

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135827/JO/2022

Date registered valid: 22 December 2022

Proposal: Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments

Address: Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate, Manchester, M2 5GU

Ward(s): Deansgate Ward

Applicant: Jacksons Row Developments Limited

Agent (if any): Mrs Diane Ellis Zerum

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

Recommendation: Minded to Approve

Date of recommendation: 12.07.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit:

Standard consultations:

Printed: 9 January 2023 Expired: 30 January 2023

Neighbour notifications

Printed: 9 January 2023 Expired: 30 January 2023

Site notice

Posted: Expired:

Press advert

Published: 17 January 2023 Expired: 16 February 2023

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

Description of development

Variation of conditions 2 (approved drawings and documents), 5 (ground conditions), 7 (waste management), 10 (drainage), 40 (piling), and 48 (building contract) so as to make minor material changes to consent referenced 131612/JO/2021 (as amended by 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) to remove synagogue space and introduction of grade A office space at levels 1-5, reconfiguration of ground floor entrance, frontage and loading, increase depth of basement below tower podium a further two levels and creation of a third basement resulting reduction of parking and increase in cycle provision, remodelling of level 6 internal space and roof terrace, expansion of plant area to block A, increase in tower, elevational alterations, reduction of hotel rooms and increase in residential apartments

Consultations & Notification Responses

Publicity – The application has been advertised by way of site and press notice on the basis this is a major and EIA development together with impact on the setting of listed buildings and conservation areas. Letters have also been sent to an extensive area of neighbouring

residential properties and businesses. No comments have been received as part of that process.

Highway Services advise that the limited amount of overall car parking provision for this development, Highways are satisfied that the increase office space and changes to the hotel room and apartment provision can be accommodated on the existing highway network. The reduction in car parking provision and the increase in cycle parking is acceptable. The revised pedestrian access arrangements are also acceptable.

With regard to waste management, internal storage and transportation arrangements are acceptable and collection is proposed via the loading bay on Bootle Street as previously specified and agreed.

Further information has been received during the course of the application in relation to the car park entry/exit off Bootle Street, the measures provided are now acceptable.

Environmental Health advise that the revised waste details are acceptable. Clarification is sought in respect of how the changes to the basement would impact on the previously approved ground investigations. The details of the plant are to be required to be agreed.

Flood Risk Management Team advise that the previous conditions should be imposed on the permission.

Environment Agency advise that the previous conditions should be imposed on the permission.

Aerodrome Safeguarding no objections.

Issues

The main changes to the proposal are as follows:

- removal of synagogue space from within the development;
- introduction of Grade A Office space into Levels 01-05 in lieu of Synagogue space, hotel gym & spa, hotel conference suite, plant and back of house;
- reconfiguration of ground floor level entrances, frontages and loading to accommodate revised accommodation program;
- increase the depth of the basement below the tower podium for a further two levels, creation of third basement level and increase in footprint of second basement level;
- reduction in parking numbers;
- increase in cycle parking numbers;
- remodelling the layout of the Level 06 internal space and roof terraces to get a more efficient layout;
- repositioning and expansion of the plant deck on the west side of the Block A podium due to increase in mechanical equipment;
- increased height of the tower by 750mm;
- removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open';
- reduction in the number of hotel rooms and
- increase in the number of residential apartments

Non material amendment to planning permission 131612/JO/2021 (as amended by 133317/NMC/2022 and 134638/NMC/2022) to alter description of development (ref. 135828/NMC/2022) recently approved the removal of the synagogue space from the scheme. The plans submitted as part of this application seek to reflect this change.

The changes to the car and cycle provision arrangements are acceptable to Highway Services and further revisions have been received during the course of the application to confirm arrangements in respect of the access.

The internal changes to accommodate the increase in office space, hotel etc are considered acceptable and do not affect the outcomes and assumptions in respect of the overall quantum of development at the site. The changes would help support the overall offer at the site.

The increase in depth of the basement would require further consideration of the ground conditions implications of this which is reflected in the condition.

The increase in overall height of the building is modest and it has been demonstrated that it would not be noticeable with the updated images of the development.

There is no objection to the removal of the glass lid to the central tower.

The changes to the plant deck will need to be considered further the relevant planning condition to ensure no unacceptable impact on noise.

It has been demonstrated that the above changes are acceptable and where appropriate and necessary the ES has been updated to reflect the changes in the quantum of development.

Legal Agreement

The various applications which have been determined for this development have been the subject of a Unilateral Undertaking to secure a contribution to affordable housing. Following a review of the legal agreements, and permissions, it is now necessary to produce a Section 106 Agreement to secure the affordable housing and to ensure that all previous permissions fall away (including the accompanying UU).

The affordable housing was secured in line with policy H8 of the Manchester Core Strategy.

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: Minded to Approve

Article 35 Declaration

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

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

1) The development hereby permitted was certified as having commenced on 21 May 2021, as confirmed by the Certificate of Lawfulness reference 130296/LE/2021 issued on that date.

REASON: For the avoidance of doubt, and to comply with Section 91 (as amended) 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:

Plans

MAKE Architect's drawings

- P 1000 A1 Site location plan 1:1250
- P 1050 A1 Existing site plan 1:500
- P 1100 A0 Existing North Elevation 1:250
- P 1101 A0 Existing East Elevation 1:250
- P 1102 A0 Existing South Elevation 1:250
- P 1103 A0 Existing West Elevation 1:250

Hodder + Partners Drawings

- Site Demolition Plan (-0)001 1:500@A1
- 0601-S73-205 Elevations – Block B West (Temporary Façade) (P04)
- 0643-HOD-S73-100 (P01) - BASEMENT B3 PLAN
- 0643-HOD-S73-101 (P01) - BASEMENT B2 PLAN
- 0643-HOD-S73-102 (P01) - BASEMENT B1 PLAN
- 0643-HOD-S73-103 (P01) - GROUND LEVEL GA PLAN

- 0643-HOD-S73-104 (P01) - LEVEL 01 GA PLAN
- 0643-HOD-S73-105 (P01) - LEVEL 02 GA PLAN
- 0643-HOD-S73-106 (P01) - LEVEL 03 GA PLAN
- 0643-HOD-S73-107 (P01) - LEVEL 04 GA PLAN
- 0643-HOD-S73-108 (P01) - LEVEL 05 GA PLAN
- 0643-HOD-S73-109 (P01) - LEVEL 06 GA PLAN
- 0643-HOD-S73-110 (P01) - LEVEL 07 GA PLAN
- 0643-HOD-S73-111 (P01) - LEVEL 08 GA PLAN
- 0643-HOD-S73-112 (P01) - LEVEL 09 GA PLAN
- 0643-HOD-S73-113 (P01) - LEVEL 10 GA PLAN
- 0643-HOD-S73-114 (P01) - LEVEL 11 GA PLAN
- 0643-HOD-S73-115 (P01) - TOWER GA PLANS - HOTEL
- 0643-HOD-S73-116 (P01) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-117 (P01) - TOWER GA PLANS - RESIDENTIAL
- 0643-HOD-S73-118 (P01) - SITE ROOF PLAN
- 0643-HOD-S73-201 (P01) - ELEVATIONS - EAST & WEST
- 0643-HOD-S73-202 (P01) - ELEVATIONS - NOITTH
- 0643-HOD-S73-203 (P01) - ELEVATIONS - SOUTH
- 0643-HOD-S73-204 (P01) - ELEVATIONS - COURTYARD BLOCK A AND BLOCK B
- 0643-HOD-S73-251 (P01) - BUILDINGS SECTIONS - WEST-EAST
- 0643-HOD-S73-252 (P01) - BUILDINGS SECTIONS - WEST-EAST BRIDGE
- 0643-HOD-S73-253 (P01) - BUILDINGS SECTIONS – NORTH-SOUTH BLOCK A
- 0643-HOD-S73-254 (P01) - BUILDINGS SECTIONS - NORTH-SOUTH BLOCK B
- 0643-HOD-S73-500 (P01) - Retail Unit Plan - Level 0UG
- 0643-HOD-S73-510 (P01) - Retail Unit Plan - Level 10
- 0643-HOD-S73-511 (P01) - BUILDING ENCLOSURE - HOTEL PODIUM
- 0643-HOD-S73-512 (P01) - BUILDING ENCLOSURE - HOTEL TOWER
- 0643-HOD-S73-513 (P01) - BUILDING ENCLOSURE - RESIDENTIAL TOWER
- 0643-HOD-S73-514 (P01) - BUILDING ENCLOSURE - OFFICE PODIUM
- 0643-HOD-S73-515 (P01) - BUILDING ENCLOSURE - OFFICE
- 0643-HOD-S73-901 (P01) - WASTE MANAGEMENT - BASEMENT 1
- 0643-HOD-S73-902 (P01) - WASTE MANAGEMENT - GROUND LEVEL
- 0643-HOD-S73-903 (P01) - ACCESS - GROUND LEVEL

SOM Drawings

- S73 011 P01 Site Plan 1:1000

Zerum Drawings

- STM PPP 01 P02 Phasing Plan

Planitie Drawings

- STM PIE EX ZZ DR L 0001 S2 P03 Public Realm Ground Floor GA 1:200

Vectos Drawings

VN222463 TR100 – Bin Tug Sketch

VN222463 TR103 – Vehicular Access Arrangement Ground Floor

VN222463 TR104 – Vehicular Access Arrangement Basement

Documents

- Section 73 Revisions Statement, December 2022
- Section 73 Design & Access Statement, December 2022
- Planning & Tall Building Statement, December 2022
- Regeneration Statement, December 2022
- Heritage Report: Significance, December 2022
- Heritage Report: Impact Assessment, December 2022
- Demolition Justification Statement, December 2022
- Flood Risk Assessment, December 2022
- Drainage Strategy Report, December 2022
- Transport Statement, December 2022
- Framework Travel Plan, December 2022
- Environmental Standards Statement, December 2022
- Waste Management Strategy, December 2022
- Ventilation Strategy Statement, December 2022
- Energy Strategy Statement, December 2022
- Baseline Television Signal Survey & Television Reception Impact Assessment, December 2022
- Addendum to Statement of Community Involvement, December 2022
- Statement of Community Involvement, December 2022
- Crime Impact Statement, December 2022
- Plant Noise Assessment, March 2023
- Phase II Geo-Environmental Report, April 2023
- Addendum Environmental Statements Volume 1, December 2022
- Addendum Environmental Statement Volume 1, November 2019
- Environmental Statement Volume 1 November 2017
- Environmental Statement Volume 3 Non Technical Summary, December 2022
- Environmental Statement Volume 4 Technical Summary of Environmental Statement, December 2022

Appendix Reports

- Environmental Statement Volume 2, November 2017 Assessments
- Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016
- Biodiversity Assessment (including bat surveys), September 2021
- Biodiversity Assessment (including bat surveys), November 2019
- Preliminary Geotechnical and Environmental Assessment, November 2016
- Air Quality Assessment, November 2017
- Archaeological Desk Based Assessment, November 2016
- Written Scheme of Investigation, Version 1.0, 21st September 2016

Waste Management Strategy January 2023 V2 received by the City Council, as Local Planning Authority, on the 18 January 2023

Email from Agent Zerum received by the City Council, as Local Planning Authority, on the 13 June 2023

Phase II Geo Environmental Assessment (CM/C5128/11668 Rev C) received by the City Council, as Local Planning Authority, on the 2 June 2023

Drawings VN222463-TR103 and VN222463-TR104 received by the City Council, as Local Planning Authority, on the 21 March 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1

3) Prior to the commencement of Phase 3 of the development as defined by Condition 51, a programme for the issue of samples and specifications of all material to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Phase 2 shall be carried out in accordance with the programme and details approved under consent referenced CDN/21/0644.

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

4) The development shall be carried out in accordance with the Construction Management Plan 'Zerum Construction & Environmental Management Plan Condition 4 & 45 Rev 5' as approved on 9/3/21 under consent referenced CDN/20/0725 and 'Bowmer + Kirkland, St Michaels Construction Works Office Building/Retained Building Construction Environmental Management Plan, Rev B' as approved under consent referenced CDN/21/0642. In cases where these two documents conflict, the Bowmer + Kirkland document shall take precedence. Prior to the commencement of Phase 3 (as defined by Condition 51) an updated Construction Management Plan shall be submitted to, and approved in writing, by the City Council as local planning authority.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) a) The development shall be carried out in accordance with the 'Site Investigation Remedial Statement, Ramboll, March 2021, v3' approved on 30/3/21 under consent referenced CDN/21/0071 and Curtins Site investigation dated 3rd October 2022 reference 078847-CUR-00-XX-RP-GE-001 received by the City Council, as Local Planning Authority, on the 12 October 2022 (as approved under CDN/22/0732 (Phase 2 only)).

b) Notwithstanding the Email from Agent Zerum received by the City Council, as Local Planning Authority, on the 13 June 2023 and Phase II Geo Environmental Assessment (CM/C5128/11668 Rev C) received by the City Council, as Local Planning Authority, on the 2 June 2023, prior to the commencement of phase 3 (excluding demolition), the following matters shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Further testing of the ground beneath the synagogue post demolition and updated recommendations with regard to this area as the assessment was undertaken prior to the synagogue being demolished.
- Confirmation that there are no areas of soft landscaping proposed as part of the final development. The BSL report includes details of remediation measures in the form of clean cover underlain by no dig layer should there be areas of soft landscaping which will need to be complied in this event. Details of testing requirements for imported clean materials should be included in the report and where trees or shrubs are proposed, a

greater clean cover depth than 450mm will be required and this should be stated in the report in section 8.8.

- A UK water risk assessment will be required and details of the proposed water supply pipe to be installed will need to be confirmed. The report includes recommendations in section 8.8 with regard to service corridors and backfill which should be complied with when installing the water supply pipe and compliance will need to be demonstrated at validation stage.
- Validation proposals should also include evidence to demonstrate that excavated contaminated soil arisings have been suitably stored and maintained to prevent cross contamination and also include confirmation that validation will be provided to demonstrate contaminated soils have been disposed of appropriately.

The approved details shall be implemented as part of phase 3.

c) Within 4 weeks of the completion of demolition of each phase of the development (as defined by condition 51 of the consent), an updated report is required to be submitted to Manchester City Council, to include the details of the ground investigation, final risk assessment and remediation strategy (if remediation is required) of the ground which is currently inaccessible due to existing buildings still to be demolished, as outlined in the Brownfield Solutions Phase II Geo-Environmental Assessment Report (CM?C5128/11668 Rev C) April 2023' report. For the avoidance of doubt, it is accepted that site work will need to begin to allow these buildings to be demolished.

d) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council prior to the first occupation of each phase. Any 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 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17.

6) The development shall be carried out in accordance with the 'Written Scheme of Investigation for an Archaeological Evaluation and Level 3 Historic Building Survey' approved on 12 January 2021 under permission reference CDN/20/0825

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

7) The development shall be carried out in accordance with the approved Waste Management Strategy January 2023 V2 received by the City Council, as Local Planning Authority, on the 18 January 2023. The approved scheme shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against noise from the local area, including nearby road network, venues and

other sources of noise, has been submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

- o Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB LAmax by more than 15 times)
- o Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- o Gardens and terraces (daytime) 55 dB LAeq

Additionally, where entertainment noise is a factor, in the noise climate, the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125 Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Core Strategy policies DM1 and SP1

9) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Manchester City Council.

The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of aviation safety, pursuant to policies DM1 and SP1 of the Core Strategy.

10) Prior to the commencement of Phase 3 of the development, except demolition works, (as defined by condition 51), details of surface water drainage for that part of the development shall have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt these shall be in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The approved details shall be implemented as part of the development.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the surface water drainage details approved on 21/10/22 under consent referenced CDN/22/0213.

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.

11) No above ground construction to Phase 3 of the development (as defined by Condition 51) shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages in that part has been submitted to, and approved in writing by, the City Council, as local planning authority. The approved details shall be implemented as part of the development and be complete prior to the first use of the development hereby approved.

Phase 2 of the development (as defined by condition 51) shall be carried out in accordance with the details approved on 04/04/23 under consent referenced CDN/23/0113.

12) DELETED

13) No above ground construction of the tower podium (Phase 3 as defined by condition 51) shall take place unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable. If no wind mitigation measures are required, this should be confirmed in writing to the City Council, as local planning authority.

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

14) No part of the development hereby permitted (as defined by condition 51) shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme for that part have been submitted to and approved by the local planning authority. The scheme for that part of the development shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;
- o As built construction drawings if different from design construction drawings;
- o 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, pursuant to policies SP1, DM1, EN08 and EN14 of the Core Strategy.

15) Prior to the completion of each part of development (as defined by condition 51), a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around that part of the development shall be 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 that relevant phase of the development hereby approved is first occupied

Reason: In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant to the Guide to Development and policy DM1 of the Core Strategy.

16) Samples and specifications of all hard landscape materials for each part of the development (as defined by condition 51), together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, together with a programme for their implementation, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented in accordance with the approved programme.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

17) No part of the development (as defined by condition 51) shall be occupied unless and until a scheme for the detailed landscaping and design of all areas of public realm within that part have been submitted to and approved in writing by, the City Council, as local planning authority.

The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. 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 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 SP1, EN9 and DM1 of the Core Strategy.

18) Full details of all external seating areas, to be used in association with individual food and drink uses, shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.

Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

19) Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, 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, prior to commencement of use, and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) Prior to the first occupation of phase 3 of the development (as defined by condition 51), a detailed parking strategy, including provision for 5 disabled parking spaces, 19 electric car charging points, and details of car parking management, and car parking space allocation, including how priority for vehicles accessing / egressing the car park will be managed, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include an implementation programme, a temporary parking strategy and the introduction of fast charging for electric vehicle points. The parking strategy shall be fully implemented in accordance with the approved implementation programme.

Reason: To ensure that a satisfactory parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

21) Prior to the first occupation of each part of the development (as defined by condition 51), a detailed cycle parking strategy for that part, including how spaces will be allocated between office and residential use (if relevant), full details of arrangements for each residential unit (if relevant), and a programme for implementation shall be submitted to, and approved by, the City Council, as local planning authority. The cycle parking strategy shall be fully implemented for that part in accordance with the approved implementation programme.

Reason: To ensure that satisfactory cycle parking arrangements are provided pursuant to policy DM1 of the Core Strategy and the Guide to Development.

22) Prior to the first occupation of the new-build hotel or residential accommodation within the development (Phase 3 as defined by condition 51), a detailed strategy for visitor pick-up and drop-off locations and hotel valet services shall be submitted to, and approved by, the City Council, as local planning authority. Details are also required regarding ad-hoc residential deliveries and short-term pick-up / drop-off arrangements.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

23) Prior to the first occupation of each part of the development (as defined by condition 51), full details of the design and location of any taxi areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved taxi areas shall be fully implemented prior to the first occupation of that part of the development.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

24) Prior to the first occupation of each part of the development (as defined by condition 51), a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy.

Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

25) Prior to the first occupation of each part of the development (as defined by condition 51), a servicing strategy and management plan for that part, including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

26) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

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

27) The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 - URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement. Each part of the development (as defined by condition 51) shall not be occupied unless and until the City Council, as local planning authority, has received written confirmation of a Secure by Design accreditation for that part.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

28) The local labour scheme in respect of Phase 2 of the development (as defined by condition 51) as approved under consent referenced CDN/21/0643 shall be kept in place.

The local labour scheme in respect of Phase 3 of the development (as defined by condition 51) as approved under consent referenced CDN/23/0291 shall be kept in place.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

29) Before first occupation of each part of the development (as defined by condition 51), a signage design strategy for that part of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

30) Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

31) Prior to the first occupation of each part of the development (as defined by condition 51), a schedule of days and hours of operation of all areas of public realm, including terraces, within that part shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) No amplified sound or any music shall be produced or played in any part of external areas in the development, 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 DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

34) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

35) Before any A1, A3, A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of that unit and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme for that unit shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) 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 should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

36) A post completion noise assessment report for each unit or use shall be undertaken to confirm that the recommended and agreed sound insulation measures have been adopted into the development. The report shall also include final sound testing to confirm acoustic criteria, required by condition, will be met based on the agreed recommended acoustic insulation and

recommended internal entertainment noise levels. Details of any additional mitigation where necessary to comply with the noise criteria for the noise break in and noise breakout condition, together with external plant noise, shall be submitted and agreed by Environmental Health. Any additional mitigation will need to be verified and completed before occupation of that unit/ use.

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

37) The development shall be carried out in accordance with the 'Air Quality Assessment' reference 70010278-411, dated November 2017 approved on 11 January 2021 under consent reference: CDN/20/0573.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

38) The development hereby approved shall be carried out in accordance with the Environmental Standards statement received by the City Council, as Local Planning Authority, in support of the application. A post construction review certificate/statement for each part of the development (as defined by condition 51) shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy.

39) Construction/demolition works shall be confined to the following hours:

- o Monday - Friday: 7.30am - 6pm
- o Saturday: 8.30am - 2pm
- o Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

40) In respect of Phase 2 piling the details were approved on 13/07/22 under consent referenced CDN/22/0083 and shall be carried out in accordance with those details.

In respect of Phase 3 piling the details were approved on 13/07/22 under consent referenced CDN/23/0288 and shall be carried out in accordance with those details.

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

41) No occupation of each part of the permitted development (as defined by condition 51) shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation for that part shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

42) Before first occupation of each part of the development (as defined by condition 51), full details of a Management and Maintenance Strategy for the external areas of that part, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

43) The development hereby approved shall include a lighting scheme for each part of the development (as defined by condition 51), including the illumination of any part of buildings and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each part of the development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

44) Prior to occupation of Phase 3 of the development (as defined by condition 51) which incorporates residential use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

45) Phase 2 of the development (as defined by Condition 51) shall be carried out in accordance with the 'Bowmer + Kirkland St Michaels Construction Works Office Building/ Retained Building Wheel Wash Information' approved under consent referenced CDN/21/0642. Prior to the commencement of Phase 3 (as defined by Condition 51) a wheel wash management scheme for that phase shall be submitted to and approved in writing by the City Council as local planning authority prior to work on that Phase commencing on site.

Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

46) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason - In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

47) a) The development shall be carried out in accordance with the 'Baseline Television Signal Survey & Television Reception Impact Assessment' dated November 2019, as approved on 11 January 2021 under consent reference CDN/20/0573.

b) A study to assess the impact of Phases 2 and 3 of the development (as defined by Condition 51) on television signal reception within the potential impact area as defined in the report approved under (a) above shall be submitted to the City Council as local planning authority for approval within one month of the practical completion of each phase of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (a) above.

Reason: To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built will effect TV reception and to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy

48) The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site to which such demolition relates, which is the subject of this application (ref 135827/JO/2022).

Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

49) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

50) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.

Reason: In the interest of visual amenity and pursuant to policy DC18.1 of the Unitary Development Plan for the City of Manchester

51) The development hereby permitted shall be delivered in accordance with the Phasing Plan STM-PPP-01 P02 unless otherwise agreed in writing by Manchester City Council as local planning authority.

Reason: To clarify how the site is to be phased to assist with the determination of condition discharge applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development as it is delivered, pursuant to Core Strategy policies DM1 and SP1.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Manchester Airport Safeguarding Officer
National Amenity Societies
Planning Casework Unit

Fourth Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Flat C, 44 - 46 John Dalton Street, Manchester, M2 6LE
St Johns House, 2 Queen Street, Manchester, M2 5JB
14 Lloyd Street, Manchester, M2 5ND
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
Second Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Flat A5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
First Floor To Third Floor, 47 Peter Street, Manchester, M2 3NG
W H R PROPERTIES, Ninth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Unit 4, 253 Deansgate, Manchester, M3 4ED
Queens Court, 24 Queen Street, Manchester, M2 5HX
229 Deansgate, Manchester, M3 4EN
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
258 - 260 Deansgate, Manchester, M3 4BG
Third Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Ground Floor, 7 Princess Street, Manchester, M2 4DF
First Floor, 1 Princess Street, Manchester, M2 4DF
Third Floor, 57 Princess Street, Manchester, M2 4EQ
24 Mount Street, Manchester, M2 3NX
40 Peter Street, Manchester, M2 5GP
6 John Dalton Street, Manchester, M2 6JP
Lower Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Ground Floor Unit 1, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Tesco Express, 55 Princess Street, Manchester, M2 4EW
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
207 Dental Care, First Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
25 - 29 Lloyd Street, Manchester, M2 5LF
268 Deansgate, Manchester, M3 4JB
Club Coliseum, Peter Street, Manchester, M2 3NQ
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF
City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Healthworks, 14 - 16 St John Street, Manchester, M3 4DZ
Dirty Martini, 1 Peter Street, Manchester, M2 5QR
Red Star Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Fourth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN
Ground Floor, 274 Deansgate, Manchester, M3 3HF
First Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Suite 1A First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF

First Floor, 73 - 75 Princess Street, Manchester, M2 4EG
THOMPSONS SOLICITORS LLP, First Floor To Fifth Floor, Pearl Assurance House, 23
Princess Street, Manchester, M2 4ER
Second Floor, 57 Princess Street, Manchester, M2 4EQ
2 Bootle Street, Manchester, M2 5GU
249 Deansgate, Manchester, M3 4EN
Second Floor, 10 Kennedy Street, Manchester, M2 4BY
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 1B First Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
The Dalton Street Salon, Unit B, 11 St James's Square, Manchester, M2 6DN
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Second Floor Rear, 14 John Dalton Street, Manchester, M2 6JP
The Albert Square Chop House, 14 Albert Square, Manchester, M2 5PF
Central Library, St Peter's Square, Manchester, M2 5PD
16 Princess Street, Manchester, M1 4NB
14 Princess Street, Manchester, M1 4NB
Third Floor, 20 - 21 Albert Square, Manchester, M2 5PE
241 Deansgate, Manchester, M3 4EN
255 Deansgate, Manchester, M3 4EN
Opium Restaurant & Cocktail Bar, 225 Deansgate, Manchester, M3 4EN
73 Porchfield Square, Manchester, M3 4FG
205 Deansgate, Manchester, M3 3NW
20 Kennedy Street, Manchester, M2 4BY
First Floor, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Fifth Floor, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Third Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Seventh Floor, 24 Mount Street, Manchester, M2 3NX
Flat 45, 31 John Dalton Street, Manchester, M2 6AL
Flat 42, 31 John Dalton Street, Manchester, M2 6AL
Flat 32, 31 John Dalton Street, Manchester, M2 6AL
Flat 24, 31 John Dalton Street, Manchester, M2 6AL
Flat 22, 31 John Dalton Street, Manchester, M2 6AL
Flat 19, 31 John Dalton Street, Manchester, M2 6AL
Flat 17, 31 John Dalton Street, Manchester, M2 6AL
Flat 4, 31 John Dalton Street, Manchester, M2 6AL
Flat 7, 84 Cross Street, Manchester, M2 4LA
Qbic Manchester, 115 Deansgate, Manchester, M3 2BQ
40 John Dalton Street, Manchester, M2 6LE
Flat 7, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Malmin Dental Manchester, Basement And Ground Floor, 44 - 46 John Dalton Street,
Manchester, M2 6LE
Unit 1A, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat B12 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE

Flat A5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Ground Floor, 49 Peter Street, Manchester, M2 3NG
Ground Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Third Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
227 Deansgate, Manchester, M3 4EN
Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Unit 17 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Flat C21 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Sub Basement, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
50 - 52 Brazennose Street, Manchester, M2 5EA
Third Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Sixth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Basement, St Johns House, 2 Queen Street, Manchester, M2 5JB
Fifth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Betfred, 133 Deansgate, Manchester, M3 3RW
Johnson THE CLEANERS, 61 Cross Street, Manchester, M2 4JW
36 John Dalton Street, Manchester, M2 6LE
Second Floor Offices, 1 Princess Street, Manchester, M2 4DF
245 Deansgate, Manchester, M3 4EN
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Flat 5, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 3, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
First Floor, 16 Kennedy Street, Manchester, M2 4BY
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
9 St John Street, Manchester, M3 4DN
Arch 11, Watson Street, Manchester, M3 4LP
78 Bridge Street, Manchester, M3 2RJ
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Flat 1, 84 Cross Street, Manchester, M2 4LA
Second Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Flat 3, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Third Floor Rear, 47 Peter Street, Manchester, M2 3NG
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Unit 20 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
6 Mount Street, Manchester, M2 5NS
Ground Floor, 6 Mount Street, Manchester, M2 5NS

Flat C3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Ground Floor, 16 Lloyd Street, Manchester, M2 5ND
Basement, 9 Princess Street, Manchester, M2 4DN
Slug And Lettuce, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
First Floor, 6 Mount Street, Manchester, M2 5NS
Basement, Centurion House, 129 Deansgate, Manchester, M3 3WR
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Unit 2A, Spinningfields Square, Manchester, M3 3AP
5 Jacksons Row, Manchester, M2 5WD
Second Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Second Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 9 Princess Street, Manchester, M2 4DN
First Floor, 57 Princess Street, Manchester, M2 4EQ
First Floor, 31 Princess Street, Manchester, M2 4EW
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, 16 Kennedy Street, Manchester, M2 4BY
Unit 3A, Spinningfields Square, Manchester, M3 2BA
Ground Floor, 16 Kennedy Street, Manchester, M2 4BY
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Alexandra Buildings, 31 Lloyd Street, Manchester, M2 5LF
39 Princess Street, Manchester, M2 4FN
Second Floor, 14 Kennedy Street, Manchester, M2 4BY
95 Porchfield Square, Manchester, M3 4FG
8 - 10 Clarence Street, Manchester, M2 4DW
The Waterhouse, 67 - 71 Princess Street, Manchester, M2 4EG
First Floor, 72 Bridge Street, Manchester, M3 2RJ
Ground Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fifth Floor, 201 Deansgate, Manchester, M3 3SL
Third Floor, 31 Princess Street, Manchester, M2 4EW
Flat 4, 84 Cross Street, Manchester, M2 4LA
Flat 5, 84 Cross Street, Manchester, M2 4LA
82 Cross Street, Manchester, M2 4LA
4 Lloyd Street, Manchester, M2 5AB
188 - 192 Deansgate, Manchester, M3 3ND
Midland Hotel, Peter Street, Manchester, M60 2DS
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Basement And Ground Floor, 25 Princess Street, Manchester, M2 4HH
86 Cross Street, Manchester, M2 4LA
23A Princess Street, Manchester, M2 4EN
31 - 33 John Dalton Street, Manchester, M2 6FW
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
34 Porchfield Square, Manchester, M3 4FG
198 Deansgate, Manchester, M3 3NE
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Fourth Floor, 24 Mount Street, Manchester, M2 3NX
Third Floor, 24 Mount Street, Manchester, M2 3NX
Flat 55, 31 John Dalton Street, Manchester, M2 6AL
Flat 54, 31 John Dalton Street, Manchester, M2 6AL
Flat 52, 31 John Dalton Street, Manchester, M2 6AL
Flat 44, 31 John Dalton Street, Manchester, M2 6AL
Flat 21, 31 John Dalton Street, Manchester, M2 6AL

Flat 15, 31 John Dalton Street, Manchester, M2 6AL
Flat 10, 31 John Dalton Street, Manchester, M2 6AL
Flat 6, 31 John Dalton Street, Manchester, M2 6AL
Flat 5, 31 John Dalton Street, Manchester, M2 6AL
First Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
Flat B13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Fourth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Ground Floor, 65 Peter Street, Manchester, M2 5PB
Albert's Schloss, 27 Peter Street, Manchester, M2 5QR
First Floor, Queens Court, 24 Queen Street, Manchester, M2 5HX
Sub Basement Unit 20, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Second Floor Front, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Fifth Floor, 55 Princess Street, Manchester, M2 4EW
Ground Floor, 55 Princess Street, Manchester, M2 4EW
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
First Floor, 2 - 10 Albert Square, Manchester, M2 6LW
42 Brazennose Street, Manchester, M2 5EB
Flat C11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
C, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Fourth Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
MACRO 4 LTD, Second Floor Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Third Floor Left, 274 Deansgate, Manchester, M3 4HF

58 Peter Street, Manchester, M2 3NQ
29 John Dalton Street, Manchester, M2 6FW
65 Princess Street, Manchester, M2 4EG
44 Porchfield Square, Manchester, M3 4FG
Greater Manchester Police Public Enquiry Counter, Town Hall Extension, Lloyd Street, Manchester, M60 2LA
The Venue, 29 Jacksons Row, Manchester, M2 5WD
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
Seventh Floor, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Offices, 18 - 20 St John Street, Manchester, M3 4EA
18 Lloyd Street, Manchester, M2 5WA
7 Princess Street, Manchester, M2 4DN
Ground Floor Left, Carlton House, 18 Albert Square, Manchester, M2 5PE
Fourth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Second Floor, 1 Central Street, Manchester, M2 5WR
Right, 133 Deansgate, Manchester, M3 3RW
2 Mount Street, Manchester, M2 5WQ
Fourth Floor, 57 Princess Street, Manchester, M2 4EQ
Third Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
St Georges House, 56 Peter Street, Manchester, M2 3NQ
265 - 267 Deansgate, Manchester, M3 4EW
261 - 263 Deansgate, Manchester, M3 4EW
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
First And Second Floor, 37 Princess Street, Manchester, M2 4FN
Second Floor, 39 Princess Street, Manchester, M2 4FN
First And Second Floor, 38 John Dalton Street, Manchester, M2 6LE
Basement Store, 38 John Dalton Street, Manchester, M2 6LE
Third And Fourth Floor, 38 John Dalton Street, Manchester, M2 6LE
Ground Floor, 38 John Dalton Street, Manchester, M2 6LE
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Star Clinic, Room 2 Third Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Fifth Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Ground Floor And First Floor, 3 - 5 Princess Street, Manchester, M2 4DN
Third Floor, 16 Kennedy Street, Manchester, M2 4BY
237 - 239 Deansgate, Manchester, M3 4EN
First Floor, 1 Central Street, Manchester, M2 5WR
Ground Floor Unit 2, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Third Floor, 1 Central Street, Manchester, M2 5WR
10 Southmill Street, Manchester, M2 3NW
Pearl Assurance House, 23 Princess Street, Manchester, M2 4EN
MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
Sawyers Arms, 138 Deansgate, Manchester, M3 2RP
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
270 Deansgate, Manchester, M3 4JB
First Floor, 2 Mount Street, Manchester, M2 5WQ
247 Deansgate, Manchester, M3 4EN
Second Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Second Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, 18 Lloyd Street, Manchester, M2 5WA
First Floor, 34 John Dalton Street, Manchester, M2 6LE
75 Porchfield Square, Manchester, M3 4FG
32 Porchfield Square, Manchester, M3 4FG
London House, 193 Deansgate, Manchester, M3 3NE

Left, 133 Deansgate, Manchester, M3 3RW
77 Mosley Street, Manchester, M2 3LQ
Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Centre For Men's Health Limited, 10 St John Street, Manchester, M3 4DY
11 St John Street, Manchester, M3 4DW
Flat At, Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Flat A, 44 - 46 John Dalton Street, Manchester, M2 6LE
The Great Northern, 253 Deansgate, Manchester, M3 4EN
Fifth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Fifth Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
PIZZAEXPRESS, Ground Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Third Floor, 235 Deansgate, Manchester, M3 4EN
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Flat C2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Ground Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
First Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
8 - 8A St John Street, Manchester, M3 4DU
Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Manchester Reform Synagogue, Jacksons Row, Manchester, M2 5NH
25 Peter Street, Manchester, M2 5GD
24 Lloyd Street, Manchester, M2 5WA
DLA ARCHITECTS LTD, Sixth Floor, Pearl Assurance House, 23 Princess Street, Manchester, M2 4EB
Basement, 3 - 5 Princess Street, Manchester, M2 4DF
Ground Floor First Floor Second Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Third Floor, 10 Kennedy Street, Manchester, M2 4BY
Unit 1 Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Amanda Cunliffe Part Third Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Flat 1, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Second Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5FA
Basement, 65 Peter Street, Manchester, M2 5PB
1 Spinningfields Square, Manchester, M3 3AP
33 Princess Street, Manchester, M2 4FN
Second Floor, 1 Albert Square, Manchester, M2 6LW
First Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
22 St John Street, Manchester, M3 4EB
Unit 2A, 235 Deansgate, Manchester, M3 4EN
Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Basement, 2 - 10 Albert Square, Manchester, M2 6LW
Sixth Floor, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
65 Peter Street, Manchester, M2 5PB
Sir Ralph Abercrombie, 35 Bootle Street, Manchester, M2 5GU
Level 4, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
16 Kennedy Street, Manchester, M2 4BY
Second Floor, Heron House, Albert Square, Manchester, M2 5EA
Optimax Laser Eye Clinic, Third Floor, 1 Albert Square, Manchester, M2 6LW
Sixth Floor, 125 Deansgate, Manchester, M3 2BY
Ground Floor, 31 Princess Street, Manchester, M2 4EW
Samedaydoctor, First Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX

Flat 57, 31 John Dalton Street, Manchester, M2 6AL
Flat 39, 31 John Dalton Street, Manchester, M2 6AL
Flat 36, 31 John Dalton Street, Manchester, M2 6AL
Flat 35, 31 John Dalton Street, Manchester, M2 6AL
Flat 28, 31 John Dalton Street, Manchester, M2 6AL
Flat 27, 31 John Dalton Street, Manchester, M2 6AL
Flat 2, 84 Cross Street, Manchester, M2 4LA
Flat 2, 42 John Dalton Street, Manchester, M2 6LE
Flat 5, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
140 Deansgate, Manchester, M3 2RP
57 Princess Street, Manchester, M2 4EQ
Third Floor And Fourth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Ground Floor Right, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PF
Flat B13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Second Floor, 24 Mount Street, Manchester, M2 3NX
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
First Floor, 125 Deansgate, Manchester, M3 2BY
Fourth Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Fifth Floor, 24 Mount Street, Manchester, M2 3NX
Flat 58, 31 John Dalton Street, Manchester, M2 6AL
Flat 49, 31 John Dalton Street, Manchester, M2 6AL
Flat 33, 31 John Dalton Street, Manchester, M2 6AL
Flat 31, 31 John Dalton Street, Manchester, M2 6AL
Flat 25, 31 John Dalton Street, Manchester, M2 6AL
Flat 20, 31 John Dalton Street, Manchester, M2 6AL
Flat 12, 31 John Dalton Street, Manchester, M2 6AL
Flat 23, 31 John Dalton Street, Manchester, M2 6AL
Flat 16, 31 John Dalton Street, Manchester, M2 6AL
Flat 13, 31 John Dalton Street, Manchester, M2 6AL
Flat 9, 31 John Dalton Street, Manchester, M2 6AL
Flat 1, 31 John Dalton Street, Manchester, M2 6AL
Bills Restaurant, 8 - 12 John Dalton Street, Manchester, M2 6JP
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Third Floor, Fabric Building, 30 Queen Street, Manchester, M2 5HX
5 Watson Street, Manchester, M3 4EE
Serviced Apartment 3, 42 John Dalton Street, Manchester, M2 6LE
Flat 10, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 11, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat At, City Arms, 48 Kennedy Street, Manchester, M2 4BQ
Flat B, 44 - 46 John Dalton Street, Manchester, M2 6LE
18 - 20 St John Street, Manchester, M3 4EA
Deansgate North, 235 Deansgate, Manchester, M3 4EN
79 Mosley Street, Manchester, M2 3LQ
12 St John Street, Manchester, M3 4DY
10 Kennedy Street, Manchester, M2 4BY
2 Spinningfields Square, Manchester, M3 3AP
40 Porchfield Square, Manchester, M3 4FG
19 Jacksons Row, Manchester, M2 5WD
1 Southmill Street, Manchester, M2 5PH
Basement, 11 St James's Square, Manchester, M2 6DN
99 Porchfield Square, Manchester, M3 4FG
97 Porchfield Square, Manchester, M3 4FG
81 Porchfield Square, Manchester, M3 4FG
77 Porchfield Square, Manchester, M3 4FG

Flat B13 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat BP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Third Floor, 44 Peter Street, Manchester, M2 5GP
Sixth And Seventh Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Ground Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fourth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
First Floor, 6 Central Street, Manchester, M2 5NS
First Floor Jennifer Dale, 6 Central Street, Manchester, M2 5WG
First Floor Vivienne Hallack, 6 Central Street, Manchester, M2 5WG
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Duttons, 2 - 10 Albert Square, Manchester, M2 6LW
40 Brazennose Street, Manchester, M2 5EB
Flat A1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C20 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat A6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C15 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat AP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE

Flat A6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Fourth Floor, 44 Peter Street, Manchester, M2 5GP
35 Peter Street, Manchester, M2 5GD
CROWE CLARK WHITEHILL LLP, Third Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Ground Floor, Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
1302 Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, 55 Princess Street, Manchester, M2 4EW
Second Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Flat A1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C20 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Serviced Apartment C8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
First Floor Left Rear, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, 44 Peter Street, Manchester, M2 5GP
First Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Second Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
1 - 3 Clarence Street, Manchester, M2 4DE
Second Floor, 2 Mount Street, Manchester, M2 5WQ
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Town Hall, Albert Square, Manchester, M2 5DB
Elliot House, 151 Deansgate, Manchester, M3 3WD
274 Deansgate, Manchester, M3 4JB
Basement, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
257 Deansgate, Manchester, M3 4EN
194 Deansgate, Manchester, M3 3ND
Flat B12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat C12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Unit 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Fifth Floor, FreeTrade Exchange, 37 Peter Street, Manchester, M2 5GB
Ground Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Level 7, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Greggs, Brazennose Street, Manchester, M2 5EA
Fourth Floor, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Third Floor, Carlton House, 16 - 18 Albert Square, Manchester, M2 5PR
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
First Floor, 274 Deansgate, Manchester, M3 3HF
Eleventh Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Fourth Floor, 1 Central Street, Manchester, M2 5WR
57 Cross Street, Manchester, M2 4JW
1 Princess Street, Manchester, M2 4DF
246 - 252 Deansgate, Manchester, M3 4BG
Second Floor, Elliot House, 151 Deansgate, Manchester, M3 3WD
Flat 10, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 9, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
48 Brazennose Street, Manchester, M2 5EB
First Floor New Dimensions, 22 Lloyd Street, Manchester, M2 5WA
Peaky Blinders, 23 Peter Street, Manchester, M2 5QJ
Third Floor, 34 John Dalton Street, Manchester, M2 6LE
23 John Dalton Street, Manchester, M2 6FW
4 Mount Street, Manchester, M2 5WG
73 - 75 Princess Street, Manchester, M2 4EG
42 - 44 Kennedy Street, Manchester, M2 4BQ
11 St James's Square, Manchester, M2 6DN
Second Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
17 Mulberry Street, Manchester, M2 6LN
93 Porchfield Square, Manchester, M3 4FG
89 Porchfield Square, Manchester, M3 4FG
87 Porchfield Square, Manchester, M3 4FG
30 Porchfield Square, Manchester, M3 4FG
11 - 13 Bootle Street, Manchester, M2 5GU
22 Queen Street, Manchester, M2 5HX
59 Cross Street, Manchester, M2 4JW
Third And Fourth Floors, Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Ditto, 2 - 10 Albert Square, Manchester, M2 6LW
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Basement, 39 Princess Street, Manchester, M2 4FN
Seventh To Eleventh Floors, 125 Deansgate, Manchester, M3 2BY
Sixth Floor, 24 Mount Street, Manchester, M2 3NX
Flat 59, 31 John Dalton Street, Manchester, M2 6AL
Flat 56, 31 John Dalton Street, Manchester, M2 6AL
Flat B2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE

Flat A7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Seventh Floor, 44 Peter Street, Manchester, M2 5GP
Ground Floor, 44 Peter Street, Manchester, M2 5GP
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Second Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
First Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Basement, 201 Deansgate, Manchester, M3 3NW
Unit 18, 253 Deansgate, Manchester, M3 4EN
Second Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Basement, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
Eight Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Fourth Floor, 55 Princess Street, Manchester, M2 4EW
Third Floor, 55 Princess Street, Manchester, M2 4EW
Flat A2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Heron House, Albert Square, Manchester, M2 5HD
South Central, 11 Peter Street, Manchester, M2 5QR
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Basement And Ground Floor, 20 - 21 Albert Square, Manchester, M2 5PE
Basement To First Floor, 1 Albert Square, Manchester, M2 3LW
Wings Restaurant, 1 Lincoln Square, Manchester, M2 5LN
Sixth Floor Lcl Law Ltd, St Johns House, 2 Queen Street, Manchester, M2 5JB
Second Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Third Floor, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Third Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Second Floor, 274 Deansgate, Manchester, M3 4HF
Ground Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Second Floor, 201 Deansgate, Manchester, M3 3NW
Manchester Central Convention Complex, Windmill Street, Manchester, M2 3GX
235 Deansgate, Manchester, M3 4EN
Flat 29, 31 John Dalton Street, Manchester, M2 6AL
Flat 48, 31 John Dalton Street, Manchester, M2 6AL
Flat 47, 31 John Dalton Street, Manchester, M2 6AL
Flat 43, 31 John Dalton Street, Manchester, M2 6AL
Flat 14, 31 John Dalton Street, Manchester, M2 6AL
Flat 3, 31 John Dalton Street, Manchester, M2 6AL
Flat 2, 31 John Dalton Street, Manchester, M2 6AL
Flat 6, 84 Cross Street, Manchester, M2 4LA
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Serviced Apartment 4, 42 John Dalton Street, Manchester, M2 6LE
Serviced Apartment 1, 42 John Dalton Street, Manchester, M2 6LE

Flat 12, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 9, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 2, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat B9 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Fifth To Sixth Floor, 44 Peter Street, Manchester, M2 5GP
Third Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
Fifth Floor, 35 Peter Street, Manchester, M2 5GD
Fourth Floor, 35 Peter Street, Manchester, M2 5GD
Sixth Floor, 49 Peter Street, Manchester, M2 3NG
Third Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5QD
Hammond Raggett & Co Ltd, Seventh Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Sub Basement, 18 - 22 Lloyd Street, Manchester, M2 5WA
231 - 233 Deansgate, Manchester, M3 4EN
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Third Floor Office, 1 Princess Street, Manchester, M2 4DF
223 Deansgate, Manchester, M3 4BQ
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, 9 Princess Street, Manchester, M2 4DN
Fourth Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
22 Mount Street, Manchester, M2 3NX
HEALTH & CASE MANAGEMENT LTD, Fifth Floor, 49 Peter Street, Manchester, M2 3NG
37 Princess Street, Manchester, M2 4FN
Flat A4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
16 Albert Square, Manchester, M2 5PF
47 Peter Street, Manchester, M2 3NG
36 Porchfield Square, Manchester, M3 4FG
First Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT

Flat BP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Second Floor, 49 Peter Street, Manchester, M2 3NG
111 Sunlight House, Quay Street, Manchester, M3 3LE
Level 1, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Fifth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Flat 6, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Basement, 16 Kennedy Street, Manchester, M2 4BY
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Ground Floor, South Central, 11 Peter Street, Manchester, M2 5QR
Ground Floor, 2 Mount Street, Manchester, M2 5WQ
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Basement And Ground Floor, Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Ridgefield House, 14 John Dalton Street, Manchester, M2 6JR
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
First Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5WA
Fifth Floor, 9 Princess Street, Manchester, M2 4DN
38 John Dalton Street, Manchester, M2 6LE
13 St John Street, Manchester, M3 4DQ
1 Albert Square, Manchester, M2 3FU
Trinity Court, 16 John Dalton Street, Manchester, M2 6HY
Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Royal London House, 196 Deansgate, Manchester, M3 3WF
9 Princess Street, Manchester, M2 4DN
Second Floor, 9 Princess Street, Manchester, M2 4DN
34 John Dalton Street, Manchester, M2 6LE
19 John Dalton Street, Manchester, M2 6FW
Ground Floor, 57 Cross Street, Manchester, M2 4JW
91 Porchfield Square, Manchester, M3 4FG
79 Porchfield Square, Manchester, M3 4FG
42 Porchfield Square, Manchester, M3 4FG
63 Peter Street, Manchester, M2 5PB
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
207 Dental Care, First Floor 207 Dental Care, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor Child Concern, 6 Central Street, Manchester, M2 5WG
Basement, 6 Mount Street, Manchester, M2 5NS
Ninth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Second Floor, 55 Princess Street, Manchester, M2 4EW
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat C21 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Heron House, 47 Lloyd Street, Manchester, M2 5LE
Level 2, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Unit A, 11 St James's Square, Manchester, M2 6DN
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
First Floor, Freetrade Exchange, 37 Peter Street, Manchester, M2 5GB
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
253 Deansgate, Manchester, M3 4EW
Fourth Floor, 73 - 75 Princess Street, Manchester, M2 4EG
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
First Floor Offices, 9 Princess Street, Manchester, M2 4DN
Basement And Ground Floor, 65 Princess Street, Manchester, M2 4EG
Basement And Ground Floor, 73 - 75 Princess Street, Manchester, M2 4EG
243 Deansgate, Manchester, M3 4EN
First Floor, 10 Kennedy Street, Manchester, M2 4BY
Part Fifth Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Basement, 23 Peter Street, Manchester, M2 5QJ
MYA Cosmetic Surgery Manchester, 262 Deansgate, Manchester, M3 4BG
Flat 8, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 7, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Little Mr Male Grooming, The Kiosk, 11 St James's Square, Manchester, M2 6DN
Suite 8, 80 Mosley Street, Manchester, M2 3FX
First Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
164 Deansgate, Manchester, M60 6DS
200 - 204 Deansgate, Manchester, M3 3NN
Third Floor, 18 Lloyd Street, Manchester, M2 5WA
Second Floor, Lloyds House, 18 - 22 Lloyd Street, Manchester, M2 5BE
80 Mosley Street, Manchester, M2 3FX
Ground Floor, 24 Mount Street, Manchester, M2 3NX
25 Princess Street, Manchester, M2 4HH
28 - 30 John Dalton Street, Manchester, M2 6HQ
Seventh Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Fourth Floor, 2 - 10 Albert Square, Manchester, M2 6LW
Third Floor, 2 - 10 Albert Square, Manchester, M2 6LW
14 John Dalton Street, Manchester, M2 6JP
74 Bridge Street, Manchester, M3 2RJ
2 Hardman Street, Manchester, M3 3HF
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
59A Cross Street, Manchester, M2 4JW
12 Lloyd Street, Manchester, M2 5ND
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
Manchester 235, 2 Watson Street, Manchester, M3 4LP
Ground Floor, 1 Central Street, Manchester, M2 5WR

Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
18 - 22 Lloyd Street, Manchester, M2 5WA
12 Princess Street, Manchester, M1 7AN
Unit 2, 235 Deansgate, Manchester, M3 4EN
Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Unit G22, 2 Spinningfields Square, Manchester, M3 3AP
76 Bridge Street, Manchester, M3 2RJ
138 Deansgate, Manchester, M3 2RP
17 John Dalton Street, Manchester, M2 6FW
Second Floor, 34 John Dalton Street, Manchester, M2 6LE
Fourth Floor, 125 Deansgate, Manchester, M3 2BY
Alexandra Buildings, 28 Queen Street, Manchester, M2 5HX
3 - 5 Princess Street, Manchester, M2 4DN
22 Lloyd Street, Manchester, M2 5WA
First Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Second Floor Right, Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Town Hall Extension, St Peter's Square, Manchester, M60 2LA
Level 3, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
Tenth Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Rajdoot Tandoori Manchester Ltd, Basement, 18 Albert Square, Manchester, M2 5PE
18 Albert Square, Manchester, M2 6LW
63 Princess Street, Manchester, M2 4EQ
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
Northern Assurance Building, 9 - 21 Princess Street, Manchester, M2 4DN
DWF, 1 Scott Place, Manchester, M3 3AA
Vine Inn, 46 Kennedy Street, Manchester, M2 4BQ
Second Third And Fourth Floor, 40 Peter Street, Manchester, M2 5GP
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
POST OFFICE, Town Hall Extension, Mount Street, Manchester, M2 5DB
PUBLIC CONVENIENCES, Town Hall Extension, Lloyd Street, Manchester, M60 2LA
55 Princess Street, Manchester, M2 4EW
John Rylands Library, 148 - 158 Deansgate, Manchester, M3 3EH
2 St Peter's Square, Manchester, M2 3AA
123 Deansgate, Manchester, M3 2BY
125 Deansgate, Manchester, M3 2BY
83 Mosley Street, Manchester, M2 3LQ
Fourth Floor, 274 Deansgate, Manchester, M3 4JB
1 Little Quay Street, Manchester, M3 3JU
85 Porchfield Square, Manchester, M3 4FG
Grampian House, 144 - 146 Deansgate, Manchester, M3 3EE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
1 Central Street, Manchester, M2 5WR
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
Third Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Second Floor, 72 Bridge Street, Manchester, M3 2RJ
AIG EUROPE LIMITED, Fourth Floor, 201 Deansgate, Manchester, M3 3NW
24 Kennedy Street, Manchester, M2 4BY
7 St John Street, Manchester, M3 4DN
209 Deansgate, Manchester, M3 3NW
70 Bridge Street, Manchester, M3 2RJ
Second Floor, 125 Deansgate, Manchester, M3 2BY
First Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Ground Floor, Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ

Flat 50, 31 John Dalton Street, Manchester, M2 6AL
Flat 40, 31 John Dalton Street, Manchester, M2 6AL
Flat 37, 31 John Dalton Street, Manchester, M2 6AL
Flat 34, 31 John Dalton Street, Manchester, M2 6AL
Flat 30, 31 John Dalton Street, Manchester, M2 6AL
Flat 18, 31 John Dalton Street, Manchester, M2 6AL
Flat 11, 31 John Dalton Street, Manchester, M2 6AL
Flat 8, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 1, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
1 Cooper Street, Manchester, M2 2FW
Ground Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT
Flat B13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Second Floor, Cotton House, 12 - 18 Queen Street, Manchester, M2 5HS
49 Peter Street, Manchester, M2 3NG
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
ADAM GEOFFREY & CO, Ground Floor, 18 - 22 Lloyd Street, Manchester, M2 5WA
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor Unit 24 Plaza Level, 253 Deansgate, Manchester, M3 4EW
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor, 55 Princess Street, Manchester, M2 4EW
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
City Council Engineers And Surveyors, Albert Square, Manchester, M2 5HD
Maray Restaurant, 2 - 10 Albert Square, Manchester, M2 6LW
Front And North Wings Level 6, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
44 - 46 Brazennose Street, Manchester, M2 5EB
Flat C17 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Radisson Edwardian Hotel, Peter Street, Manchester, M2 5GP
Ground Floor And First Floor, Elliot House, 1 - 3 Jacksons Row, Manchester, M2 5NJ
Third Floor, South Central, 11 Peter Street, Manchester, M2 5QR
First Floor, South Central, 11 Peter Street, Manchester, M2 5QR

Level 5, Heron House, 11 - 12 Albert Square, Manchester, M2 5HD
First Floor Left Front, St Johns House, 2 Queen Street, Manchester, M2 5JB
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Fifth Floor, Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Basement And Ground Floor, 274 Deansgate, Manchester, M3 4JB
Third Floor Right, 274 Deansgate, Manchester, M3 4HF
Third Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
Third Floor, 201 Deansgate, Manchester, M3 3NW
Basement And Ground Floor, 33 Princess Street, Manchester, M2 4EW
Fourth Floor, 1 Princess Street, Manchester, M2 4DD
Sixth Floor, 9 Princess Street, Manchester, M2 4DN
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Second Floor, St Georges House, 56 Peter Street, Manchester, M2 3NQ
Flat 4, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Flat 2, St John Street Chambers, 2 St John Street, Manchester, M3 4DA
Christian Science Church, 42 Peter Street, Manchester, M2 5GP
Unit 4A, Spinningfields Square, Manchester, M3 3AP
Second Floor, 18 Lloyd Street, Manchester, M2 5WA
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Second Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
38 Porchfield Square, Manchester, M3 4FG
Arch 10, Watson Street, Manchester, M3 4LP
3 Peter Street, Manchester, M2 5QR
201 Deansgate, Manchester, M3 3DN
14 Kennedy Street, Manchester, M2 4BY
15 Quay Street, Manchester, M3 3HN
83 Porchfield Square, Manchester, M3 4FG
17 St John Street, Manchester, M3 4DR
15 St John Street, Manchester, M3 4DG
3 - 5 St John Street, Manchester, M3 4DN
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Nomad Travel Clinic, 66 - 68 Bridge Street, Manchester, M3 2RJ
25 John Dalton Street, Manchester, M2 6FW
Unit 4, 235 Deansgate, Manchester, M3 4EN
Third Floor, 125 Deansgate, Manchester, M3 2BY
First Floor, 24 Mount Street, Manchester, M2 3NX
Second Floor, 31 Princess Street, Manchester, M2 4EW
Flat 60, 31 John Dalton Street, Manchester, M2 6AL
Flat 53, 31 John Dalton Street, Manchester, M2 6AL
Flat 51, 31 John Dalton Street, Manchester, M2 6AL
Flat 46, 31 John Dalton Street, Manchester, M2 6AL
Flat 41, 31 John Dalton Street, Manchester, M2 6AL
Flat 38, 31 John Dalton Street, Manchester, M2 6AL
Flat 26, 31 John Dalton Street, Manchester, M2 6AL
Flat 8, 31 John Dalton Street, Manchester, M2 6AL
Flat 7, 31 John Dalton Street, Manchester, M2 6AL
Flat 8, 84 Cross Street, Manchester, M2 4LA
Flat 3, 84 Cross Street, Manchester, M2 4LA
7 Watson Street, Manchester, M3 4EE
Flat 6, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Flat 4, Waldorf House, 3 Cooper Street, Manchester, M2 2AD
Sixth Floor, Queens House, 32 - 34 Queen Street, Manchester, M2 5HT

Flat B11 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat A8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
First Floor, 49 Peter Street, Manchester, M2 3NG
Flat A1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Fourth Floor, 49 Peter Street, Manchester, M2 3NG
Third Floor, 49 Peter Street, Manchester, M2 3NG
Ground Floor, 35 Peter Street, Manchester, M2 5GD
Sixth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Fifth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Eighth Floor, The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT
Basement And Ground Floor, 140 Deansgate, Manchester, M3 2RP
Sub Basement, 201 Deansgate, Manchester, M3 3NW
First Floor, 201 Deansgate, Manchester, M3 3NW
Ground Floor, 201 Deansgate, Manchester, M3 3NW
Second Floor, Onward Buildings, 207 Deansgate, Manchester, M3 3NW
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat C18 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Unit 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
First Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF

Fourth Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
My Thai, Unit C, 11 St James's Square, Manchester, M2 6DN
First Floor, 44 Peter Street, Manchester, M2 5GP
Ground Floor, Deansgate Court, 244 Deansgate, Manchester, M3 4BQ
First Floor, St Johns House, 2 Queen Street, Manchester, M2 5JB
Third Floor, 15 Quay Street, Manchester, M3 3HN
Grange House, 17 - 27 John Dalton Street, Manchester, M2 6FW
Purity, 36 Peter Street, Manchester, M2 5GP
Second Floor, 12 Princess Street, Manchester, M1 7AG
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third And Fourth Floors, 2 Mount Street, Manchester, M2 5WQ
Basement, 31 Princess Street, Manchester, M2 4EW
Australasia, 2 Spinningfields Square, Manchester, M3 3AP
57 - 63 Princess Street, Manchester, M2 4EG
Second Floor Front, 14 John Dalton Street, Manchester, M2 6JP
Fourth Floor, Croxley House, 14 Lloyd Street, Manchester, M2 5ND
Petersfield House, 29 - 31 Peter Street, Manchester, M2 5QJ
Sunlight House, Quay Street, Manchester, M3 3JZ
Sovereign House, 298 Deansgate, Manchester, M3 4HH
Skin Clinics, Fourth Floor, 1 Albert Square, Manchester, M2 6LW
First Floor, 39 Princess Street, Manchester, M2 4FN
Second To Fourth Floors, Queens Court, 24 Queen Street, Manchester, M2 5HX

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL