoyle Street Culvert, and
  - (y) Planning Statement Addendum Mayfield Manchester Phase 1 MSCP dated June 2023 prepared by Deloitte Real Estate;
  - (z) Ecology Assessment of proposed slide structure dated 13 December 2021; (aa) Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02);
  - (ab) EIA Addendum Volume 1 and Volume 2 prepared by Deloitte Real Estate dated October 2021
- as updated by
- (ac) EIA Statement of Conformity and appendices dated June 2023,
  - (ad) Mayfield MSCP Ventilation and Extraction Statement dated 19-05-23 prepared by Hoare Lea;
  - (ae) Drainage Statement Mayfield Manchester Plot N dated 12-06-23; and
  - (af) Mayfield Plot O Planning Statement Addendum dated June 2023.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, 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 polices DC20 and DC26.1.

3) The programme for the delivery of Phase A to I, as detailed within dwgs 0343-SEW-ZZZZ-DR-Z-0001000 Rev P00 (Mayfield Phase 1, Application 1: Earthworks and Riverworks A) and MAY101-WSL-EST-GIL-DR-7060-0129-S4-01 (Phases B, C, D, E, F, G, H, I) shall be undertaken in accordance with the Mayfield Phasing and Delivery Schedule dated 04.03.22, prepared by u+I; unless otherwise agreed in writing by the City Council.

Reason: For the avoidance of doubt to allow the development to be carried out in a phased manner and to ensure that the phasing is delivered in a satisfactory manner, pursuant to Policy DM1 of the Core Strategy.

4) Prior to the first occupation of each relevant phase of the development hereby approved, details of the following relevant footpath and highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt further information submitted in relation to each phase of work, shall include the following:

- (a) Detailed designs in relation to the above to including materials, layout, junction protection, carriageway widths, kerb heights, street lighting, entry treatments, signing, lining and traffic management.
- (b) Details of any doors opening onto the highway or areas of public realm;
- (c) Details of the relocation of 15 pay and display bays on Travis Street and the associated pay machines;
- (d) A 20 mph speed limit should be introduced on the Mancunian Way Slip Road and Berry Street to ensure that the entirety of the phase 1 road network has consistent speed limits;
- (e) Details of the elements of the highway that will be privatised to allow for private maintenance of high specification materials;
- (f) Vehicle access control management; and
- (g) Appropriate blister and corduroy tactile paving is provided at all relevant crossing/transition points.

The scheme shall then be implemented in accordance with the approved details.

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).

5) The submission of details of a wayfinding strategy, to include signage (including for directing cyclists to nearby cycle routes) and any other appropriate methods to ensure the legibility of linkages within adjacent neighbourhoods and transport infrastructure (which includes consideration of older and disabled people), shall be submitted within 6 months of phases F, G and H opening and approved by the Local Planning Authority.

Reason: Pursuant to Core Strategy Policies DM1 and SP1

6) The development, hereby approved, shall be carried out fully in accordance with the approved Explosive Ordnance Threat Assessment and an Explosive Ordnance Threat Mitigation Strategy, prepared by Planit, discharged under CDN/20/0690 on 28 May 2021.

If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by

the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

7) Each relevant phase of the development, hereby approved, shall be carried out fully in accordance with the following:

(a) (i) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold, [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; (ii) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)]; (iii) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (iv) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (v) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. I Ltd. 23/03/2021]; and (vi) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021]; discharged under CDN/20/0690 on 28 May 2021; and (vii) Well Investigation and Treatment Technical Note, Buro Happold, 3 February 2022; to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site and identify risks that merit further investigation in order to set out details that are required to remediate the land.

(b) All phases of the development (save for Phases C and X) shall be carried out in accordance with the Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [14-575-R1-Rev 1 dated November 2021], approved in writing by the City Council as Local Planning Authority as amended by Deloitte's e-mails 07-04-22 (Ground Gas) and 14-04-22 (Play Area), and Cover System Validation Report Mayfield Park dated September 2022 prepared by E3P.

(c) Notwithstanding the Technical Note TN001 dated 24/08/23 prepared by Civic Earth, prior to Phases C and X commencing, as identified in Condition 3 (phasing), details of any additional remediation measures shall be submitted and approved in writing by the Local Planning Authority.

(d) 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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

8) The development, hereby approved, shall be carried out fully in accordance with the WSI prepared by Salford Archaeology and two plans showing the proposed locations of the archaeological evaluation trenches (Mayfield Phase A - Part 1 and Mayfield Phase A - Part 2) discharged under CDN/20/0690; and the Mayfield Archaeology Dissemination and Interpretation Scheme dated 08 March 2022.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of the significance of any heritage assets to be lost and to make this evidence publicly accessible.

9) The provision of a coach drop-off and emergency pedestrian egress for the Depot (as approved under application ref no 123728/FO/2019) shall be provided in accordance with drawing ref: 0345-SEW-ZZ-00-D approved on 16 April 2021 under CDN/20/0689.

Reason: To ensure a satisfactory development pursuant to Core Strategy Policies SP1 and DM1

10) The development hereby approved shall be undertaken in accordance with the note detailing phasing of works to the river and modelling exercise to be undertaken, as updated by: Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out (Revision 02 dated 20th April 2021); Technical Note - Hydraulic Modelling - Mayfield Park Enabling Works (Revision 01 dated 5th February 2021); Technical Note - Information to Support Discharge of Condition 10 and 22 (revision 04 dated 20th April 2021); as updated by Technical Note - Hydraulic Modelling Mayfield Park Design Changes (Revision 01 dated 11 February 2022) Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02 to ensure that the overall aims of the approved FRA (Buro-Happold ref 0042912 dated 13/9/2019) will be met.

Reason

To reduce the risk of flooding to the proposed development and its future users pursuant to Core Strategy Policies EN08 and EN14.

11) The development hereby permitted must be undertaken in accordance with the details of existing and proposed ground levels of the park area as set out in Dwgs MAY101-WSL-EXT-GIL-DR-7060-0101-B-03 (1 of 3), MAY101-WSL-EXT-GIL-DR-7060-0101-B-03 (2 of 3) and MAY101-WSL-EXT-GIL-DR-7060-0101-B-05 (3 of 3) approved in writing by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing / phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to Core Strategy Policies EN08 and EN14.

12) The development shall proceed in accordance with the approved method statement for the removal of Japanese Knotweed (Mayfield, Manchester, Japanese Knotweed Strategy, Revision 2, Dated 2 February 2021) as approved under CDN/20/0866

#### Reason

The above condition is necessary to prevent the spread of Japanese knotweed which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170 and pursuant to Core Strategy Policy EN15.

13) As informed by (i) GeoEnvironmental and Geotechnical Desk Study Report prepared by BuroHappold [Reference 035548 dated 10 August 2017 (previously submitted as Appendix 10.2 ES Volume 2]; as superseded by (ii) Phase 2 Site Investigation - Proposed Mayfield Park, Manchester prepared by RoC Consulting [Revision R3 dated December 2020 (Revised 11/03/2021)] (iii) Phase 2 Site Investigation (Freight Island Event Space - Phase X) prepared by RoC Consulting [Revision 0 dated 23/02/2021]; (iv) Phase 2 Site Investigation (Plots O & N, Mayfield) prepared by RoC Consulting [Revision R3 and 18/11/2020]; (v) Water Monitoring Report Mayfield Depot Analytical report prepared by i2 Analytica [Number: 21-62916, Issue No: 1. I Ltd. 23/03/2021]; remediation for each phase of the development identified in Condition 3, save for Phase X, shall take place in accordance with (vi) Phase 3A Remediation Strategy, Mayfield Park prepared by ROC Consulting [Revision R2 dated 16/03/2021] as verified by Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [14-575-R1-Rev 1 dated November 2021], as amended by Deloitte's e-mails 07-04-22 (Ground Gas) and 14-04-22 (Play Area), and Cover System Validation Report Mayfield Park dated September 2022 prepared by E3P.

b) Prior to commencement of further works to Phase X identified in Condition 3, the following information shall be submitted to the Local Planning Authority for approval:

Additional site investigation scheme, based on the information already submitted, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted.

Details for Phase X should be submitted prior to development commencing in that area. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

All phases of development, save for Phase X and Phase C as identified in Condition 3, the site shall be delivered in accordance with the Remediation and Enabling Works Validation Report for Mayfield Park, Plots M, N and O prepared by E3P [Ref.: 14-575-R1-Rev 1 dated November

2021], approved in writing by the Local Planning Authority, confirming the results of the remediation strategy set out in Condition 13a.

c) The verification report for Phase X and Phase C, as identified in Condition 3, shall be submitted for approval in writing by the Local Planning Authority prior to those phases commencing in line with the details approved for Phase X and Phase C as set out in part a) of this condition.

#### Reason

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

14) 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

For the ongoing protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy

15) No infiltration of surface water drainage into the ground where adverse concentrations of land contamination are known or suspected to be present 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 - For the future protection of the Water Environment from risks arising from land contamination pursuant to Section 11 of the National Planning Policy Framework and policy EN17 of the Core Strategy.

16) Notwithstanding the details as set out within condition 2, the development of all phases, excluding Phase X, hereby approved shall be carried out in accordance with Stage 4 Drainage Strategy, Mayfield Park [Rev P07 prepared by Buro Happold dated 01 March 2021], Well Investigation and Treatment Technical Note (dated 03 February 2022) and Deloitte's e-mail dated 04-03-21 to ensure that surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards, as approved in writing by the Local Planning Authority under CDN/20/0691.

Part B) Drainage details for phase X, C and E, including use of SuDs, reduction in surface water run off rate by at least 50%, evidence the drainage system is design to avoid flooding in a 1 in 100 year rainfall event, overland flow routes for extreme events and construction details should be submitted and approved by the Local Planning Authority in writing prior to commencement of that phase of development.

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.

17) The management of the drainage details approved for Phases F, G and H shall be implemented in accordance with documents approved under CDN/22/0627 namely Deloitte e-mail 19-10-22; Drainage plans LAWNDRAIN002 and RG001; Drainage Note 05 12 22; Mayfield Park Sustainable Drainage Operation and Management Plan 046688 14 August 2022 Revision 00; and Photos stamped as received on 05-09-22.

No development hereby permitted shall be occupied / used 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.

18) Excluding Phase A, the development hereby approved shall be carried out in accordance with the Local Economic and Social Benefit Strategy for Mayfield (Construction Phase) prepared by Deloitte dated 26 January 2022. This includes a requirement to report back to the City quarterly during the construction phase on outputs and outcomes.

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

19) Phases F, G and H shall be operated in accordance Mayfield Park Flood Warning and Evacuation Plan (MAY101-WSB-EXT-BUR-DC-7000-0002) prepared by Buro Happold dated 04 March 2022 and the Emergency Riverside Access Drawing Sketch (MAY101-WSB-EXT-BUR-SK-7060-0001 S1.2) agreed with the relevant authorities and confirms that the development is signed up to EA's Flood warnings direct alert system submitted and approved in writing by the City Council as Local Planning Authority. This is subject to Greater Manchester Resilience Unit being made aware of any updates to the plan (email contingencies.agma@manchester.gov.uk).

Reason - In the interests of public safety, pursuant to policies DM1 and EN14 of the Core Strategy.

20) 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

21) Phase A of the development, as detailed in condition 3 above, shall be carried out in accordance with the approved Construction Management Plan - Mayfield Enabling Works (Phase A) prepared by P.P. O'Connor. Report Version: Revision I dated 29 April 2021, approved under CDN/20/0692.

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

22) Each phase of development shall be carried out in accordance with Technical Note - Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out dated 20th April 2021 prepared by BuroHappold; Hydraulic Modelling Mayfield Park Enabling Works prepared by Buro Happold dated 5th February 2021; Technical Note - Information to Support Discharge of Condition 10 and 22 Revision 04, prepared by Buro Happold dated 20th April 2021, and Technical Note - Hydraulic Modelling Mayfield Park Design Changes Revision 01 dated 11 February 2022; Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022) and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02, which includes details of any temporary works necessary to maintain the agreed river flow rates and attenuation volumes provided within the proposed area of the Park so as not to change the flood risk upstream or downstream of the Park.

Reason - To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes.

23) The removal of the River Medlock culvert (as detailed in condition 3 above) shall be undertaken in accordance with Licencing Cover Letter, granting a mitigation license from Natural England until 16 January 2022; Licence: Mitigation, permitting the licensable activities associated with development works consented under reference number 124972/FO/2019; and, Annex: Special Conditions to Individual Bat Mitigation Licence, outlining the special conditions which are attached to licence that has been issued for the destruction of the culvert. Approved under CDN/21/0098

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

24) Prior to the commencement of Phase B of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

- \*Display of an emergency contact number;
- \*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- \*Dust suppression measures;
- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Routing strategy and swept path analysis;
- \*Parking of construction vehicles and staff;
- \*Sheeting over of construction vehicles;

- \*Details of how measures in relation to safe working near to Metrolink will be complied with;
- \*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

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

25) Prior to first occupation of Phases C or E, a Sustainability Strategy shall be submitted and agreed in writing by Manchester City Council. This will detail how Mayfield will maximise the social, environmental and economic benefits for the City of Manchester, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019 as a reference document. This will include a reporting mechanism back to the City Council.

The strategy should also consider how Mayfield can:

- \*Remove health inequalities and enable more healthy lifestyles;
- \* Align with the Play Strategy with Manchester Joint Health & Wellbeing Strategy;and
- \*Local Labour or Recruitment Plan which outlines the immediate and future staffing of the approved end use.

Reason: Pursuant to Core Strategy Policies SP1, DM1, CC1, CC8, CC10, EN1, EN4, EN6, EN8 and EC1

26) Prior to the commencement of Phase C of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority (in consultation with the Environment Agency), which for the avoidance of doubt should include;

- \*Display of an emergency contact number;
- \*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- \*Dust suppression measures;
- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Routing strategy and swept path analysis;
- \*Parking of construction vehicles and staff;
- \*Sheeting over of construction vehicles;
- \*Details of how measures in relation to safe working near to Metrolink will be complied with;
- \*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

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

27) a) Notwithstanding the details submitted with the application, prior to the commencement of Phase C (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Samples and specifications of all materials to be used and drawings to illustrate details of full sized sample panels that will be produced as appropriate. The panels to be produced shall as appropriate include jointing and fixing details between all component materials and any component panels, programme for the production of the full sized sample panels and a strategy for quality control management; and

(b) 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.

28) Prior to the commencement of Phase C (as detailed in condition 3 above) a programme for submission of final details of the public realm works and highway works, as relevant, as shown in dwgs numbered 0368-SEW-ZZ-00-DR-L-001100 Rev4, 0345-SEW-P0-00-DR-L-001103 Rev3 and 0345-SEW-P0-00-DR-L-001104 Rev3 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 all hard landscaping works (to include use of natural stone or other high quality materials) including to Baring Street which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of all soft landscaping works, including planting within the arches of the building (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit.

(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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(d) 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 bricks, bird boxes;

(e) Lighting around the site; and

(f) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook 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 scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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, fine

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. C&E

29) Prior to commencement of Phase C (as detailed in condition 3 above) a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to and approved in writing by the City Council as Local Planning Authority, with reference to the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019 Mayfield Sustainability Statement (Phase 1A) (27.09.2019).

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

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.

30) Prior to implementation of any proposed lighting scheme for Phase C (as detailed in condition 3 above) 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.

31) If any lighting at the development hereby approved for Phase C (as detailed in condition 3 above) 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

32) Before phase C (as detailed in condition 3 above) commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM) , shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework Section 14 and Core Strategy DM1

33) Phase C (as detailed in condition 3 above) shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

34) Before the Car Park (Phase C) is first brought into use details of a Management and Servicing Strategy for the building including details of on site management and security; building servicing how payment would be managed; and how assistance would be available to customers shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

35) Phase C shall be carried out in accordance with the Crime Impact Assessment Version A dated 16-04-19 (MSCP). The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

36) No development of shall commence unless and until final details of the number of disabled parking spaces has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

37) Prior to the commencement of Phase D of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

\*Display of an emergency contact number;

\*Details of Wheel Washing;

- \*Dust suppression measures;
- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Routing strategy and swept path analysis;
- \*Parking of construction vehicles and staff;
- \*Sheeting over of construction vehicles;
- \*Details of how measures in relation to safe working near to Metrolink will be complied with;
- \*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

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

38) (a) Notwithstanding the details submitted with the application, prior to the commencement of Phase D of the development (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all materials to be used, a programme for the submission of these samples and a strategy for quality control management; and

(b) The samples 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 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.

39) (a) Notwithstanding the details submitted with the application, prior to the commencement of Phase E (as detailed in condition 3 above) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Samples and specifications of all materials to be used on all external elevations and drawings to illustrate details of full sized sample panels that will be produced. The panel to be produced shall include jointing and fixing details between all component materials and any component panels, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management; and

(b) 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.

40) Prior to the commencement of Phase E of the development (as detailed in condition 3 above) a detailed construction management plan outlining working practices during

development shall be submitted to and approved in writing by the local planning authority which for the avoidance of doubt should include;

- \*Display of an emergency contact number;
- \*Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- \*Dust suppression measures;
- \*Compound locations where relevant;
- \*Location, removal and recycling of waste;
- \*Routing strategy and swept path analysis;
- \*Parking of construction vehicles and staff;
- \*Sheeting over of construction vehicles;
- \*Details of how measures in relation to safe working near to Metrolink will be complied with;
- \*Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;

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

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

41) Prior to commencement of Phase E (as detailed in condition 3 above) a Strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored shall be submitted to an approved in writing by the City Council as Local Planning Authority, with reference to the in line with the Principle of Ambition set out on Page 20 of the Phase 1 Sustainability Statement (Application 1) 27 September 2019.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

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.

42) Phase E (as detailed in condition 3 above) shall be carried out in accordance with the Mayfield Energy Strategy Dated 26 September 2019 and Baring Street Office 1 Mayfield, Manchester, SUSTAINABILITY ENERGY STRATEGY REVISION D - 20.09.2019 by Hoare Lee

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.

43) Prior to occupation of each relevant phase (Phase C or E) (as detailed in condition 3 above) scheme for the acoustic insulation of any externally mounted ancillary equipment associated with

(a) the offices; and

(b) for each ground floor / basement commercial unit identified in 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)

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

Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future occupiers and adjacent residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP Policy DC26.

44) Before each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences a scheme for acoustically insulating the Class E (g)(i) (Office Use) against noise from adjacent roads and any noise transfer from the ground floor/ basement commercial uses to any offices above (as applicable), 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 each of the approved uses commence. Prior to occupation a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority. This is required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the above noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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.

45) Each ground floor / basement commercial unit within each relevant phase (Phase C or E (as detailed in condition 3 above) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

46) Before each ground floor / basement use within each relevant Phase (Phase C or E (as detailed in condition 3 above)) identified on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) 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.

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.

47) Before use of each ground floor/ basement unit within either of the following commences:

Class E (b) and  
Sui Generis Use (p and q)

in each relevant phase (Phase C or E) commences final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

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

48) Prior to implementation of any proposed lighting scheme for Phase E (as detailed in condition 3 above) 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.

49) If any lighting within Phase E (as detailed in condition 3 above) 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

50) Before Phase E (as detailed in condition 3 above) commences a scheme for dealing with the discharge of surface water and which demonstrates that the site will be drained on a separate system, with only foul drainage connected into the foul sewer and that it will not impact on adjacent the Metrolink infrastructure and tramway (to be confirmed in consultation with TfGM) , shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)) and DM1

51) Any Deliveries, servicing and collections associated with the management of the building and ancillary uses associated with each relevant Phase (Phase C or E (as detailed in condition 3 above)) 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.

52) Prior to occupation of Phase E as detailed on condition 3 a servicing strategy for the building shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved management plan.

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

53) The development of Phase E (as detailed in condition 3 above) hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

54) The window(s) at ground level, of Phase E (as detailed in condition 3 above) fronting onto the Park 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.

55) Phase E (as detailed in condition 3 above) shall be carried out in accordance with the Crime Impact Assessment Version A dated 04-09-19 (Office). The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework

56) Phase E (as detailed in condition 3 above) shall be carried out in accordance with Appendix 7.2 Framework Travel Plan within the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate.

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 during the first three months of use of the development 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 Etihad Campus and New Islington;
- vii) details of cycle parking within the public realm

Within six months of the first use of the development, 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.

57) Prior to the commencement of Phase E (as detailed in condition E above) a programmes for submission of final details of the public realm works and highway works as shown in dwgs

numbered 0368-SEW-ZZ-00-DR-L-001100 Rev4, 0345-SEW-P0-00-DR-L-001103 Rev3 and 0345-SEW-P0-00-DR-L-001104 Rev3 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) Final details of the any required wind mitigation measures as set out in the Mayfield Phase 1: EIA Volume 1 dated September 2019 by Deloitte Real Estate;

(b) Details of all hard (to include use of natural stone or other high quality materials) landscaping including to Baring Street and adjacent to the Mancunian Way;

(c) Details of all soft landscaping works, (excluding tree planting) with species choice to be agreed in consultation with Greater Manchester Ecology Unit;

(d) 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; The proposed choice of planting shall be informed through input from a qualified ecologist and arboriculturalist to ensure that the planting is suitable for its proposed microclimate (including the impact of the massing, height and materials on adjacent buildings) and ground conditions and evidence that species choice will create seasonal interest and be adaptable to disease and future climate change scenarios;

(e) 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 bricks and bird boxes;

(f) Location and design of all street furniture including seating, bins, bollards, handrails, recycling bins, play and exercise equipment, boundary treatments, planters and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(g) Lighting around the site;

(h) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Temporary Treatment Plans within section 6.12 of the Masterplan Design and Access Statement by Studio Egret West; and

(i) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of on site vehicle parking and drop off points; management of motor cycle parking; provision of clear routes to ensure unrestricted access for all;

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 approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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.

58) Prior to occupation of any of the commercial units within Phase E (as detailed in condition 3 above) details of a signage strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity to enable careful attention to signage details and the level of visual clutter associated with any external seating is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

59) The commercial units as shown on drawing 1811-BA-XX-00-DR-A-P-0100 REV C shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

60) No externally mounted telecommunications equipment shall be mounted on any part of the Phase E (as detailed in condition 3 above) 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

61) No amplified sound or any music shall be produced or played in any part of the site outside of each relevant phase of development (Phase C or E (as detailed in condition 3 above)) building other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

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.

The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

62) The commercial units, within each relevant phase (Phase C or E (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXXX can be occupied as Use Classes

E a, b, c, e, f and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail). Class E (d) shall be permitted within the MSCP.

The first use of each commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

63) In the event that any of the commercial units, within each relevant phase (Phase C or E) (as detailed in condition 3 above)) as indicated on drawings 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed)XXXX are occupied as a Class E (b) or Sui Generis Use (p and q) , prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

These details are as follows:

Management of patrons and control of 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

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

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

Prior to implementation of any proposed lighting scheme details of any proposed lighting 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

64) Before the Phase E (as detailed in condition 3 above) building is first brought into use details of a Management Strategy for the building including details of on site management and security shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

65) The hard landscaping materials to be used on phase F, G, H shall be in accordance with the materials as identified on MAY101-WSL-EXT-GIL-DR-7060-0102 and as set out within PPO Connor's Sample Tracking Folder dated March 2022.

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.

66) Works to the river, in association with the delivery of Phase F (as detailed in Condition 3 above) shall be undertaken in accordance with the following documents Mayfield Geomorphological Assessment (December 2020) prepared by Buro Happold; Existing Site Conditions (drawing ref. 0046688-BHE-XX-XX-DR-W-0001 Rev B); Proposed General Arrangement (drawing ref. 0046688-BHE-XX-XX-DR-W-0002 Rev B); Proposed Edge Treatment (drawing ref. 0046688-BHE-XX-XX-DR-W-0007 Rev C); Proposed Sections (drawing refs. 0046688-BHE-XX-XX-DR-W-0003 Rev B; 0046688-BHE-XX-XX-DR-W-0004 Rev B; 0046688-BHE-XX-XX-DR-W-0005 Rev B; 0046688-BHE-XX-XX-DR-W-0007 Rev B and, 0046688-BHE-XX-XX-DR-W-0008 Rev B); and Design Note prepared by Buro Happold Hydraulic Modelling - Mayfield Park Phase 1 Full Build Out -Approved by the EA on 4th March 2021 all as updated and supplemented by the Buro Happold Technical Note 20 April 2021 Rev 03 -Information to Support Discharge of Condition 66 and Hydraulic Modelling - Mayfield Park Full Build Out (Technical Note) Rev 02 approved under CDN/20/0866 and detailed in condition 2 in addition to Emergency Riverside Access Drawing Sketch MAY101-WSB-EXT-BUR-SK-7060-0001 S1.2., Mayfield Hydraulic Modelling As-Built Update TN00 (Project No. 0046688, Buro Happold, 6 May 2022), and Summary of River Channel Alterations and Remedial Work, (Project: 1076-13 Mayfield Park, Civic Engineers Ltd, 13/05/22 - V02

Reason

To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes. To secure opportunities for enhancing the site's nature conservation and geomorphological value in line with national planning policy and adopted policy EN9 & EN12 of the Manchester Core Strategy (2012) and to work towards the objectives of the Water Framework Directive (2000/60/EC) by maximising opportunities to naturalise the watercourse through this heavily modified water body, and prevent any detrimental impacts to the hydromorphology quality element.

67) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy the condition is discharged subject to opening hours being from dusk until dawn; Proposed CCTV Plan ref no 0042912 Rev D; and Deloitte's e-mail dated 11 01 23 as discharged under CDN/22/0627.

Reason

To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with National planning policy paragraphs 170 and 175 and adopted policy EN9 & EN15 of the Manchester Core Strategy (2012).

68) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy the condition is discharged subject to opening hours being from dusk until dawn; Proposed CCTV Plan ref no 0042912 Rev D; and Deloitte's e-mail dated 11 01 23 as discharged under CDN/22/0627.

Reason - In the interests of highway safety and amenity 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

69) Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022 including Appendix 2.0 - Community Engagement Framework as discharged under CDN/22/0627.

Reason - Pursuant to policies SP1 and DM1 of the Core Strategy

70) Authority Phases F, G and H shall be operated in accordance with Estate Management Strategy Mayfield June 2022: Appendix 1.0 - Event Management Strategy discharged under CDN/22/0627.

Reason

Pursuant to Core Strategy Policies SP1 and DM1 of the Core Strategy

71) The strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on future phases and overcoming constraints shall be submitted to the City Council.

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.

72) A bird nesting strategy for the entire site shall be undertaken in accordance with Appendix 9.2A (Bird Nesting Strategy) of the ES Addendum dated October 2021, submitted to and approved in writing by the City Council as Local Planning Authority. The agreed Strategy and Monitoring Plan shall be adhered to and implemented in full.

Reason - To ensure a satisfactory development delivered in accordance with the above plans pursuant to Section 170 of the NPPF 2019 and policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy.

73) All external lighting shall be installed and operated as part of Phase F in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external

lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans

Reason : In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

74) Phase F shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117;MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060- 0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;

(e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;

(f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;

(g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by Gillespies; and

(h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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.

75) The proposed lighting scheme shall be carried out in accordance with MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 to ensure that 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.

76) Phase F (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

77) The strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

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.

78) Prior to any Phase H (as detailed in condition 3 above) commencing a lighting design strategy for external lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

(a) show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and

(b) Specify frequency and duration of use.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy

Reason

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1

79) Phase H (as detailed in condition 3 above) shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117;MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423; MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;
- (e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;
- (f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;
- (g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by Gillespies; and
- (h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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 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.

80) All external lighting shall be installed and operated as part of Phase H in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans.

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

81) Phase H (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

82) The strategy for the how the circularity in all features of material sourcing, design, construction and stewardship will be secured and monitored, with reference to the Phase 1 Sustainability Statement (Application 1) 27 September 2019, shall be undertaken in accordance with MAY101-WSL-EXT-GIL-DC-7000-0500 Planning Condition Discharge document dated February 2022.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

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.

83) Phase I (as detailed on condition 3 above) shall be carried out in accordance with the details of the public realm works and highway works as shown in dwgs numbered MAY101-WSL-EXT-GIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0102; MAY101-WSL-EXT-GIL-DR-7060-0106; MAY101-WSL-EXT-GIL-DR-7060-0127 MAY101-WSL-EXT-GIL-DR-7060-0123; MAY101-WSL-EXT-GIL-DR-7060-0124; MAY101- WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7060-0125; MAY101-WSL-EXTGIL-DR-7060-0105; MAY101-WSL-EXT-GIL-DR-7060-0126; MAY101-WSL-EXT-GIL-DR-7060-0107; MAY101-WSL-EXT-GIL-DR-7060-0113; MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119, submitted and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt, includes:

(a) hard landscaping materials as shown on MAY101-WSL-EXT-GIL-DR-7060-0102 and MAY101-WSL-EXT-GIL-DR-7020-0333;

(b) soft landscaping works (excluding tree planting) as shown on MAY101-WSL-EXT-GILDR-7060-0118; MAY101-WSL-EXT-GIL-DR-7060-0117; MAY101-WSL-EXT-GIL-DR-7060-0116; MAY101-WSL-EXT-GIL-DR-7060-0115; MAY101-WSL-EXT-GIL-DR-7060-0119; MAY101-WSL-EXT-GIL-DR-7020-0416; MAY101-WSL-EXT-GIL-DR-7020-0417; MAY101-WSL-EXT-GIL-DR-7020-0418; MAY101-WSL-EXT-GIL-DR-7020-0419; MAY101-WSL-EXT GIL-DR-7020-0420; MAY101-WSL-EXT-GIL-DR-7020-0421; MAY101-WSL-EXT-GIL-DR-7020-0422; MAY101-WSL-EXT-GIL-DR-7020-0423;

MAY101-WSL-EXT-GIL-DR-7020-0424; MAY101-WSL-EXT-GIL-DR-7020-0425; and MAY101-WSL-EXT-GIL-DR-7020-0426;

(c) Proposed planting locations of trees, tree pit details and tree species to be provided in the public realm as shown on ref Dwg. MAY101-WSL-EXT-GIL-DR-7060-0409; MAY101-WSL-EXT-GIL-DR-7020-0400; MAY101-WSL-EXT-GIL-DR-7020-0401; MAY101-WSL-EXT-GIL-DR-7020-0402; MAY101-WSL-EXT-GIL-DR-7020-0403 and maintained in accordance with Planning Condition Discharge document dated October 2021 prepared by Gillespies.

- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development as set out within the Ecology Strategy (Appendix 9.1A) prepared by BuroHappold dated 12 October 2021, including Appendix A and B;
- (e) Street furniture as shown on MAY101-WSL-EXT-GIL-DR-7060-0106;
- (f) Lighting around the site and shown on MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002;
- (g) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people as set out in MAY101-WSL-EXT-GIL-DC- 7000-0500 Planning Condition Discharge document dated February 2022 prepared by Gillespies; and
- (h) Details of temporary landscaping for Phase X (as identified on MAY101-WSL-EXT-GIL-DR-7060-0127 Rev 01) shown on MAY101-WSL-EXT-GIL-DR- 7060-0102 and boundaries to adjacent plots in line with the phasing as approved under condition 3

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. 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 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.

84) All external lighting shall be installed and operated as part of Phase I in accordance with agreed specifications and locations set out in MAY101-WSL-EXT-FRA-DC-7000-0001, MAY101-WSL-EXT-FRA-DC-7000-0003, MAY101-WSL-EXT-FRA-DC-7060-0001 and MAY101-WSL-EXT-FRA-DC-7060-0002 detailing how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River Medlock for bats is negligible; and specify frequency and duration of use. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the approved strategy and plans.

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

85) Phase I (as detailed in condition 3 above)- If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

86) Measures to safeguard the bat roost within the Hoyle Street culvert from lighting, noise and vibration during construction shall be undertaken in accordance with BH Document Condition 86 - Hoyle Street Culvert, submitted and agreed in writing to the LPA. This agreed method statement shall be adhered to and implemented in full.

In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1.

87) Prior to commencement of development for Phase X, as identified on MAY101-WSLEST-GIL-DR-7060-0129-S4-01, full details shall be submitted and agreed in writing with the Local Planning Authority. The details of this phase of development shall be implemented in accordance with the agreed details

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.

88) Prior to installation of any artwork within the Mayfield Park an Artwork Strategy shall be submitted and agreed in writing with the Local Planning Authority, with details of art to be submitted in accordance with that agreed Strategy.

Reason: To ensure that any Strategy is delivered in a satisfactory manner, pursuant to Policy DM1 of the Core Strategy.

89) Before the operation of each ground floor / basement commercial units within each relevant phase of development (Phase C or E (as detailed in condition 3 above) commences, details of how the units will be acoustically insulated and treated to limit the break out of noise to adjacent noise sensitive uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively. The scheme proposed may need to include different measures such as acoustic lobbies at access and egress points of the premises, acoustic treatment of the building structure, sound limiters linked to sound amplification equipment and specified maximum internal noise levels.

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

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

90) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification):

The ground floor / basement commercial units of the development as shown on 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed), within each relevant phase (Phase C or E)(as detailed in condition 3 above)) hereby approved shall only be used for Use Classes E a, b, c, e, f, g and / or Use Class Sui Generis (p) and (q)) (excluding convenience retail). Class E (d) is permitted in the MSCP.

Reason - In the interest of protecting the amenity of the office users above pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

91) No doors (other than those designated as fire exits, access to the sub station and ground floor bin store shown on Dwgs 0439-SEW-ZZ-00-DR-A-001100 Rev P3 (Proposed - Level 00 (Ground)), 0439-SEW-ZZ-B1-DR-A-1099 Rev P3 (Proposed Floor Plan, Level B1; 1811-BA-XX-99-DR-A-P-0099 Rev A (Planning, Basement floor plan, Proposed); 1811-BA-XX-00-DR-A-P-0100 Rev C (Planning, Ground floor plan, Proposed) shall open outwards onto adjacent public highway.

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

92) The offices hereby approved shall be used only as offices to carry out any operational or administrative functions as set out under part (g)(i) of Use Class E and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1995 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 do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

93) Prior to the first use of the development ,within each relevant phase (Phase C or E)(as detailed in condition 3 above)) 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).

94) The amenity space and roof terrace at level 4 (Offices) as shown in dwg 1811-BA-XX-04-DR-A-P-0104 REV A hereby approved shall be used as ancillary facilities for office users or visitors to the office facilities and shall not be accessible or useable by the general public.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for office purposes.

## **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health  
MCC Flood Risk Management  
City Centre Renegeration  
Work & Skills Team  
Greater Manchester Police  
United Utilities Water PLC  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
Natural England  
Greater Manchester Ecology Unit  
Network Rail  
Planning Casework Unit

Flat 913, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 615, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1014, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 309, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 508, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 704, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 701, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1013, 5 Piccadilly Place, Manchester, M1 3BP  
First Floor, 4 Piccadilly Place, Manchester, M1 3BN  
Coffee Kiosk Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 8, 3 Cobourg Street, Manchester, M1 3GY  
Flat C Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 4, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 24, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 3E, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
12 Skerry Close, Manchester, M13 9UD  
19 Mawson Road, Manchester, M13 9HG  
4 Arley Moss Walk, Manchester, M13 9UW  
Flat 38, Artillery Court, Wadeson Road, Manchester, M13 9TU  
44 Wadeson Road, Manchester, M13 9UP  
68 Wadeson Road, Manchester, M13 9UP

72 Wadeson Road, Manchester, M13 9UP  
70 Wadeson Road, Manchester, M13 9UP  
5 Hanworth Close, Manchester, M13 9LD  
7 Hanworth Close, Manchester, M13 9LD  
23 Mawson Road, Manchester, M13 9HG  
54 Wadeson Road, Manchester, M13 9UP  
7 Nicolls Street, Manchester, M13 9JZ  
1 Nicolls Street, Manchester, M13 9JZ  
Flat 17, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 16, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 7, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 12, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 11, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 9, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 6, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 4, 28 Ardwick Green South, Manchester, M13 9XE  
4 Bankmill Close, Manchester, M13 9WB  
30 Hursthead Walk, Manchester, M13 9UT  
22 Hursthead Walk, Manchester, M13 9UT  
8 Hursthead Walk, Manchester, M13 9UT  
18 Hursthead Walk, Manchester, M13 9UT  
12 Hursthead Walk, Manchester, M13 9UT  
Flat 41, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 5, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 51, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 43, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 36, Artillery Court, Wadeson Road, Manchester, M13 9TU  
3 Balsam Close, Manchester, M13 9UL  
19 Balsam Close, Manchester, M13 9UL  
28 Hursthead Walk, Manchester, M13 9UT  
24 Hursthead Walk, Manchester, M13 9UT  
20 Hursthead Walk, Manchester, M13 9UT  
16 Wadeson Road, Manchester, M13 9UG  
10 Wadeson Road, Manchester, M13 9UG  
11 Skerry Close, Manchester, M13 9UD  
11 Mawson Road, Manchester, M13 9HG  
Flat 2, 1 Hamsell Road, Manchester, M13 9YP  
Flat 9, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 29, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 27, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 24, Artillery Court, Wadeson Road, Manchester, M13 9TU  
11 Daleford Square, Manchester, M13 9UF  
Flat 62, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 57, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 52, Artillery Court, Wadeson Road, Manchester, M13 9TU  
9 Balsam Close, Manchester, M13 9UL  
15 Balsam Close, Manchester, M13 9UL  
39 Litcham Close, Manchester, M1 7JW  
25 Lockton Close, Manchester, M1 7JG  
7 Litcham Close, Manchester, M1 7FN  
63 Lockton Court, Lockton Close, Manchester, M1 7JQ  
59 Lockton Court, Lockton Close, Manchester, M1 7JQ  
36 Lockton Court, Lockton Close, Manchester, M1 7JP  
6 Lockton Court, Lockton Close, Manchester, M1 7JP

5 Lockton Court, Lockton Close, Manchester, M1 7JP  
45 Lamport Court, Lamport Close, Manchester, M1 7EG  
20 Lamport Court, Lamport Close, Manchester, M1 7EQ  
9 Lamport Court, Lamport Close, Manchester, M1 7EQ  
1 Statham Road, Manchester, M13 9YS  
4 Wadeson Road, Manchester, M13 9XD  
2 Stockland Close, Manchester, M13 9WY  
46 Hanworth Close, Manchester, M13 9UU  
3 Pedley Close, Manchester, M13 9NF  
Apartment 20, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
37 Thomas Telford Basin, Manchester, M1 2NH  
35 Thomas Telford Basin, Manchester, M1 2NH  
15 Thomas Telford Basin, Manchester, M1 2NH  
Flat 16, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 55, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 50, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 43, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 5, 8 Wharf Close, Manchester, M1 2WE  
Apartment 28, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 26, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 17, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 24, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
2 Lockton Court, Lockton Close, Manchester, M1 7JP  
66 Lamport Court, Lamport Close, Manchester, M1 7EG  
42 Lamport Court, Lamport Close, Manchester, M1 7EG  
82 Brydon Avenue, Manchester, M12 6JA  
37 Paddock Street, Manchester, M12 6HT  
35 Cotter Street, Manchester, M12 6EY  
25 Brydon Avenue, Manchester, M12 6DQ  
88 Cotter Street, Manchester, M12 6HQ  
10 Billing Avenue, Manchester, M12 6EZ  
78 Cotter Street, Manchester, M12 6EY  
58 Cotter Street, Manchester, M12 6EY  
80 Brydon Avenue, Manchester, M12 6JA  
7 Billing Avenue, Manchester, M12 6EZ  
16 Billing Avenue, Manchester, M12 6EZ  
72 Cotter Street, Manchester, M12 6EY  
Unit 2, Manor Street, Manchester, M12 6HE  
35 Brydon Avenue, Manchester, M12 6DQ  
13 Brydon Avenue, Manchester, M12 6DQ  
83 Brydon Avenue, Manchester, M12 6JA  
92 Cotter Street, Manchester, M12 6HQ  
1 Billing Avenue, Manchester, M12 6EZ  
70 Cotter Street, Manchester, M12 6EY  
64 Cotter Street, Manchester, M12 6EY  
4 Henshaw Walk, Manchester, M13 9UR  
The Vallance Medical Centre, Wadeson Road, Manchester, M13 9UJ  
8 - 10 Ardwick Green South, Manchester, M13 9XE  
Flat 3, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 1, 28 Ardwick Green South, Manchester, M13 9XE  
26 Wadeson Road, Manchester, M13 9UG  
9 Mawson Road, Manchester, M13 9HG  
5 Mawson Road, Manchester, M13 9HG  
Arch 107, Temperance Street, Manchester, M12 6HR

104 Temperance Street, Manchester, M12 6HR  
Arch 108, Temperance Street, Manchester, M12 6HR  
GRUB, Arches 5 And 6, Temperance Street, Manchester, M12 6HR  
Arch 106, Temperance Street, Manchester, M12 6HR  
Arch 103, Temperance Street, Manchester, M12 6HR  
9 Skerry Close, Manchester, M13 9UD  
39 Skerry Close, Manchester, M13 9UD  
5 Skerry Close, Manchester, M13 9UD  
45 Skerry Close, Manchester, M13 9UD  
27 Skerry Close, Manchester, M13 9UD  
Flat 30, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 46, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 42, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 31, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 26, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 1, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 216, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 209, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 207, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 205, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 6, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 44, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 122, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 115, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 97, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 95, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 91, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 70, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 69, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 28, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 25, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 15, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 10, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 8, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 3, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 6, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
34 London Road, Manchester, M1 2PF  
Arch 10, Store Street, Manchester, M1 2WB  
Flat 25, 14 Whitworth Street, Manchester, M1 3BS  
Flat 22, 14 Whitworth Street, Manchester, M1 3BS  
Flat 64, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 21, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 14, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 54, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 61, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 17, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Unit B, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
100 - 102 Fairfield Street, Manchester, M1 2WR  
99 North Western Street, Ardwick, Manchester, M12 6JL  
115 Fairfield Street, Manchester, M12 6EL  
127 Fairfield Street, Manchester, M12 6EL  
Unit C, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
73 Ardwick Green North, Manchester, M12 6ES

27 Ardwick Green North, Manchester, M12 6DL  
St Thomas Parish Rooms, Randerson Street, Manchester, M12 6FY  
Apartment 49, 39 Chapeltown Street, Manchester, M1 2AU  
Flat 9, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Apartment 38, 39 Chapeltown Street, Manchester, M1 2AU  
Flat 5, 6 Wharf Close, Manchester, M1 2WE  
Flat 3, 3 Wharf Close, Manchester, M1 2WE  
Flat 41, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 34, Jutland House, Jutland Street, Manchester, M1 2BE  
Staycity Manchester, 8B Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
First Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
86 Cotter Street, Manchester, M12 6HQ  
35 Paddock Street, Manchester, M12 6HT  
31 Cotter Street, Manchester, M12 6EY  
13 Billing Avenue, Manchester, M12 6EZ  
66 Cotter Street, Manchester, M12 6EY  
Unit 48, Progress Centre, Charlton Place, Manchester, M12 6HS  
Star Suite Next Unit 1, Manor Street, Manchester, M12 6HE  
Units 7 And 8, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH  
Second Floor, 9 - 19 Ardwick Green North, Manchester, M12 6FZ  
Second Floor, City View House, 5 Union Street, Ardwick, Manchester, M12 4JD  
First Floor, City View House, 5 Union Street, Ardwick, Manchester, M12 4JD  
Unit 2B, 1 Charlton Place, Manchester, M12 6HS  
69 Ardwick Green North, Manchester, M12 6ES  
16 St Gregory's Road, Manchester, M12 6FT  
9 St Gregory's Road, Manchester, M12 6FT  
Flat 2G, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
4B Piccadilly Place, Manchester, M1 3BN  
Flat 46, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
14 Whitworth Street, Manchester, M1 3BS  
Unit 22, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flats N 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat C Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 21, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 27, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 51, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 52, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Arch 8, Temperance Street, Manchester, M12 6HR  
Arch 105, Temperance Street, Manchester, M12 6HR  
Arch 7, Temperance Street, Manchester, M12 6HR  
Arch 94, Temperance Street, Manchester, M12 6HU  
Arch 93, Temperance Street, Manchester, M12 6HU  
Arch 100, Temperance Street, Manchester, M12 6HU  
10 Nether Street, Manchester, M12 6HY  
Arch 95, Temperance Street, Manchester, M12 6HU  
Flat 220, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Unit 6, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Flat 26, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 62, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 90, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 71, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 77, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 78, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD

Flat 154, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Unit 5A, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Flat 22, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 50, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
10 Bromley Avenue, Urmston, M41 6HZ  
Apartment 18, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 1, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 44, Jutland House, Jutland Street, Manchester, M1 2BE  
2 Thomas Telford Basin, Manchester, M1 2NH  
Flat 9, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 13, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 29, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 22, Jutland House, Jutland Street, Manchester, M1 2BE  
11 Balsam Close, Manchester, M13 9UL  
Flat 45, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 34, Artillery Court, Wadeson Road, Manchester, M13 9TU  
13 Balsam Close, Manchester, M13 9UL  
8 Fulshaw Walk, Manchester, M13 9WD  
1 Bankmill Close, Manchester, M13 9WB  
15 Daleford Square, Manchester, M13 9UF  
Flat 22, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 25, Artillery Court, Wadeson Road, Manchester, M13 9TU  
32 Hursthead Walk, Manchester, M13 9UT  
7 Danebank Walk, Manchester, M13 9UN  
30 Wadeson Road, Manchester, M13 9UG  
43 Skerry Close, Manchester, M13 9UD  
37 Skerry Close, Manchester, M13 9UD  
29 Skerry Close, Manchester, M13 9UD  
17 Skerry Close, Manchester, M13 9UD  
8 Statham Road, Manchester, M13 9YS  
10 Statham Road, Manchester, M13 9YS  
4 Hanworth Close, Manchester, M13 9LD  
59 Grosvenor Street, Manchester, M13 9UB  
Flat 33, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 12, Silkin Court, Silkin Close, Manchester, M13 9UY  
14 Hanworth Close, Manchester, M13 9LD  
18 Hanworth Close, Manchester, M13 9LD  
2 Wadeson Road, Manchester, M13 9XD  
22 Skerry Close, Manchester, M13 9UD  
30 Skerry Close, Manchester, M13 9UD  
Flat 19, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 17, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 33, Artillery Court, Wadeson Road, Manchester, M13 9TU  
52 Ardwick Green South, Manchester, M13 9XF  
Flat 35, Artillery Court, Wadeson Road, Manchester, M13 9TU  
5 Balsam Close, Manchester, M13 9UL  
17 Balsam Close, Manchester, M13 9UL  
6 Fulshaw Walk, Manchester, M13 9WD  
2 Ellisbank Walk, Manchester, M13 9WF  
4 Hursthead Walk, Manchester, M13 9UT  
14 Hursthead Walk, Manchester, M13 9UT  
28 Wadeson Road, Manchester, M13 9UG  
12 Wadeson Road, Manchester, M13 9UG  
8 Arley Moss Walk, Manchester, M13 9UW

14 Wadeson Road, Manchester, M13 9UG  
47 Skerry Close, Manchester, M13 9UD  
33 Rachel Street, Manchester, M12 6HG  
Flat 149, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 222, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 221, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 21, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 28, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 27, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 37, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 39, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 49, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 66, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 97, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Vehicle Repair Workshop Junction Back Downing Street, Braley Street, Manchester, M12 1ZZ  
Apartment 5, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 3, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
29 Ardwick Green North, Manchester, M12 6DL  
Unit 22, Progress Centre, Charlton Place, Manchester, M12 6HS  
Flat 2, 1 Durling Street, Manchester, M12 6FS  
75 Ardwick Green North, Manchester, M12 6FX  
Ground Floor, 17 - 19 Manor Street, Manchester, M12 6HE  
Unit 40, Progress Centre, Charlton Place, Manchester, M12 6HS  
43 Lockton Close, Manchester, M1 7JG  
45 Litcham Close, Manchester, M1 7JW  
23 Lockton Court, Lockton Close, Manchester, M1 7JP  
20 Lockton Court, Lockton Close, Manchester, M1 7JP  
63 Lamport Court, Lamport Close, Manchester, M1 7EG  
40 Lamport Court, Lamport Close, Manchester, M1 7EG  
44 Hanworth Close, Manchester, M13 9UU  
Flat 61, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 55, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 31, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 29, Silkin Court, Silkin Close, Manchester, M13 9UY  
7 Pedley Close, Manchester, M13 9NF  
5 Pedley Close, Manchester, M13 9NF  
8 Milnrow Close, Manchester, M13 9UZ  
11 Wadesmill Walk, Manchester, M13 9UX  
41 Litcham Close, Manchester, M1 7JW  
17 Litcham Close, Manchester, M1 7JW  
30 Lockton Court, Lockton Close, Manchester, M1 7JP  
Flat 23, Stonebridge House, 5 Cobourgh Street, Manchester, M1 3GB  
Arch 2, Store Street, Manchester, M1 2WB  
Arch 6, Store Street, Manchester, M1 2WB  
Flat 26, 14 Whitworth Street, Manchester, M1 3BS  
Flat 2A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 302, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 515, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 705, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 814, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 911, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 213, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 610, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 716, 5 Piccadilly Place, Manchester, M1 3BP

Flat 2 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Unit 11B, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 4 Level 5, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 4 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 16, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 26, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 55, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 3C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
96 London Road, Manchester, M1 2PW  
Flat 414, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 113, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 308, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 315, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 709, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 104, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 216, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 404, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 510, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 607, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1010, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 910, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 102, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 201, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 204, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 310, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 117, 5 Piccadilly Place, Manchester, M1 3BR  
Unit 17, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
KFC, Unit 23, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 21, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
3A Cobourg Street, Manchester, M1 3GY  
Basement, 84A London Road, Manchester, M1 2PW  
Umist, Sackville Street, Manchester, M1 3NJ  
Flat M, Chandos Hall, Granby Row, Manchester, M1 3QJ  
Flat 3 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 5, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 5, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 24, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 28, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 27, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 29, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 66, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 63, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
16 Hursthead Walk, Manchester, M13 9UT  
1 Balsam Close, Manchester, M13 9UL  
7 Bankmill Close, Manchester, M13 9WB  
2 Arley Moss Walk, Manchester, M13 9UW  
31 Skerry Close, Manchester, M13 9UD  
23 Skerry Close, Manchester, M13 9UD  
13 Skerry Close, Manchester, M13 9UD  
3 Mawson Road, Manchester, M13 9HG  
Flat 5, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 3, 30 Ardwick Green South, Manchester, M13 9XE  
6 Ellisbank Walk, Manchester, M13 9WF

Flat 4, 1 Hamsell Road, Manchester, M13 9YP  
24 Ardwick Green South, Manchester, M13 9XE  
Flat 50, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 47, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 41, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 39, Silkin Court, Silkin Close, Manchester, M13 9UY  
6 Milnrow Close, Manchester, M13 9UZ  
31 Lockton Court, Lockton Close, Manchester, M1 7JP  
29 Lockton Court, Lockton Close, Manchester, M1 7JP  
25 Lockton Court, Lockton Close, Manchester, M1 7JP  
68 Lamport Court, Lamport Close, Manchester, M1 7EG  
58 Lamport Court, Lamport Close, Manchester, M1 7EG  
52 Lamport Court, Lamport Close, Manchester, M1 7EG  
48 Lamport Court, Lamport Close, Manchester, M1 7EG  
38 Lamport Court, Lamport Close, Manchester, M1 7EG  
33 Lamport Court, Lamport Close, Manchester, M1 7EQ  
16 Lamport Court, Lamport Close, Manchester, M1 7EQ  
13 Lamport Court, Lamport Close, Manchester, M1 7EQ  
11 Lamport Court, Lamport Close, Manchester, M1 7EQ  
5 Lamport Court, Lamport Close, Manchester, M1 7EQ  
1B Statham Road, Manchester, M13 9YS  
2A Wadeson Road, Manchester, M13 9XD  
29 Penfield Close, Manchester, M1 7JL  
Flat 45, Silkin Court, Silkin Close, Manchester, M13 9UY  
36 Lamport Court, Lamport Close, Manchester, M1 7EQ  
18 Lamport Court, Lamport Close, Manchester, M1 7EQ  
7 Lamport Court, Lamport Close, Manchester, M1 7EQ  
Flat 40, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 28, Silkin Court, Silkin Close, Manchester, M13 9UY  
13 Pedley Walk, Manchester, M13 9XA  
13 Penfield Close, Manchester, M1 7JL  
64 Lamport Court, Lamport Close, Manchester, M1 7EG  
39 Lamport Court, Lamport Close, Manchester, M1 7EG  
Flat 65, Silkin Court, Silkin Close, Manchester, M13 9UY  
3 Lockton Close, Manchester, M1 7JG  
32 Lockton Court, Lockton Close, Manchester, M1 7JP  
Flat 1, 8 Wharf Close, Manchester, M1 2WE  
Flat 3, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 4, 3 Wharf Close, Manchester, M1 2WE  
Flat 2, 1 Wharf Close, Manchester, M1 2WE  
Lower Ground Floor, Jutland House, Jutland Street, Manchester, M1 2BE  
CAFFÈ NERO, Tower Unit A, Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
41 Store Street, Manchester, M1 2WA  
McColls, 22 Ducie Street, Manchester, M1 2DP  
Flat 15, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 8, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 4, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 3, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 23, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 21, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 20, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 22, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 18, Navigation House, 20 Ducie Street, Manchester, M1 2DP

Flat 17, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 3, 1 Wharf Close, Manchester, M1 2WE  
Flat 103, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 69, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 68, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 70, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 72, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
3 Litcham Close, Manchester, M1 7FN  
31 Lockton Close, Manchester, M1 7JG  
21 Lockton Close, Manchester, M1 7JG  
5 Mancroft Walk, Manchester, M1 7FW  
9 Penfield Close, Manchester, M1 7JL  
69 Lockton Court, Lockton Close, Manchester, M1 7JQ  
66 Lockton Court, Lockton Close, Manchester, M1 7JQ  
65 Lockton Court, Lockton Close, Manchester, M1 7JQ  
60 Lockton Court, Lockton Close, Manchester, M1 7JQ  
56 Lockton Court, Lockton Close, Manchester, M1 7JQ  
18 Lockton Court, Lockton Close, Manchester, M1 7JP  
10 Lockton Court, Lockton Close, Manchester, M1 7JP  
3 Lockton Court, Lockton Close, Manchester, M1 7JP  
1 Lockton Court, Lockton Close, Manchester, M1 7JP  
56 Lamport Court, Lamport Close, Manchester, M1 7EG  
54 Lamport Court, Lamport Close, Manchester, M1 7EG  
51 Lamport Court, Lamport Close, Manchester, M1 7EG  
46 Lamport Court, Lamport Close, Manchester, M1 7EG  
3 Lamport Court, Lamport Close, Manchester, M1 7EQ  
Second Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ  
32 Grosvenor Street, Manchester, M1 7EW  
28 Grosvenor Street, Manchester, M1 7EW  
11 Penfield Close, Manchester, M1 7JL  
Ground Floor Front, 10 - 20 Grosvenor Street, Manchester, M1 7JJ  
71 Grosvenor Street, Manchester, M13 9UB  
Lockton Court, Lockton Close, Manchester, M1 7JQ  
70 Lockton Court, Lockton Close, Manchester, M1 7JQ  
Flat 11, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Unit 11A, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat C Level 8, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 16, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 14, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 4, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 19, 14 Whitworth Street, Manchester, M1 3BS  
Flat 17, 14 Whitworth Street, Manchester, M1 3BS  
8 Fairfield Street, Manchester, M1 3GF  
Flat 4B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 405, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 702, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 317, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 417, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 516, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 1006, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 717, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 801, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1002, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1012, 5 Piccadilly Place, Manchester, M1 3BP

Flat 214, 5 Piccadilly Place, Manchester, M1 3BR  
2 Brownslow Walk, Manchester, M13 9UQ  
Flat C Level 7, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat C Level 3, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 3, Granby Row, Manchester, M60 7LH  
Flat B Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat G6, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 26, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 22, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 7, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 6, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 1, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 21, 14 Whitworth Street, Manchester, M1 3BS  
Flat 4, 14 Whitworth Street, Manchester, M1 3BS  
Flat 23, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 12, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 7, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 2, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 706, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 816, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1001, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1009, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 211, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 817, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 105, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 511, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 707, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 409, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 906, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 613, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 903, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 909, 5 Piccadilly Place, Manchester, M1 3BP  
4A Piccadilly Place, Manchester, M1 3BN  
Yo Sushi, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Booth Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 218, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 24, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 219, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 53, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 58, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 96, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
64 Baring Street, Manchester, M1 2PY  
Flat 120, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 116, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 113, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 107, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 104, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 100, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 99, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 88, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 73, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 71, Liberty Point, 29 Berry Street, Manchester, M1 2AR

22 - 24 Ardwick Green South, Manchester, M13 9XE  
Flat 32, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 2, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 98, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 103, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 102, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 94, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 84, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 79, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 76, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 74, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 48, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 45, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 41, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 40, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 36, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 35, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 27, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 23, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 19, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 17, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 3, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 217, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 215, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 206, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 203, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 201, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 14, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 17, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 146, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 96, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 87, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 80, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 77, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 33, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 89, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 64, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 47, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 38, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Unit 2E, 1 Charlton Place, Manchester, M12 6HS  
17 Billing Avenue, Manchester, M12 6EZ  
Basement, 27 Ardwick Green North, Manchester, M12 6FZ  
Unit 2F, 1 Charlton Place, Manchester, M12 6HS  
First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6JH  
18 St Gregory's Road, Manchester, M12 6FT  
Unit 2D, 1 Charlton Place, Manchester, M12 6HS  
Unit 2A, 1 Charlton Place, Manchester, M12 6HS  
Apartment 2, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
67 Ardwick Green North, Manchester, M12 6FX  
31 Ardwick Green North, Manchester, M12 6HE  
Units 1 To 3, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH  
Flat 2, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
2 Baird Street, Manchester, M1 2WX  
Apartment 6, Bridge House, 26 Ducie Street, Manchester, M1 2DQ

10 Thomas Telford Basin, Manchester, M1 2NH  
13 Thomas Telford Basin, Manchester, M1 2NH  
16 Thomas Telford Basin, Manchester, M1 2NH  
Apartment 25, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 23, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 6, 3 Wharf Close, Manchester, M1 2WE  
48 Cakebread Street, Manchester, M12 6HF  
Unit 1B, Manor Street, Manchester, M12 6HE  
Unit 1A, Manor Street, Manchester, M12 6HE  
Car Spaces, 67 Ardwick Green North, Manchester, M12 6FX  
Ground Floor, 48 Cakebread Street, Manchester, M12 6HF  
Block A Second Floor Rear, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU  
1 - 3 Ardwick Green North, Manchester, M12 6ZZ  
Tanzaro House, Ardwick Green North, Manchester, M12 6HS  
Block D Second Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6HS  
Unit 50, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 45, Progress Centre, Charlton Place, Manchester, M12 6HS  
Flat 92, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 63, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 64, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 79, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 112, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 125, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 133, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 2, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 200, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Unit 2, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Unit 1, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Flat 32, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 33, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 31, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 38, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 100, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 101, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 107, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 129, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 131, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 147, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Fourth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Apartment 45, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 41, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 23, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 17, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 15, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 12, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 23, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 403, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 714, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 812, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 611, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 316, 5 Piccadilly Place, Manchester, M1 3BR  
Units 5 And 6, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH  
3 St Gregory's Road, Manchester, M12 6FT

4 St Gregory's Road, Manchester, M12 6FT  
Unit 15, Progress Centre, Charlton Place, Manchester, M12 6HS  
1 Charlton Place, Manchester, M12 6HS  
Unit 17, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 11, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 24, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 34, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 26, Progress Centre, Charlton Place, Manchester, M12 6HS  
47 Brydon Avenue, Manchester, M12 6DQ  
94 Cotter Street, Manchester, M12 6HQ  
4 Billing Avenue, Manchester, M12 6EZ  
76 Cotter Street, Manchester, M12 6EY  
60 Cotter Street, Manchester, M12 6EY  
52 Cotter Street, Manchester, M12 6EY  
50 Cotter Street, Manchester, M12 6EY  
27 Brydon Avenue, Manchester, M12 6DQ  
21 Brydon Avenue, Manchester, M12 6DQ  
15 Brydon Avenue, Manchester, M12 6DQ  
27 Billing Avenue, Manchester, M12 6EZ  
37 Lockton Court, Lockton Close, Manchester, M1 7JQ  
Unit D, 10 - 20 Grosvenor Street, Manchester, M1 7JJ  
1E Lockton Close, Manchester, M1 7JG  
1A Lockton Court, Lockton Close, Manchester, M1 7JP  
39 Lockton Court, Lockton Close, Manchester, M1 7JQ  
19 Lockton Court, Lockton Close, Manchester, M1 7JP  
7 Lockton Court, Lockton Close, Manchester, M1 7JP  
16 Lockton Court, Lockton Close, Manchester, M1 7JP  
34 Lamport Court, Lamport Close, Manchester, M1 7EQ  
23 Lamport Court, Lamport Close, Manchester, M1 7EQ  
31 Lamport Court, Lamport Close, Manchester, M1 7EQ  
4 Lamport Court, Lamport Close, Manchester, M1 7EQ  
10 Lamport Court, Lamport Close, Manchester, M1 7EQ  
33 Litcham Close, Manchester, M1 7JW  
Flat 20, Silkin Court, Silkin Close, Manchester, M13 9UY  
27 Litcham Close, Manchester, M1 7JW  
40 Hanworth Close, Manchester, M13 9UU  
58 Grosvenor Street, Manchester, M1 7EW  
47 Lockton Court, Lockton Close, Manchester, M1 7JQ  
67 Lockton Court, Lockton Close, Manchester, M1 7JQ  
64 Lockton Court, Lockton Close, Manchester, M1 7JQ  
33 Lockton Court, Lockton Close, Manchester, M1 7JP  
1A Statham Road, Manchester, M13 9YS  
11 Statham Road, Manchester, M13 9YS  
26 Grosvenor Street, Manchester, M1 7EW  
30 Grosvenor Street, Manchester, M1 7EW  
72 Lockton Court, Lockton Close, Manchester, M1 7JQ  
68 Lockton Court, Lockton Close, Manchester, M1 7JQ  
Medlock Primary School, Wadeson Road, Manchester, M13 9UJ  
Flat 2, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 8, 28 Ardwick Green South, Manchester, M13 9XE  
1 Brownslow Walk, Manchester, M13 9UQ  
Flat 67, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 66, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 54, Liberty Point, 29 Berry Street, Manchester, M1 2AR

Flat 52, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 51, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 49, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 34, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 29, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 15, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 9, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 7, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 213, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Ground Floor Canteen, Rail House, Store Street, Manchester, M1 2RP  
Ground Floor, Rail House, Store Street, Manchester, M1 2RP  
49 Store Street, Manchester, M1 2WA  
Apartment 33A, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 5, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 1, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 6, 8 Wharf Close, Manchester, M1 2WE  
Seventh Floor And Eighth Floor, Rail House, Store Street, Manchester, M1 2RP  
Seventh Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Sixth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
16 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Arch 16, Sheffield Street, Manchester, M1 2ND  
Apartment 1, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 7, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 44, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 28, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 26, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 21, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 13, 35 Chapeltown Street, Manchester, M1 2NN  
3 Thomas Telford Basin, Manchester, M1 2NH  
19 Thomas Telford Basin, Manchester, M1 2NH  
22 Thomas Telford Basin, Manchester, M1 2NH  
Flat 7, Silkin Court, Silkin Close, Manchester, M13 9UY  
2 Lamport Court, Lamport Close, Manchester, M1 7EQ  
19 Litcham Close, Manchester, M1 7JW  
35 Lockton Close, Manchester, M1 7JG  
29 Mancroft Walk, Manchester, M1 7FW  
17 Mancroft Walk, Manchester, M1 7FW  
52 Grosvenor Street, Manchester, M1 7EW  
61 Lockton Court, Lockton Close, Manchester, M1 7JQ  
58 Lockton Court, Lockton Close, Manchester, M1 7JQ  
49 Lockton Court, Lockton Close, Manchester, M1 7JQ  
34 Lockton Court, Lockton Close, Manchester, M1 7JP  
15 Lockton Court, Lockton Close, Manchester, M1 7JP  
67 Lamport Court, Lamport Close, Manchester, M1 7EG  
61 Lamport Court, Lamport Close, Manchester, M1 7EG  
1A Lamport Court, Lamport Close, Manchester, M1 7EQ  
1 Lamport Court, Lamport Close, Manchester, M1 7EQ  
8 Wadeson Road, Manchester, M13 9XD  
Flat 1A, Silkin Court, Silkin Close, Manchester, M13 9UY  
Ground Floor, City View House, 5 Union Street, Ardwick, Manchester, M12 4JD  
Ground Floor, 27 Manor Street, Manchester, M12 6HE  
77 Ardwick Green North, Manchester, M12 6ES  
89 Ardwick Green North, Manchester, M12 6FX  
83 Ardwick Green North, Manchester, M12 6FX

AUTOCARE MOT & SERVICE ENGINEERS, Arch 86, Temperance Street, Manchester, M12 6HU  
Unit 2C, 1 Charlton Place, Manchester, M12 6HS  
Block A Second Floor Front, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JU  
Flat 6, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
Flat 3, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
Flat 4, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
Flat 2, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ  
Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH  
Graphite House, Paddock Street, Manchester, M12 6HT  
Rear Ground Floor, 27 Ardwick Green North, Manchester, M12 6FZ  
Greater Manchester Youth Network, Ground Front And Basement, 27 Ardwick Green North, Manchester, M12 6FZ  
Top Flat, 27 Manor Street, Manchester, M12 6HE  
Ground Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ  
Flat 18, Silkin Court, Silkin Close, Manchester, M13 9UY  
12 Hanworth Close, Manchester, M13 9LD  
15 Lamport Court, Lamport Close, Manchester, M1 7EQ  
6 Grosvenor Street, Manchester, M1 7EW  
1 Clare Street, Manchester, M1 7AL  
61 Grosvenor Street, Manchester, M13 9UB  
38 Hanworth Close, Manchester, M13 9UU  
4 Litcham Close, Manchester, M1 7FN  
40 Grosvenor Street, Manchester, M1 7EW  
2 Litcham Close, Manchester, M1 7FN  
42 Grosvenor Street, Manchester, M1 7EW  
9 Stockland Close, Manchester, M13 9WY  
13 Statham Road, Manchester, M13 9YS  
14 Lockton Court, Lockton Close, Manchester, M1 7JP  
9 Lockton Court, Lockton Close, Manchester, M1 7JP  
70 Lamport Court, Lamport Close, Manchester, M1 7EG  
30 Lamport Court, Lamport Close, Manchester, M1 7EQ  
29 Lamport Court, Lamport Close, Manchester, M1 7EQ  
27 Lamport Court, Lamport Close, Manchester, M1 7EQ  
24 Lamport Court, Lamport Close, Manchester, M1 7EQ  
21 Lamport Court, Lamport Close, Manchester, M1 7EQ  
Flat 14, 14 Whitworth Street, Manchester, M1 3BS  
Flat 47, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 53, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 10, 14 Whitworth Street, Manchester, M1 3BS  
Flat 2, 14 Whitworth Street, Manchester, M1 3BS  
Flat 8, 14 Whitworth Street, Manchester, M1 3BS  
Flat 603, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 807, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 802, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 808, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 506, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 512, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 713, 5 Piccadilly Place, Manchester, M1 3BP  
46 Thomas Telford Basin, Manchester, M1 2NH  
1 Thomas Telford Basin, Manchester, M1 2NH  
11 Thomas Telford Basin, Manchester, M1 2NH

12 Thomas Telford Basin, Manchester, M1 2NH  
20 Thomas Telford Basin, Manchester, M1 2NH  
23 Thomas Telford Basin, Manchester, M1 2NH  
24 Thomas Telford Basin, Manchester, M1 2NH  
55 Thomas Telford Basin, Manchester, M1 2NH  
63 Thomas Telford Basin, Manchester, M1 2NH  
44 Thomas Telford Basin, Manchester, M1 2NH  
34 Thomas Telford Basin, Manchester, M1 2NH  
42 Thomas Telford Basin, Manchester, M1 2NH  
28 Thomas Telford Basin, Manchester, M1 2NH  
Flat 7, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 45, Jutland House, Jutland Street, Manchester, M1 2BE  
5 Wharf Close, Manchester, M1 2WE  
The Place Apartment Hotel, Ducie Street, Manchester, M1 2TP  
Cex, 1 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Apartment 9, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 15, 30 Ardwick Green South, Manchester, M13 9XE  
Tyre And Exhaust Depot, Kale Street, Manchester, M13 9XE  
Flat 1004, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 217, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 811, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 601, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 23, 3 Cobourg Street, Manchester, M1 3GY  
Flat 15, Jutland House, Jutland Street, Manchester, M1 2BE  
Apartment 5, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 53, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 13, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 3, 8 Wharf Close, Manchester, M1 2WE  
Flat 3, 4 Wharf Close, Manchester, M1 2WE  
37 Chapeltown Street, Manchester, M1 2AT  
Apartment 21, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 39, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 3, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 25, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 1, 37 Chapeltown Street, Manchester, M1 2AT  
Ninth Floor, Rail House, Store Street, Manchester, M1 2RP  
Flat 25, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 38, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 10, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 37, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 4, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 1, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 5, 3 Wharf Close, Manchester, M1 2WE  
Flat 2, 3 Wharf Close, Manchester, M1 2WE  
Flat 1, 3 Wharf Close, Manchester, M1 2WE  
Flat 6, 1 Wharf Close, Manchester, M1 2WE  
Flat 52, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 14, Jutland House, Jutland Street, Manchester, M1 2BE  
18 Sparkle Street, Manchester, M1 2NA  
72 Lamport Court, Lamport Close, Manchester, M1 7EG  
57 Lockton Court, Lockton Close, Manchester, M1 7JQ  
54 Lockton Court, Lockton Close, Manchester, M1 7JQ  
52 Lockton Court, Lockton Close, Manchester, M1 7JQ  
48 Lockton Court, Lockton Close, Manchester, M1 7JQ

46 Lockton Court, Lockton Close, Manchester, M1 7JQ  
Flat 137, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 73, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 134, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 135, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 138, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 136, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 151, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 1, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
First Floor, 58 Baring Street, Manchester, M1 2PY  
Flat 63, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 62, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 60, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 56, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 55, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 58, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 61, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 59, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 57, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Unit 4, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Flat 3, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 10, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 19, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 20, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 23, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 24, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 30, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 29, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 34, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 36, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 41, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Apartment 40, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 8, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 3, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 14, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 2, 6 Wharf Close, Manchester, M1 2WE  
Apartment 55, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 47, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 33, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 16, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 11, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 2, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 54, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 47, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 26, Jutland House, Jutland Street, Manchester, M1 2BE  
37 Lamport Court, Lamport Close, Manchester, M1 7EG  
32 Lamport Court, Lamport Close, Manchester, M1 7EQ  
43 Lamport Court, Lamport Close, Manchester, M1 7EG  
Flat 69, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 60, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 57, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 51, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 49, Silkin Court, Silkin Close, Manchester, M13 9UY

Flat 46, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 4, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 22, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 2, Silkin Court, Silkin Close, Manchester, M13 9UY  
11 Pedley Walk, Manchester, M13 9XA  
Flat 3F, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 45, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 33, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 4E, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 3G, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
2B Gateway Industrial Estate, Store Street, Bradford, Manchester, M1 2NJ  
Apartment 50, 39 Chapeltown Street, Manchester, M1 2AU  
Ground Floor Room G47, Rail House, Store Street, Manchester, M1 2RP  
11 - 15 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
5 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Ground Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Car Park, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Flat 19, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 1, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 14, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 13, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 5, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 39, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 38, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 34, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 30, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 22, 3 Cobourg Street, Manchester, M1 3GY  
Flat 13, 3 Cobourg Street, Manchester, M1 3GY  
Flat 1, 3 Cobourg Street, Manchester, M1 3GY  
Flat 205, 5 Piccadilly Place, Manchester, M1 3BR  
Flats M 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Unit 9, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Bread Box Kiosk, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Pita Pit, 3C Piccadilly Place, Manchester, M1 3BN  
Flat 5, 3 Cobourg Street, Manchester, M1 3GY  
ATM Royal Bank Of Scotland Satellite Lounge, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 7, 3 Cobourg Street, Manchester, M1 3GY  
Flat 4, 3 Cobourg Street, Manchester, M1 3GY  
Flat 3, 3 Cobourg Street, Manchester, M1 3GY  
Flat 2, 3 Cobourg Street, Manchester, M1 3GY  
Flat 6, 3 Cobourg Street, Manchester, M1 3GY  
Flat 1F, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 1E, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 3D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 2C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 4C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 408, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 606, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 809, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 311, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 509, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 907, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 813, 5 Piccadilly Place, Manchester, M1 3BP

Flat 1005, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 215, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 306, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 504, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 602, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 514, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 715, 5 Piccadilly Place, Manchester, M1 3BP  
First Floor To Third Floor, 6 Whitworth Street, Manchester, M1 6QW  
34 Whitworth Street, Manchester, M1 3HB  
Flat At, 84 London Road, Manchester, M1 2PN  
Flat At, 38 London Road, Manchester, M1 2PF  
Flat 25, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 110, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 19, 3 Cobourg Street, Manchester, M1 3GY  
Coffee Kiosk, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 3, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 3 Level 6, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 4 Level 3, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 4, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 14, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 8, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 12, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 118, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 111, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 109, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 4, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 214, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 208, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 4, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 5, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
50 Lockton Court, Lockton Close, Manchester, M1 7JQ  
45 Lockton Court, Lockton Close, Manchester, M1 7JQ  
11 Lockton Court, Lockton Close, Manchester, M1 7JP  
28 Lamport Court, Lamport Close, Manchester, M1 7EQ  
28 Hanworth Close, Manchester, M13 9UU  
32 Hanworth Close, Manchester, M13 9UU  
7 Mancroft Walk, Manchester, M1 7FW  
23 Mancroft Walk, Manchester, M1 7FW  
4 Statham Road, Manchester, M13 9YS  
1 Merrow Walk, Manchester, M1 7JN  
21 Penfield Close, Manchester, M1 7JL  
19 Penfield Close, Manchester, M1 7JL  
Flat 48, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 36, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 32, Silkin Court, Silkin Close, Manchester, M13 9UY  
65 Lamport Court, Lamport Close, Manchester, M1 7EG  
59 Lamport Court, Lamport Close, Manchester, M1 7EG  
4 Wadesmill Walk, Manchester, M13 9UX  
26 Hanworth Close, Manchester, M13 9UU  
9 Litcham Close, Manchester, M1 7JW  
29 Litcham Close, Manchester, M1 7JW  
41 Lockton Close, Manchester, M1 7JG  
Units 32 And 33, Progress Centre, Charlton Place, Manchester, M12 6HS

Circuit PM, Unit 31, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 21, Progress Centre, Charlton Place, Manchester, M12 6HS  
Units 27-30, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 37, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 47, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 41, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 43, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 9, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 14, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 6, Progress Centre, Charlton Place, Manchester, M12 6HS  
Tanzaro House Block D First Floor Front, The Mews, Charlton Place, Manchester, M12 6HS  
Tanzaro House Block D First Floor Rear, The Mews, Charlton Place, Manchester, M12 6HS  
Unit 35, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 16, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 42, Progress Centre, Charlton Place, Manchester, M12 6HS  
Flat 24, Jutland House, Jutland Street, Manchester, M1 2BE  
Flats J 1-14, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat 1 Level 3, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 7, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat C Level 6, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 19, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 13, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 2, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 35, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flats P 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat 4 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 4, Lambert Hall, Granby Row, Manchester, M60 7LH  
Ground Floor, 6 Whitworth Street, Manchester, M1 6QW  
Flat 20, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 12, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Lambert Hall Of Residence, Granby Row, Manchester, M60 7LH  
14 - 16 Whitworth Street, Manchester, M1 3BS  
4 Piccadilly Place, Manchester, M1 3BN  
Flat G5, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 12, 14 Whitworth Street, Manchester, M1 3BS  
Flat 9, 14 Whitworth Street, Manchester, M1 3BS  
Flat 32, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 25, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Unit 13A, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Booth Platform 10, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Fire Brigade Buildings, 50 London Road, Manchester, M1 2PH  
Unit 52 Satellite Lounge, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 24, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat J, Chandos Hall, Granby Row, Manchester, M1 3QJ  
Flat G2, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 41, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 62, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 13, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Ground Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW  
Second Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW  
38 London Road, Manchester, M1 2PF  
Flat 28, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 29, Opal House, 11A Whitworth Street, Manchester, M1 3GW

Unit 12, Progress Centre, Charlton Place, Manchester, M12 6HS  
BISHOPSGATE FUNDING LTD, Units 18 And 19, Progress Centre, Charlton Place,  
Manchester, M12 6HS  
Unit 36, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 10, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 25, Progress Centre, Charlton Place, Manchester, M12 6HS  
Second Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JH  
Ground Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6JH  
Basement To First Floor, Tanzaro House, Ardwick Green North, Manchester, M12 6JH  
21 St Gregory's Road, Manchester, M12 6FT  
City View House, 5 Union Street, Ardwick, Manchester, M12 4JD  
Brydon Court, 3 Union Street, Ardwick, Manchester, M12 4JD  
65 - 69 Downing Street, Manchester, M1 7JE  
11 St Gregory's Road, Manchester, M12 6FT  
1 St Gregory's Road, Manchester, M12 6FT  
14 St Gregory's Road, Manchester, M12 6FT  
15 St Gregory's Road, Manchester, M12 6FT  
20 St Gregory's Road, Manchester, M12 6FT  
5 St Gregory's Road, Manchester, M12 6FT  
8 St Gregory's Road, Manchester, M12 6FT  
Flat 1, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
Flat 5, Hudson Court, 61 Ardwick Green North, Manchester, M12 6ER  
12 Durling Street, Manchester, M12 6FS  
14 Durling Street, Manchester, M12 6FS  
29 Higher Ardwick, Manchester, M12 6DB  
17 Higher Ardwick, Manchester, M12 6DB  
19 Higher Ardwick, Manchester, M12 6DB  
23 Higher Ardwick, Manchester, M12 6DB  
3 Higher Ardwick, Manchester, M12 6DB  
11 Higher Ardwick, Manchester, M12 6DB  
24 St Gregory's Road, Manchester, M12 6FT  
23 St Gregory's Road, Manchester, M12 6FT  
2 St Gregory's Road, Manchester, M12 6FT  
6 St Gregory's Road, Manchester, M12 6FT  
10 St Gregory's Road, Manchester, M12 6FT  
7 St Gregory's Road, Manchester, M12 6FT  
12 St Gregory's Road, Manchester, M12 6FT  
29A Wadeson Road, Manchester, M13 9UG  
Flat 3, 1 Hamsell Road, Manchester, M13 9YP  
Flat 11, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 2, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 1, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 6, 30 Ardwick Green South, Manchester, M13 9XE  
2 Fulshaw Walk, Manchester, M13 9WD  
5 Bankmill Close, Manchester, M13 9WB  
33 Skerry Close, Manchester, M13 9UD  
1 Skerry Close, Manchester, M13 9UD  
21 Mawson Road, Manchester, M13 9HG  
29 Wadeson Road, Manchester, M13 9UG  
46 Wadeson Road, Manchester, M13 9UP  
3 Hanworth Close, Manchester, M13 9LD  
2 Nicolls Street, Manchester, M13 9JZ  
4 Nicolls Street, Manchester, M13 9JZ  
66 Wadeson Road, Manchester, M13 9UP

60 Wadeson Road, Manchester, M13 9UP  
58 Wadeson Road, Manchester, M13 9UP  
Flat 21, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 19, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 12, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 11, Jutland House, Jutland Street, Manchester, M1 2BE  
P A Metals, Travis Street, Manchester, M1 2NG  
D Silverman Ltd, Heyrod Street, Manchester, M1 2WW  
Amato Food Products Ltd, 6 St Andrew's Square, Manchester, M1 2NS  
Thrapston House, Travis Street, Manchester, M1 2NG  
Parcel Force, Travis Street, Manchester, M1 2NG  
Mast O2 10653, 4 Travis Street, Manchester, M1 2NY  
Mast 3 M0140, 4 Travis Street, Manchester, M1 2NY  
Car Spaces, 4 Travis Street, Manchester, M1 2NY  
Ciber Direct, 1 Churchgate Buildings, Manchester, M1 2WL  
Unit 5, 101 Fairfield Street, Manchester, M1 2WG  
CITY CENTRE GARAGE, Unit 4, 101 Fairfield Street, Manchester, M1 2WG  
Unit 3, 101 Fairfield Street, Manchester, M1 2WG  
Unit 2, 101 Fairfield Street, Manchester, M1 2WG  
Unit 1, 101 Fairfield Street, Manchester, M1 2WG  
4 Travis Street, Manchester, M1 2NY  
Units 12 To 21, Piccadilly Trading Estate, Giddings Road, Manchester, M1 2NP  
Arch 108E, North Western Street, Ardwick, Manchester, M1 2WR  
Arch 108D, North Western Street, Ardwick, Manchester, M1 2WR  
Arch 108C, North Western Street, Ardwick, Manchester, M1 2WR  
Arch 108B, North Western Street, Ardwick, Manchester, M1 2WR  
Arch 108A, North Western Street, Ardwick, Manchester, M1 2WR  
Arch 102, North Western Street, Ardwick, Manchester, M12 6DY  
Second Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW  
First Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW  
Ground Floor, Rammon House, 1 Portugal Street East, Manchester, M1 2WW  
Richmond House, Travis Street, Manchester, M1 2NG  
Manchester Van Hire, Travis Street, Manchester, M1 2NG  
Arch 14, Sheffield Street, Manchester, M1 2ND  
Arch 9, Sheffield Street, Manchester, M1 2ND  
Arch 13, Sheffield Street, Manchester, M1 2ND  
Arch 12, Sheffield Street, Manchester, M1 2ND  
Arch 11, Sheffield Street, Manchester, M1 2ND  
Arch 10, Sheffield Street, Manchester, M1 2ND  
Arch 8, Sheffield Street, Manchester, M1 2ND  
Arch 7, Sheffield Street, Manchester, M1 2ND  
Arch 5, Sheffield Street, Manchester, M1 2ND  
Arch 6, Sheffield Street, Manchester, M1 2ND  
Arch 4, Sheffield Street, Manchester, M1 2ND  
Arch 3, Sheffield Street, Manchester, M1 2ND  
Arch 1, Sheffield Street, Manchester, M1 2ND  
Arch 2, Sheffield Street, Manchester, M1 2ND  
Rammon House, 1 Portugal Street East, Manchester, M1 2WW  
Old Sorting Office, St Andrew's Street, Manchester, M1 2AH  
Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ  
BARCLAYS BANK PLC, Third To Seventh Floors, 4 Piccadilly Place, Manchester, M1 3BN  
Greater Manchester Police, Whitworth Street, Manchester, M1 3QW  
OLIVER BONAS, Unit 15, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 15, 3 Cobourg Street, Manchester, M1 3GY

56 Thomas Telford Basin, Manchester, M1 2NH  
27 Thomas Telford Basin, Manchester, M1 2NH  
31 Thomas Telford Basin, Manchester, M1 2NH  
Flat 5, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Apartment 48, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 32, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 8, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 14, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 12, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 1, 47 Store Street, Manchester, M1 2WA  
Flat 17, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 2, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 57, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 42, Jutland House, Jutland Street, Manchester, M1 2BE  
15 Skerry Close, Manchester, M13 9UD  
21 Skerry Close, Manchester, M13 9UD  
3 Brownslow Walk, Manchester, M13 9UQ  
64 Wadeson Road, Manchester, M13 9UP  
62 Wadeson Road, Manchester, M13 9UP  
56 Wadeson Road, Manchester, M13 9UP  
18 Skerry Close, Manchester, M13 9UD  
14 Skerry Close, Manchester, M13 9UD  
65 Skerry Close, Manchester, M13 9UD  
63 Skerry Close, Manchester, M13 9UD  
1 Hanworth Close, Manchester, M13 9LD  
61 Skerry Close, Manchester, M13 9UD  
28 Skerry Close, Manchester, M13 9UD  
20 Skerry Close, Manchester, M13 9UD  
24 Skerry Close, Manchester, M13 9UD  
26 Skerry Close, Manchester, M13 9UD  
16 Skerry Close, Manchester, M13 9UD  
Flat 20, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 14, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 4, Artillery Court, Wadeson Road, Manchester, M13 9TU  
13 Daleford Square, Manchester, M13 9UF  
Flat 47, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 37, Artillery Court, Wadeson Road, Manchester, M13 9TU  
7 Balsam Close, Manchester, M13 9UL  
4 Edgeview Walk, Manchester, M13 9WE  
32 Wadeson Road, Manchester, M13 9UP  
51 Skerry Close, Manchester, M13 9UD  
13 Mawson Road, Manchester, M13 9HG  
Flat 12, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 7, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 12, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 7, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 204, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 81, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 121, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 119, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 13, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 15, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Barnardo's, 4 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Europcar, 5 Boad Street, Manchester, M1 2DW

Lower Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ  
First Floor, Aeroworks, Adair Street, Manchester, M1 2NQ  
2 Helmet Street, Manchester, M1 2NT  
Emitex House, 31 St Andrew's Street, Manchester, M1 2AH  
Flat 72, Silkin Court, Silkin Close, Manchester, M13 9UY  
2 Satham Road, Manchester, M13 9YS  
6 Satham Road, Manchester, M13 9YS  
Flat 6, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 58, Silkin Court, Silkin Close, Manchester, M13 9UY  
Mathematics And Social Sciences Building, Sackville Street, Manchester, M60 1QD  
38 Lockton Court, Lockton Close, Manchester, M1 7JQ  
Chemistry Building, Sackville Street, Manchester, M60 1QD  
Ferranti Building, Sackville Street, Manchester, M60 1QD  
Umist Renold Building, Altrincham Street, Manchester, M1 7JR  
Paper Science Building, 79 Sackville Street, Manchester, M1 3NJ  
Staff House Conference Centre, Sackville Street, Manchester, M1 3AL  
Barnes Wallis Building, Altrincham Street, Manchester, M1 7JR  
The Pariser Building, Sackville Street, Manchester, M60 1QD  
58 Baring Street, Manchester, M1 2PY  
Macdonald Manchester Hotel, 91 London Road, Manchester, M1 2PG  
92 Temperance Street, Manchester, M12 6HU  
Ground Floor, 58 Baring Street, Manchester, M1 2PY  
Mayfield Storage, Fairfield Street, Manchester, M1 2QF  
Unit 5, Bond Street Industrial Estate, Bond Street, Manchester, M12 6HW  
GMPTE, Unit 4, Baring Street, Manchester, M1 2PY  
Mayfield Storage And Distribution, Temperance Street, Manchester, M12 6HW  
11 Stockton Road, Manchester, M21 9FB  
28 Walmsley Grove, Urmston, Manchester, M41 9SG  
City Centre Growth & Regeneration Team, Manchester City Council, Manchester, M60 2LA  
City Centre Growth And Regeneration Team, Manchester City Council, Manchester, M60  
51 Rockdove Avenue, Manchester, M15 5EH  
Apartment 27, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 1, 6 Wharf Close, Manchester, M1 2WE  
Flat 108, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 106, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 83, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 82, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Apartment 42, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 11, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 18, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 8, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 22, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
14 Thomas Telford Basin, Manchester, M1 2NH  
21 Thomas Telford Basin, Manchester, M1 2NH  
45 Thomas Telford Basin, Manchester, M1 2NH  
43 Thomas Telford Basin, Manchester, M1 2NH  
54 Thomas Telford Basin, Manchester, M1 2NH  
25 Thomas Telford Basin, Manchester, M1 2NH  
30 Thomas Telford Basin, Manchester, M1 2NH  
Apartment 13, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 11, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 28, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 20, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 18, Jutland House, Jutland Street, Manchester, M1 2BE

Flat 10, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 8, Jutland House, Jutland Street, Manchester, M1 2BE  
Apartment 24, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 22, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 11, 37 Chapeltown Street, Manchester, M1 2AT  
Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 5, 4 Wharf Close, Manchester, M1 2WE  
Flat 9, 1 Wharf Close, Manchester, M1 2WE  
Cake Bread Cafe, Progress Centre, Charlton Place, Manchester, M12 6HS  
17 St Gregory's Road, Manchester, M12 6FT  
Unit 38, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 39, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 46, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 44, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 5, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 20, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 13, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 23, Progress Centre, Charlton Place, Manchester, M12 6HS  
21 Higher Ardwick, Manchester, M12 6DB  
15 Higher Ardwick, Manchester, M12 6DB  
27 Higher Ardwick, Manchester, M12 6DB  
27 St Gregory's Road, Manchester, M12 6FT  
11 Brydon Avenue, Manchester, M12 6DQ  
96 Cotter Street, Manchester, M12 6HQ  
11 Billing Avenue, Manchester, M12 6EZ  
14 Billing Avenue, Manchester, M12 6EZ  
Flat 6, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
Flat 1, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
Flat 3, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
Flat 2, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
27 Manor Street, Manchester, M12 6HE  
10 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
3 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
8A Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
9 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Flat 16, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 12, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 10, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 43, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 35, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 10, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 2, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 17, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 16, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 11, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 5A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 7A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 4, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Apartment 46, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 43, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 36, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 35, 39 Chapeltown Street, Manchester, M1 2AU  
Flat 7, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 6, Junction House, 16 Jutland Street, Manchester, M1 2DS

Flat 6, 6 Wharf Close, Manchester, M1 2WE  
64 Chapeltown Street, Manchester, M1 2WQ  
4 Brownslow Walk, Manchester, M13 9UQ  
34 Wadeson Road, Manchester, M13 9UP  
6 Hursthead Walk, Manchester, M13 9UT  
6 Brownslow Walk, Manchester, M13 9UQ  
24 Wadeson Road, Manchester, M13 9UG  
15 Mawson Road, Manchester, M13 9HG  
17 Mawson Road, Manchester, M13 9HG  
1 Mawson Road, Manchester, M13 9HG  
7 Mawson Road, Manchester, M13 9HG  
Flat 1, 1 Hamsell Road, Manchester, M13 9YP  
Flat 14, 30 Ardwick Green South, Manchester, M13 9XE  
15 Pedley Walk, Manchester, M13 9XA  
19 Lamport Court, Lamport Close, Manchester, M1 7EQ  
Flat 70, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 43, Silkin Court, Silkin Close, Manchester, M13 9UY  
47 Litcham Close, Manchester, M1 7JW  
23 Penfield Close, Manchester, M1 7JL  
11 Mancroft Walk, Manchester, M1 7FW  
60 Grosvenor Street, Manchester, M1 7EW  
Ardwick Green Tesco Service Station, Ardwick Green South, Manchester, M13 9XF  
Ardwick Sure Start And Childrens Centre, Wadeson Road, Manchester, M13 9UJ  
Halfords Autocentre, 22 Ardwick Green South, Manchester, M13 9XE  
4 Ellisbank Walk, Manchester, M13 9WF  
9 Bankmill Close, Manchester, M13 9WB  
7 Daleford Square, Manchester, M13 9UF  
Vallance Centre Pharmacy, Wadeson Road, Manchester, M13 9UJ  
Flat 2A, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 1A, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 61, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 43, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 54, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 55, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 83, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 86, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 87, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 88, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 89, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 93, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 94, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 95, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 76, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 127, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 132, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 139, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 144, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 153, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 16, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
5 Litcham Close, Manchester, M1 7FN  
28 Lockton Court, Lockton Close, Manchester, M1 7JP  
50 Lamport Court, Lamport Close, Manchester, M1 7EG  
49 Lamport Court, Lamport Close, Manchester, M1 7EG  
14 Lamport Court, Lamport Close, Manchester, M1 7EQ

5 Harehill Close, Manchester, M13 9XB  
Dobbins Brewery, 1 Justin Close, Manchester, M13 9WX  
42 Hanworth Close, Manchester, M13 9UU  
Flat 9, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 68, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 66, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 54, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 64, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 63, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 59, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 56, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 13, Silkin Court, Silkin Close, Manchester, M13 9UY  
9 Pedley Walk, Manchester, M13 9XA  
21 Pedley Walk, Manchester, M13 9XA  
Apartment 29, 35 Chapeltown Street, Manchester, M1 2NN  
2 Piccadilly Place, Manchester, M1 3BG  
Ground Floor Rooms G51a G51 And G52, Rail House, Store Street, Manchester, M1 2RP  
Ground Floor Rooms G47c-G47e And G48-G48a, Rail House, Store Street, Manchester, M1 2RP  
Apartment 25, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 19, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 27, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 26, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 19, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
47 Thomas Telford Basin, Manchester, M1 2NH  
49 Thomas Telford Basin, Manchester, M1 2NH  
29 Thomas Telford Basin, Manchester, M1 2NH  
47 Store Street, Manchester, M1 2WA  
Apartment 54, 39 Chapeltown Street, Manchester, M1 2AU  
6 - 7 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Apartment 7, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 9, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 37, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 36, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 15, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 14, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 12, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
4 Thomas Telford Basin, Manchester, M1 2NH  
9 Thomas Telford Basin, Manchester, M1 2NH  
Flat 3, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 4, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 2 Level 4, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 8, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 5, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat 410, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 604, 5 Piccadilly Place, Manchester, M1 3BP  
Unit 8, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 415, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 25, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 35, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 60, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 85, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 91, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 105, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG

Flat 104, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 111, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 113, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 114, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 122, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 123, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 124, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 121, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 67, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 126, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 148, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
K G Christys And Co Ltd, Helmet Street, Manchester, M1 2NT  
94 - 98 Fairfield Street, Manchester, M1 2WR  
97 North Western Street, Ardwick, Manchester, M12 6DY  
CARBON SMITH BREWING LTD, 80 North Western Street, Ardwick, Manchester, M12 6DY  
128 Fairfield Street, Manchester, M12 6FP  
84 North Western Street, Ardwick, Manchester, M12 6DY  
Unit D, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
GREATER MANCHESTER WEST MENTAL HEALTH, The Bridge, 104 Fairfield Street,  
Manchester, M1 2WR  
Basement To First Floor, 113 Fairfield Street, Manchester, M12 6EL  
Basement, 113 Fairfield Street, Manchester, M12 6EL  
113 Fairfield Street, Manchester, M12 6EL  
5 - 7 Blackett Street, Manchester, M12 6EJ  
96C North Western Street, Ardwick, Manchester, M12 6JL  
131 - 137 Fairfield Street, Manchester, M12 6FJ  
COONEEN TEXTILES LTD, Unit 2, 1 Dark Lane, Manchester, M12 6FA  
2 Raven Street, Manchester, M12 6PP  
107 Fairfield Street, Manchester, M1 2WG  
Unit A, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
Unit E, Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
Car Spaces, 128 Fairfield Street, Manchester, M12 6FP  
Aldow Enterprise Park, Blackett Street, Manchester, M12 6AE  
Ground Floor, 128 Fairfield Street, Manchester, M12 6FP  
Second Floor, 128 Fairfield Street, Manchester, M12 6FP  
Arch 98, North Western Street, Ardwick, Manchester, M12 6JL  
Arch 96B, North Western Street, Ardwick, Manchester, M12 6JL  
Warehouse Junction Dark Lane, North Western Street, Ardwick, Manchester, M12 6ZZ  
91 North Western Street, Ardwick, Manchester, M12 6JL  
Arch 101, North Western Street, Ardwick, Manchester, M12 6DY  
Arch 96D, North Western Street, Ardwick, Manchester, M12 6JL  
Arch 96A, North Western Street, Ardwick, Manchester, M12 6JL  
Arch 83, North Western Street, Ardwick, Manchester, M12 6DY  
Arch 84A, North Western Street, Ardwick, Manchester, M12 6DY  
Arch 82, North Western Street, Ardwick, Manchester, M12 6DY  
33 Higher Ardwick, Manchester, M12 6DB  
31 Higher Ardwick, Manchester, M12 6DB  
9 Higher Ardwick, Manchester, M12 6DB  
5 Higher Ardwick, Manchester, M12 6DB  
25 Higher Ardwick, Manchester, M12 6DB  
Flat 12, 3 Cobourg Street, Manchester, M1 3GY  
28 Walmsley Grove, Urmston, Trafford, M41 9SG  
Flat 11, 3 Cobourg Street, Manchester, M1 3GY  
Flat 14, 3 Cobourg Street, Manchester, M1 3GY

Echos Day Nursery, Echo Street, Manchester, M1 7DP  
Wardens Flat, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat 11, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Unit 24, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 13, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 6, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Marks And Spencer Simply Food, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 12, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
WHSmith, Unit 51 Satellite Lounge, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 5, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 412, 5 Piccadilly Place, Manchester, M1 3BR  
WHSmith, Kiosk Fairfield Street Entrance, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 708, 5 Piccadilly Place, Manchester, M1 3BP  
6 Whitworth Street, Manchester, M1 6QW  
Bainbridge House, Granby Row, Manchester, M1 2PW  
Arch 12, Store Street, Manchester, M1 2WB  
Flat 4D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 1D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 3B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 4A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
41 Chorlton Street, Manchester, M1 3FY  
94 London Road, Manchester, M1 2PW  
Flat 18, 3 Cobourg Street, Manchester, M1 3GY  
Flat 25, 3 Cobourg Street, Manchester, M1 3GY  
Flat 21, 3 Cobourg Street, Manchester, M1 3GY  
Flat 20, 3 Cobourg Street, Manchester, M1 3GY  
Second Floor, 4 Piccadilly Place, Manchester, M1 3BN  
Offices, Tower Block, Piccadilly Station Approach, Manchester, M1 2BP  
Flat 101, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 915, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 103, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 107, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 207, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 905, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1008, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 111, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 206, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 413, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 612, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 4, 8 Wharf Close, Manchester, M1 2WE  
Flat 4, 2 Wharf Close, Manchester, M1 2WE  
Flat 8, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 1, 10 Wharf Close, Manchester, M1 2WE  
Apartment 9, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 7, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 6, 35 Chapeltown Street, Manchester, M1 2NN

Apartment 5, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 4, 35 Chapeltown Street, Manchester, M1 2NN  
Jutland House, Jutland Street, Manchester, M1 2BE  
Rail House, Store Street, Manchester, M1 2RP  
Ground Floor Room G45, Rail House, Store Street, Manchester, M1 2RP  
Eighth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Apartment 4, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 47, 35 Chapeltown Street, Manchester, M1 2NN  
Car Space (s) At, 113 Fairfield Street, Manchester, M12 6EL  
First Floor, 113 Fairfield Street, Manchester, M12 6EL  
Ground Floor, 113 Fairfield Street, Manchester, M12 6EL  
7 Lockton Close, Manchester, M1 7JG  
27 Harehill Close, Manchester, M13 9XB  
10 - 20 Grosvenor Street, Manchester, M1 7JJ  
51 Lockton Close, Manchester, M1 7JG  
5 Lockton Close, Manchester, M1 7JG  
39 Lockton Close, Manchester, M1 7JG  
33 Lockton Close, Manchester, M1 7JG  
23 Lockton Close, Manchester, M1 7JG  
9 Mancroft Walk, Manchester, M1 7FW  
15 Lockton Close, Manchester, M1 7JG  
11 Lockton Close, Manchester, M1 7JG  
1 Lockton Close, Manchester, M1 7JG  
3 Mancroft Walk, Manchester, M1 7FW  
25 Mancroft Walk, Manchester, M1 7FW  
15 Mancroft Walk, Manchester, M1 7FW  
13 Mancroft Walk, Manchester, M1 7FW  
62 Grosvenor Street, Manchester, M1 7EW  
Flat 914, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 65, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 44, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
DODDLE, Unit 26, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 810, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 402, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 2 Level 5, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 2 Level 6, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 3, Fairfield Hall, Granby Row, Manchester, M60 7LH  
4A Whitworth Street, Manchester, M1 6QW  
Flat D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 17, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 18, 14 Whitworth Street, Manchester, M1 3BS  
Flat 22, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 1, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat G1, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat G3, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat G4, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 16, 14 Whitworth Street, Manchester, M1 3BS  
Flat 1, 14 Whitworth Street, Manchester, M1 3BS  
Flat 6, 14 Whitworth Street, Manchester, M1 3BS  
Flat 16, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 11, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 4, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 13, 30 Ardwick Green South, Manchester, M13 9XE  
Flat 10, 30 Ardwick Green South, Manchester, M13 9XE

Flat 8, 30 Ardwick Green South, Manchester, M13 9XE  
2 Edgeview Walk, Manchester, M13 9WE  
8 Edgeview Walk, Manchester, M13 9WE  
Flat 30, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 15, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 10, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 59, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 49, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 46, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 42, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 40, Artillery Court, Wadeson Road, Manchester, M13 9TU  
4 Fulshaw Walk, Manchester, M13 9WD  
6 Henshaw Walk, Manchester, M13 9UR  
2 Bankmill Close, Manchester, M13 9WB  
9 Danebank Walk, Manchester, M13 9UN  
7 Skerry Close, Manchester, M13 9UD  
49 Skerry Close, Manchester, M13 9UD  
Flat 9, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 39, Artillery Court, Wadeson Road, Manchester, M13 9TU  
6 Edgeview Walk, Manchester, M13 9WE  
3 Bankmill Close, Manchester, M13 9WB  
6 Arley Moss Walk, Manchester, M13 9UW  
26 Hursthead Walk, Manchester, M13 9UT  
2 Hursthead Walk, Manchester, M13 9UT  
10 Hursthead Walk, Manchester, M13 9UT  
8 Henshaw Walk, Manchester, M13 9UR  
2 Henshaw Walk, Manchester, M13 9UR  
Flat 57, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 18, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 42, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 56, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 40, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 65, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 80, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 84, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 98, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 108, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 115, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 117, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 120, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 128, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 142, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 145, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 150, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 155, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat Above, Star And Garter, 18 - 20 Fairfield Street, Manchester, M1 2QF  
Star And Garter, 18 - 20 Fairfield Street, Manchester, M1 2QF  
Flat 608, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 614, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 711, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 712, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 503, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 703, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 42, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB

Flat 2E, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 1G, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 2D, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 1C, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 1B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 304, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 502, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 505, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 401, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 803, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 202, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 406, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 609, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 912, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 617, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 501, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 616, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 916, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 307, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 23, 14 Whitworth Street, Manchester, M1 3BS  
Flat 26, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 19, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 21, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 20, 14 Whitworth Street, Manchester, M1 3BS  
Flat 24, 14 Whitworth Street, Manchester, M1 3BS  
Flat 22, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 34, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 56, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 2F, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 11, 14 Whitworth Street, Manchester, M1 3BS  
Flat 7, 14 Whitworth Street, Manchester, M1 3BS  
Flat 416, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 31, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 15, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 4G, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 210, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 301, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 313, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 109, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 312, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 507, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 605, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 115, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 209, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 806, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 112, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 212, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 1015, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 407, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 710, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 303, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 804, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 805, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 78, Liberty Point, 29 Berry Street, Manchester, M1 2AR

Flat 81, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 72, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 32, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 22, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 21, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 20, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 16, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 11, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 6, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 212, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 45, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 110, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 74, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Basement, 58 Baring Street, Manchester, M1 2PY  
Flat 123, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 110, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 105, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 101, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 93, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 92, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 90, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 85, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 44, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 43, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 39, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 37, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 210, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 211, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Flat 5, 5 Wharf Close, Manchester, M1 2WE  
Flat 6, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 10, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 6, 4 Wharf Close, Manchester, M1 2WE  
Apartment 10, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 2, 47 Store Street, Manchester, M1 2WA  
Flat 13, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 33, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 23, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 2, 2 Wharf Close, Manchester, M1 2WE  
Flat 8, 1 Wharf Close, Manchester, M1 2WE  
Flat 46, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 36, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 7, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 6, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 5, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 3, 10 Wharf Close, Manchester, M1 2WE  
Apartment 30, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 27, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 20, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 17, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 15, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 12, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 4, 4 Wharf Close, Manchester, M1 2WE  
Photolink, The Old School House, Thirsk Street, Manchester, M12 6PN  
Apartment 4, 55 - 57 Ardwick Green North, Manchester, M12 6ER

55 - 57 Ardwick Green North, Manchester, M12 6ER  
Apartment 1, 55 - 57 Ardwick Green North, Manchester, M12 6ER  
86 Brydon Avenue, Manchester, M12 6JA  
6 Billing Avenue, Manchester, M12 6EZ  
18 Billing Avenue, Manchester, M12 6EZ  
The St Thomas Centre, Niven Street, Manchester, M12 6PQ  
35 Higher Ardwick, Manchester, M12 6DB  
90 Cotter Street, Manchester, M12 6HQ  
9 Billing Avenue, Manchester, M12 6EZ  
3 Billing Avenue, Manchester, M12 6EZ  
Flat 5, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
Flat 4, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
7 Higher Ardwick, Manchester, M12 6DB  
Second Floor, 27 Ardwick Green North, Manchester, M12 6FZ  
First Floor, 27 Ardwick Green North, Manchester, M12 6FZ  
17 Manor Street, Manchester, M12 6HE  
Unit 4, Downing Street Industrial Estate, Charlton Place, Manchester, M12 6HH  
31 Brydon Avenue, Manchester, M12 6DQ  
Skateboard Park, London Road, Manchester, M1 2PQ  
9 - 19 Ardwick Green North, Manchester, M12 6FZ  
LOOMIS UK LIMITED, Securitas Uk Ltd, Union Street, Ardwick, Manchester, M12 7DJ  
Caretakers Flat, Territorial Army Centre, Ardwick Green North, Manchester, M12 6HD  
29A Ardwick Green North, Manchester, M12 6DL  
Army Reserve Centre, Ardwick Green North, Manchester, M12 6HD  
Flat 36, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 43, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 112, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Unit 5B, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Unit 5B Store, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Unite Integrated Solutions Plc Development, Buxton Street, Manchester, M1 2LB  
Flat 86, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 75, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 68, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 65, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 53, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 50, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
18 Thomas Telford Basin, Manchester, M1 2NH  
ACAS, Third Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Park And Shine Hand Car Wash, Ducie Street, Manchester, M1 2GH  
5 Thomas Telford Basin, Manchester, M1 2NH  
50 Thomas Telford Basin, Manchester, M1 2NH  
51 Thomas Telford Basin, Manchester, M1 2NH  
53 Thomas Telford Basin, Manchester, M1 2NH  
41 Thomas Telford Basin, Manchester, M1 2NH  
33 Thomas Telford Basin, Manchester, M1 2NH  
Flat 6, 5 Wharf Close, Manchester, M1 2WE  
Flat 4, 5 Wharf Close, Manchester, M1 2WE  
Flat 1, 5 Wharf Close, Manchester, M1 2WE  
Apartment 34, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 53, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 42, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 40, 39 Chapeltown Street, Manchester, M1 2AU  
Flat 19, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 14, Junction House, 16 Jutland Street, Manchester, M1 2DS

Flat 27, Jutland House, Jutland Street, Manchester, M1 2BE  
48 Thomas Telford Basin, Manchester, M1 2NH  
Apartment 52, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 41, 39 Chapeltown Street, Manchester, M1 2AU  
40 Thomas Telford Basin, Manchester, M1 2NH  
Flat 2, 45 Store Street, Manchester, M1 2WA  
Flat 1, 45 Store Street, Manchester, M1 2WA  
Flat 18, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 10, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 5, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 2, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Manchester Towbar And Trailer Centre, Baring Street, Manchester, M12 6HJ  
Flat 7, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 9, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 11, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 51, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 116, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 118, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 141, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 143, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 117, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
Flat 114, Liberty Point, 29 Berry Street, Manchester, M1 2AR  
60 Thomas Telford Basin, Manchester, M1 2NH  
Apartment 17, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 15, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 19, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 23, 37 Chapeltown Street, Manchester, M1 2AT  
38 Thomas Telford Basin, Manchester, M1 2NH  
Apartment 45, 39 Chapeltown Street, Manchester, M1 2AU  
Flat 5, Junction House, 16 Jutland Street, Manchester, M1 2DS  
17 Cotter Street, Manchester, M12 6EY  
81 Ardwick Green North, Manchester, M12 6FX  
54 Cotter Street, Manchester, M12 6EY  
Unit 49, Progress Centre, Charlton Place, Manchester, M12 6HS  
25 St Gregory's Road, Manchester, M12 6FT  
19 St Gregory's Road, Manchester, M12 6FT  
22 St Gregory's Road, Manchester, M12 6FT  
29 Brydon Avenue, Manchester, M12 6DQ  
23 Brydon Avenue, Manchester, M12 6DQ  
85 Brydon Avenue, Manchester, M12 6JA  
Unit 8, Progress Centre, Charlton Place, Manchester, M12 6HS  
Unit 3, Progress Centre, Charlton Place, Manchester, M12 6HS  
First Floor, 17 - 19 Manor Street, Manchester, M12 6HE  
25 Billing Avenue, Manchester, M12 6EZ  
49 Brydon Avenue, Manchester, M12 6DQ  
71 Ardwick Green North, Manchester, M12 6FX  
41 Brydon Avenue, Manchester, M12 6DQ  
37 Brydon Avenue, Manchester, M12 6DQ  
Jubilee House, 10 Durling Street, Manchester, M12 6FS  
33 Paddock Street, Manchester, M12 6HT  
39 Paddock Street, Manchester, M12 6HT  
Flat 10, Silkin Court, Silkin Close, Manchester, M13 9UY  
1 Pedley Close, Manchester, M13 9NF  
22 Hanworth Close, Manchester, M13 9LD

30 Hanworth Close, Manchester, M13 9UU  
35 Litcham Close, Manchester, M1 7JW  
25 Litcham Close, Manchester, M1 7JW  
23 Litcham Close, Manchester, M1 7JW  
17 Merrow Walk, Manchester, M1 7JN  
23 Merrow Walk, Manchester, M1 7JN  
25 Merrow Walk, Manchester, M1 7JN  
Margaret House, 23 Manor Street, Manchester, M12 6HE  
68 Cotter Street, Manchester, M12 6EY  
Apartment 20, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 14, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 24, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 21, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
59 Thomas Telford Basin, Manchester, M1 2NH  
52 Thomas Telford Basin, Manchester, M1 2NH  
32 Thomas Telford Basin, Manchester, M1 2NH  
8 Thomas Telford Basin, Manchester, M1 2NH  
6 Thomas Telford Basin, Manchester, M1 2NH  
Flat 6A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Apartment 21, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 18, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 40, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 30, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 2, 5 Wharf Close, Manchester, M1 2WE  
Apartment 51, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 37, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 7, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 2, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 20, Junction House, 16 Jutland Street, Manchester, M1 2DS  
Flat 49, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 39, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 32, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 16, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 9, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 3, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 4, 6 Wharf Close, Manchester, M1 2WE  
Flat 7, 4 Wharf Close, Manchester, M1 2WE  
Flat 3, 2 Wharf Close, Manchester, M1 2WE  
39 Cotter Street, Manchester, M12 6EY  
27 Paddock Street, Manchester, M12 6HT  
21 Thirsk Street, Manchester, M12 6FW  
33 Cotter Street, Manchester, M12 6EY  
81 Brydon Avenue, Manchester, M12 6JA  
8 Billing Avenue, Manchester, M12 6EZ  
20 Billing Avenue, Manchester, M12 6EZ  
2 Billing Avenue, Manchester, M12 6EZ  
33 Brydon Avenue, Manchester, M12 6DQ  
19 Brydon Avenue, Manchester, M12 6DQ  
17 Brydon Avenue, Manchester, M12 6DQ  
41 Paddock Street, Manchester, M12 6HT  
37 Cotter Street, Manchester, M12 6EY  
84 Brydon Avenue, Manchester, M12 6JA  
5 Billing Avenue, Manchester, M12 6EZ  
15 Billing Avenue, Manchester, M12 6EZ

12 Billing Avenue, Manchester, M12 6EZ  
56 Cotter Street, Manchester, M12 6EY  
First Floor, Tanzaro House, 9 - 19 Ardwick Green North, Manchester, M12 6FZ  
45 Brydon Avenue, Manchester, M12 6DQ  
39 Brydon Avenue, Manchester, M12 6DQ  
43 Brydon Avenue, Manchester, M12 6DQ  
79 Brydon Avenue, Manchester, M12 6JA  
Victoria House, 21 Manor Street, Manchester, M12 6HE  
Flat 7, 1 Wharf Close, Manchester, M1 2WE  
Flat 4, 1 Wharf Close, Manchester, M1 2WE  
Apartment 24, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 18, 35 Chapeltown Street, Manchester, M1 2NN  
Piccadilly Gate, Store Street, Manchester, M1 2WD  
Flat 20, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
58 Thomas Telford Basin, Manchester, M1 2NH  
57 Thomas Telford Basin, Manchester, M1 2NH  
Flat 2, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Flat 1, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
Apartment 18, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Apartment 16, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 35, Jutland House, Jutland Street, Manchester, M1 2BE  
39 Chapeltown Street, Manchester, M1 2AU  
Apartment 6, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 4, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 13, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 10, 37 Chapeltown Street, Manchester, M1 2AT  
43 Store Street, Manchester, M1 2WA  
Flat 1, 2 Wharf Close, Manchester, M1 2WE  
Flat 1, 1 Wharf Close, Manchester, M1 2WE  
25 Skerry Close, Manchester, M13 9UD  
41 Skerry Close, Manchester, M13 9UD  
35 Skerry Close, Manchester, M13 9UD  
3 Skerry Close, Manchester, M13 9UD  
19 Skerry Close, Manchester, M13 9UD  
2A Nicolls Street, Manchester, M13 9JZ  
5 Daleford Square, Manchester, M13 9UF  
Flat 54, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 44, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 56, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 48, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 61, Artillery Court, Wadeson Road, Manchester, M13 9TU  
11 Nicolls Street, Manchester, M13 9JZ  
3 Nicolls Street, Manchester, M13 9JZ  
55 Skerry Close, Manchester, M13 9UD  
67 Skerry Close, Manchester, M13 9UD  
Flat 10, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 5, 28 Ardwick Green South, Manchester, M13 9XE  
Flat 31, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 28, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 6, Artillery Court, Wadeson Road, Manchester, M13 9TU  
76 Wadeson Road, Manchester, M13 9UP  
59 Skerry Close, Manchester, M13 9UD  
Flat 11, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 53, Artillery Court, Wadeson Road, Manchester, M13 9TU

57 Skerry Close, Manchester, M13 9UD  
74 Wadeson Road, Manchester, M13 9UP  
5 Nicolls Street, Manchester, M13 9JZ  
Flat 56, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 51, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 31, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 55, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 26, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 21, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 8, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 50, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 23, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 16, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 13, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 60, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 58, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 3, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 1, Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 18, Artillery Court, Wadeson Road, Manchester, M13 9TU  
9 Daleford Square, Manchester, M13 9UF  
6 Litcham Close, Manchester, M1 7FN  
25 Penfield Close, Manchester, M1 7JL  
23 Harehill Close, Manchester, M13 9XB  
36 Grosvenor Street, Manchester, M1 7EW  
48 Grosvenor Street, Manchester, M1 7EW  
1C Lockton Close, Manchester, M1 7JG  
1F Lockton Close, Manchester, M1 7JG  
34 Grosvenor Street, Manchester, M1 7EW  
55 Lockton Court, Lockton Close, Manchester, M1 7JQ  
12 Lamport Court, Lamport Close, Manchester, M1 7EQ  
13 Wadesmill Walk, Manchester, M13 9UX  
19 Lockton Close, Manchester, M1 7JG  
13 Lockton Close, Manchester, M1 7JG  
22 Lockton Court, Lockton Close, Manchester, M1 7JP  
12 Lockton Court, Lockton Close, Manchester, M1 7JP  
60 Lamport Court, Lamport Close, Manchester, M1 7EG  
57 Lamport Court, Lamport Close, Manchester, M1 7EG  
55 Lamport Court, Lamport Close, Manchester, M1 7EG  
41 Lamport Court, Lamport Close, Manchester, M1 7EG  
25 Lamport Court, Lamport Close, Manchester, M1 7EQ  
6 Hanworth Close, Manchester, M13 9LD  
8 Hanworth Close, Manchester, M13 9LD  
12 Statham Road, Manchester, M13 9YS  
6 Wadeson Road, Manchester, M13 9XD  
Flat 16, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 14, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 11, Silkin Court, Silkin Close, Manchester, M13 9UY  
First Floor, 10 - 20 Grosvenor Street, Manchester, M1 7JJ  
1 Litcham Close, Manchester, M1 7FN  
41 Lockton Court, Lockton Close, Manchester, M1 7JQ  
22 Lamport Court, Lamport Close, Manchester, M1 7EQ  
3 Harehill Close, Manchester, M13 9XB  
3 Statham Road, Manchester, M13 9YS  
15 Statham Road, Manchester, M13 9YS

1B Lockton Close, Manchester, M1 7JG  
38 Grosvenor Street, Manchester, M1 7EW  
46 Grosvenor Street, Manchester, M1 7EW  
19 Merrow Walk, Manchester, M1 7JN  
9 Lockton Close, Manchester, M1 7JG  
47 Lockton Close, Manchester, M1 7JG  
54 Grosvenor Street, Manchester, M1 7EW  
19 Mancroft Walk, Manchester, M1 7FW  
21 Mancroft Walk, Manchester, M1 7FW  
17 Lockton Close, Manchester, M1 7JG  
29 Lockton Close, Manchester, M1 7JG  
5 Stockland Close, Manchester, M13 9WY  
3 Clare Street, Manchester, M1 7AL  
2 Hanworth Close, Manchester, M13 9LD  
44 Grosvenor Street, Manchester, M1 7EW  
7 Statham Road, Manchester, M13 9YS  
1C Statham Road, Manchester, M13 9YS  
9 Statham Road, Manchester, M13 9YS  
2B Wadeson Road, Manchester, M13 9XD  
1D Lockton Close, Manchester, M1 7JG  
1G Lockton Close, Manchester, M1 7JG  
Community Centre, Justin Close, Manchester, M13 9UB  
24 Lockton Court, Lockton Close, Manchester, M1 7JP  
21 Lockton Court, Lockton Close, Manchester, M1 7JP  
4 Lockton Court, Lockton Close, Manchester, M1 7JP  
47 Lamport Court, Lamport Close, Manchester, M1 7EG  
4 Stockland Close, Manchester, M13 9WY  
Flat 5, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 30, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 9, 3 Cobourg Street, Manchester, M1 3GY  
Flat 908, 5 Piccadilly Place, Manchester, M1 3BP  
Unit 20, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 25, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 116, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 108, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 114, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 26, 3 Cobourg Street, Manchester, M1 3GY  
Fire Station Junction Fairfield Street, London Road, Manchester, M1 2PQ  
Unit 2, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flats O 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flats K 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flats H 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flats E 1-12, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Wardens Flat, Chandos Hall, Granby Row, Manchester, M1 3QJ  
Flat 1 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 4 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 6, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 2 Level 1, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 3, Lambert Hall, Granby Row, Manchester, M60 7LH  
Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat A Level 8, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat B Level 7, Lambert Hall, Granby Row, Manchester, M60 7LH

Flat C Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH  
Flat D Level 2, Lambert Hall, Granby Row, Manchester, M60 7LH  
29 Paddock Street, Manchester, M12 6HT  
31 Paddock Street, Manchester, M12 6HT  
Flat 47, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 202, Piccadilly Point, 23 Berry Street, Manchester, M1 2DH  
Unit 7, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Unit 8, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Unit 3, Baring Street, Manchester, M1 2PY  
Flat 8, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 12, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 46, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 48, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 52, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 59, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 82, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 102, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 106, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 109, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 119, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 75, Piccadilly Point, 23 Berry Street, Manchester, M1 2AD  
Flat 130, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 140, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Flat 152, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Units 1- 2 And 2A, Bond Street Industrial Estate, Bond Street, Manchester, M12 6HW  
66 Baring Street, Manchester, M1 2PY  
Flat 99, Piccadilly Point, 23 Berry Street, Manchester, M1 2BG  
Unit 3, Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG  
Second Floor, 58 Baring Street, Manchester, M1 2PY  
Golftorium, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Ground Floor Room G41, Rail House, Store Street, Manchester, M1 2RP  
17 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
8 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
City Inn, 1 Piccadilly Place, Manchester, M1 3DG  
Arch 15, Sheffield Street, Manchester, M1 2ND  
28 Store Street, Manchester, M1 2WD  
Apartment 2, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
Flat 25, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 24, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Flat 11, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 46, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 33, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 32, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 31, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 8, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 3, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 29, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 19, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 12, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 48, Jutland House, Jutland Street, Manchester, M1 2BE  
Flat 9, 4 Wharf Close, Manchester, M1 2WE  
Apartment 22, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
9 Nicolls Street, Manchester, M13 9JZ  
28 Ardwick Green South, Manchester, M13 9XE

Artillery Court, Wadeson Road, Manchester, M13 9TU  
Flat 37, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 34, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 3, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 27, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 25, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 24, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 21, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 15, Silkin Court, Silkin Close, Manchester, M13 9UY  
19 Pedley Walk, Manchester, M13 9XA  
10 Milnrow Close, Manchester, M13 9UZ  
7 Wadesmill Walk, Manchester, M13 9UX  
34 Hanworth Close, Manchester, M13 9UU  
36 Hanworth Close, Manchester, M13 9UU  
8 Wadesmill Walk, Manchester, M13 9UX  
6 Wadesmill Walk, Manchester, M13 9UX  
24 Hanworth Close, Manchester, M13 9UU  
68 Grosvenor Street, Manchester, M1 7EW  
15 Litcham Close, Manchester, M1 7JW  
11 Litcham Close, Manchester, M1 7JW  
5 Merrow Walk, Manchester, M1 7JN  
35 Merrow Walk, Manchester, M1 7JN  
33 Merrow Walk, Manchester, M1 7JN  
15 Merrow Walk, Manchester, M1 7JN  
13 Merrow Walk, Manchester, M1 7JN  
27 Penfield Close, Manchester, M1 7JL  
8 Grosvenor Street, Manchester, M1 7EW  
6 Stockland Close, Manchester, M13 9WY  
17 Penfield Close, Manchester, M1 7JL  
43 Litcham Close, Manchester, M1 7JW  
37 Litcham Close, Manchester, M1 7JW  
8 Stockland Close, Manchester, M13 9WY  
17 Pedley Walk, Manchester, M13 9XA  
25 Harehill Close, Manchester, M13 9XB  
7 Harehill Close, Manchester, M13 9XB  
Flat 38, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 23, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 19, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 1, Silkin Court, Silkin Close, Manchester, M13 9UY  
51 Lockton Court, Lockton Close, Manchester, M1 7JQ  
43 Lockton Court, Lockton Close, Manchester, M1 7JQ  
40 Lockton Court, Lockton Close, Manchester, M1 7JQ  
4 Milnrow Close, Manchester, M13 9UZ  
1 Stockland Close, Manchester, M13 9WY  
7 Stockland Close, Manchester, M13 9WY  
69 Lamport Court, Lamport Close, Manchester, M1 7EG  
6 Lamport Court, Lamport Close, Manchester, M1 7EQ  
56 Grosvenor Street, Manchester, M1 7EW  
Flat 17, 3 Cobourg Street, Manchester, M1 3GY  
Flat 16, 3 Cobourg Street, Manchester, M1 3GY  
Flat 208, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 106, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 203, 5 Piccadilly Place, Manchester, M1 3BR  
First Floor, 128 Fairfield Street, Manchester, M12 6FP

Flat 67, Silkin Court, Silkin Close, Manchester, M13 9UY  
Flat 42, Silkin Court, Silkin Close, Manchester, M13 9UY  
82 London Road, Manchester, M1 2PN  
Unit 16, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 10, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 7, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flats L 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat 4 Level 6, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 2 Level 8, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH  
First Floor And Second Floor, 6 Whitworth Street, Manchester, M1 6QW  
84A London Road, Manchester, M1 2PW  
Flat 18, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 15, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 14, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 1007, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1003, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 411, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 904, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 314, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 815, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 902, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 1011, 5 Piccadilly Place, Manchester, M1 3BP  
Flat 305, 5 Piccadilly Place, Manchester, M1 3BR  
Simply Fresh, 4D Piccadilly Place, Manchester, M1 3BN  
4C Piccadilly Place, Manchester, M1 3BN  
Unit 14, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Unit 11, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 10, 3 Cobourg Street, Manchester, M1 3GY  
First Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW  
Third Floor, Bainbridge House, 86 - 90 London Road, Manchester, M1 2PW  
Flat 901, 5 Piccadilly Place, Manchester, M1 3BP  
WHSmith, Unit 4, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flat 24, 3 Cobourg Street, Manchester, M1 3GY  
Unit 1, Piccadilly Station, Piccadilly Station Approach, Manchester, M1 2BN  
Flats G 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flats F 1-15, Wright Robinson Hall, Altrincham Street, Manchester, M1 7JA  
Flat 2 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 2 Level 3, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 4 Level 4, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 1 Level 7, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 37, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 27, Stonebridge House, 5 Cobourg Street, Manchester, M1 3GB  
Flat 3, 14 Whitworth Street, Manchester, M1 3BS  
Flat 4 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Flat 3 Level 2, Fairfield Hall, Granby Row, Manchester, M60 7LH  
Chandos Hall, Granby Row, Manchester, M1 3QJ  
Flat 513, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 517, 5 Piccadilly Place, Manchester, M1 3BR  
Flat 25, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 23, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 12, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 9, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW

Flat 5, Sheena Simon College, 42 Chorlton Street, Manchester, M1 3HW  
Flat 9, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 4F, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 2B, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 3A, The Warehouse, 4 Fairfield Street, Manchester, M1 3GF  
Flat 15, 14 Whitworth Street, Manchester, M1 3BS  
Flat 5, 14 Whitworth Street, Manchester, M1 3BS  
3 Piccadilly Place, Manchester, M1 3BN  
Flat 20, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 18, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 17, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 13, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
12 Fairfield Street, Manchester, M1 3GF  
84 London Road, Manchester, M1 2PN  
Flat 5, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 8, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 3, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Flat 10, Opal House, 11A Whitworth Street, Manchester, M1 3GW  
Starbucks, 3D Piccadilly Place, Manchester, M1 2AB  
Fifth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Flat 4, Junction House, 16 Jutland Street, Manchester, M1 2DS  
39 Thomas Telford Basin, Manchester, M1 2NH  
2A Baird Street, Manchester, M1 2WX  
Second Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
Ninth Floor, Piccadilly Gate, Store Street, Manchester, M1 2WD  
62 Chapeltown Street, Manchester, M1 2WQ  
2 Gateway House, Piccadilly Station Approach, Manchester, M1 2GH  
Apartment 9, 37 Chapeltown Street, Manchester, M1 2AT  
Apartment 15, 37 Chapeltown Street, Manchester, M1 2AT  
Flat 3, 6 Wharf Close, Manchester, M1 2WE  
Flat 3, 5 Wharf Close, Manchester, M1 2WE  
Flat 8, 4 Wharf Close, Manchester, M1 2WE  
Flat 2, 4 Wharf Close, Manchester, M1 2WE  
Flat 1, 4 Wharf Close, Manchester, M1 2WE  
Flat 6, Navigation House, 20 Ducie Street, Manchester, M1 2DP  
Apartment 22, 35 Chapeltown Street, Manchester, M1 2NN  
Apartment 16, 35 Chapeltown Street, Manchester, M1 2NN  
Flat 25, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR  
7 Thomas Telford Basin, Manchester, M1 2NH  
17 Thomas Telford Basin, Manchester, M1 2NH  
61 Thomas Telford Basin, Manchester, M1 2NH  
62 Thomas Telford Basin, Manchester, M1 2NH  
64 Thomas Telford Basin, Manchester, M1 2NH  
26 Thomas Telford Basin, Manchester, M1 2NH  
Flat 2, 8 Wharf Close, Manchester, M1 2WE  
36 Thomas Telford Basin, Manchester, M1 2NH  
Flat 2, 10 Wharf Close, Manchester, M1 2WE  
Flat 5, 1 Wharf Close, Manchester, M1 2WE  
Apartment 44, 39 Chapeltown Street, Manchester, M1 2AU  
Apartment 31, 39 Chapeltown Street, Manchester, M1 2AU  
25 Paddock Street, Manchester, M12 6HT  
80 Cotter Street, Manchester, M12 6EY  
74 Cotter Street, Manchester, M12 6EY  
62 Cotter Street, Manchester, M12 6EY

Flat 4, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
Flat 2, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
Flat 1, Hudson Court, 65 Ardwick Green North, Manchester, M12 6ER  
Flat 6, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
Flat 5, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
Flat 3, Hudson Court, 63 Ardwick Green North, Manchester, M12 6ER  
25 Manor Street, Manchester, M12 6HE  
87 Ardwick Green North, Manchester, M12 6FX  
85 Ardwick Green North, Manchester, M12 6FX  
79 Ardwick Green North, Manchester, M12 6FX  
Flat 3, 1 Durling Street, Manchester, M12 6FS  
Flat 1, 1 Durling Street, Manchester, M12 6FS  
Unit 1C, Manor Street, Manchester, M12 6HE  
9 Wadesmill Walk, Manchester, M13 9UX  
Flat 52, Silkin Court, Silkin Close, Manchester, M13 9UY  
16 Hanworth Close, Manchester, M13 9LD  
20 Hanworth Close, Manchester, M13 9LD  
2 Wadesmill Walk, Manchester, M13 9UX  
2 Milnrow Close, Manchester, M13 9UZ  
3 Wadesmill Walk, Manchester, M13 9UX  
5 Wadesmill Walk, Manchester, M13 9UX  
31 Litcham Close, Manchester, M1 7JW  
13 Litcham Close, Manchester, M1 7JW  
9 Merrow Walk, Manchester, M1 7JN  
21 Litcham Close, Manchester, M1 7JW  
31 Merrow Walk, Manchester, M1 7JN  
3 Merrow Walk, Manchester, M1 7JN  
7 Merrow Walk, Manchester, M1 7JN  
29 Merrow Walk, Manchester, M1 7JN  
27 Merrow Walk, Manchester, M1 7JN  
11 Merrow Walk, Manchester, M1 7JN  
21 Merrow Walk, Manchester, M1 7JN  
15 Penfield Close, Manchester, M1 7JL  
49 Lockton Close, Manchester, M1 7JG  
45 Lockton Close, Manchester, M1 7JG  
37 Lockton Close, Manchester, M1 7JG  
27 Lockton Close, Manchester, M1 7JG  
27 Mancroft Walk, Manchester, M1 7FW  
50 Grosvenor Street, Manchester, M1 7EW  
16 Statham Road, Manchester, M13 9YS  
3 Stockland Close, Manchester, M13 9WY  
14 Statham Road, Manchester, M13 9YS  
1 Harehill Close, Manchester, M13 9XB  
5 Statham Road, Manchester, M13 9YS  
10 Hanworth Close, Manchester, M13 9LD  
1 Wadesmill Walk, Manchester, M13 9UX  
1A Lockton Close, Manchester, M1 7JG  
42 Lockton Court, Lockton Close, Manchester, M1 7JQ  
27 Lockton Court, Lockton Close, Manchester, M1 7JP  
13 Lockton Court, Lockton Close, Manchester, M1 7JP  
Tanla Works, Heyrod Street, Manchester, M1 2WW  
52 Heyrod Street, Manchester, M1 2WW  
Unit 1, 1 Dark Lane, Manchester, M12 6FA

## **Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3  
Article 4 Direction - City Centre PD Restriction - Class B1(c) 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  
Flood Zones Type 2 (low to medium risk) -  
Flood Zones Type 3 (high risk) -  
Flood Zones Type 3 (high risk) -  
Flood Zones Type 3 (high risk) -  
Flood Zones Type 3 (high risk) -  
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)  
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (June 2022)  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (Middle) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Susceptible to Surf Water Flood (More) -  
Area Team Boundary - Name: NORTH AREA  
Area Team Boundary - Name: CENTRAL