

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135720/JO/2022

Date registered valid: 12 December 2022

Proposal: Variation of conditions 2 and 8 of planning permission 130627/FO/2021 to reconfigure internal layout of the development with associated elevational alterations, alterations of landscaping, modification to access and creation of a servicing bay to Poland Street together with amendments to the trigger within condition 8

Address: Land At Poland Street, Manchester, M4 6AZ

Ward(s): Ancoats & Beswick Ward

Applicant: Barney Harle Manchester City Council

Agent (if any): Mrs Heather Leeson Buttress

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation: 23 February 2023

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Other

Date of site visit:

Standard consultations:

Printed: 16 December 2022

Expired: 6 January 2023

Neighbour notifications

Printed: 16 December 2022

Expired: 6 January 2023

Site notice

Posted:

Expired:

Press advert

Published: 20 December 2022

Expired: 10 January 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site is 0.33 hectares and bounded by Poland Street, the City Court Trading Estate, Crown Industrial Estate and Ancoats Green. The site is in Ancoats close to New Islington and Miles Platting. These are areas which have seen significant investment in new housing and place making.

Low rise industrial units, which form the Poland Street Industrial Estate, occupied the site – these have recently been demolished. A variety of tenants occupy the units which are accessed off Poland Street. There is hardstanding which forms car parking at the centre of the site with a small number of trees. Boundary treatment secures the site from Ancoats Green.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The Ancoats area is characterised by medium to high density residential developments, with ground floor commercial uses, either within new buildings or conversions, concentrated around Cutting Room Square.

The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses. The site is surrounded by industrial uses as well as Ancoats Green.

Cotton Field Park, New Islington Marina, New Islington Free School (along Redhill Street) and the Medical Centre (along Old Mill Street) provide essential amenities for residents in Ancoats and New Islington.

The site is in the Ancoats conservation area and there are the following listed buildings or structures are within a 250 metres of the site, Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Little Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). The site is also known to have below ground archaeological remains.

The site also falls within Flood Zone 1 and is in a critical drainage area. The site is not within an Air Quality Management Area (AQMA), but it is approximately 40 metres to the north of the AQMA along Oldham Road. Traffic associated with the development is likely to use roads within the AQMA.

Description of development

Variation of conditions 2 and 8 of planning permission 130627/FO/2021 to reconfigure internal layout of the development with associated elevational alterations, alterations of landscaping, modification to access and creation of a servicing bay to Poland Street together with amendments to the trigger within condition 8

Consultations & Notification Responses

Publicity The application has been advertised in the local press and by way of site notice. Letters have also been sent to surrounding residential properties and businesses.

No comments have been received as part of that process.

Highway Services have recently considered revision to the proposal particularly in respect of trip generation, loading bay to Poland Street and one way system to George Leigh Street. these arrangements are considered to be acceptable subject to agreement by planning condition.

Environmental Health advise that the waste management scheme is acceptable but the acoustic work for the new commercial unit and the noise management plan for the deliveries needs to be updated to ensure there are no unacceptable impacts.

Flood Risk Management require the drainage condition to be imposed on the planning permission.

Historic England do not wish to comment on the proposal.

Policy

Manchester Core Strategy (2012) relevant policies include SP1, EC1, EC3, CC1, CC5, CC6, CC8, CC10, T1, T2, EN1, EN3, EN5, EN6, EN8, EN15, EN16, EN17, EN18, EN19 and DM1.

Unitary Development Plan for the City Council (1995) relevant saved policies DC18, DC19, DC20 and DC26.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

Issues

Planning permission was granted in June 2021 for the erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures.

Following a review of the proposal, including market testing, various changes now need to be made to the scheme to ensure it is deliverable. The changes can be summarised as follows:

- Removal of internal vehicular route to the internal delivery hub and reduction in size of the delivery hub;
- Following the reduction in the delivery, creation of 251 sqm commercial space (Class E) together with two smaller spaces consisting of a locker collection space;
- Creation of an on street lay by on Poland Street for deliveries;
- Elevational alteration in the form of new entrances and shop fronts;
- Larger and improved car park entrance facing onto Poland Street;
- New shop front to Ancoats Green;
- Modification to car park layout including creation of a split deck arrangement and reduction in the overall width of the building (together with relocation of cores of the building);
- Amendments to the façade design including north, east and west facades rationalisation of the fin sizes and spacings; to the south façade includes rationalisation of the depth of planters, planting species and spread of the green wall;
- Modification to the hard and soft landscaping scheme;
- Demolition of the brick wall along the northern boundary and replace with a 3 metre high weldmesh fence; and
- Amendment to condition 8 to allow approval of material prior to any above ground works.

The above changes will be considered below:

Layout

The internal aspect of the hub would be altered. The main change on the ground floor would be the removal of the internal vehicular route to the delivery hub. The delivery hub would be reduced in size and an on street loading bay would be created. This is in direct response to consideration of comments from logistic companies who identified that the previous proposal was not workable.

This change has allowed the creation of a new 251 sqm commercial space and locker collection space.

At the car park levels of the building, the overall width of the building has been reduced, together with creation of a split deck arrangements and relocation of the cores. This has allowed a more efficient building to be able to be built.

The changes overall are considered to be acceptable and allow for the building to be constructed efficiently.

Residential amenity

The implication to relocating the delivery bay to Poland Street will result in deliveries having to be wheeled from the highway to the delivery hub. This will generate a degree of noise and disturbance given this is an area which will be subject to change changing from a commercial

area to residential. Environmental Health do not consider this to be unduly harmful but require the noise management plan (a condition of the previous approval) to be updated to ensure that equipment which does not generate excessive noise to move the goods to the delivery hub is used.

The acoustic work needs to be updated to take account of the proposed commercial unit.

Waste management

The waste management plan has been updated to include the new commercial unit which is acceptable.

Highways

Highway Services do not consider that there will be any unacceptable impact on the local highway network as a result of the modification of the loading arrangements and the trips generated from the proposed commercial unit. Final details of the loading bay should be agreed by planning condition along with pedestrian improvements including footway and crossing points.

The proposed one-way routing along Poland Street and George Leigh Street is acceptable in principle. In relation to a contraflow cycle route, it is proposed that this will be discussed and agreed as part of the separate TRO proposals which are being taken forward in this area.

Elevational alterations

The strategy to the façade would remain largely within the spirit of the previous approval. There have, however, had to be modifications to the anodised fins which has altered the fin sizes and spaces. It is considered that this would not diminish the elevations as a whole and it would retain a high quality finish to the main facades.

The modifications to the green walls is a direct response to the fire regulations to prevent the spread of fire on the building. The green elements would be retained but expressed in a modified manner in the interest of fire safety.

In response to the modifications to the internal layout, there is an opportunity to bring greater activation to the external spaces through the introduction of new shop fronts. This is considered to be acceptable with final details agreed through planning condition.

Alterations to the landscaping and boundary treatment

Modifications would take place to the landscaping to reflect ongoing works to Ancoats Green and wider public realm improvements. The changes are considered to be acceptable and final details shall be agreed by condition.

Condition 8

The proposal seeks to amend the wording to condition 8 to allow below ground works to commence without the need to agree final materials. This is considered to be acceptable in this instance to allow extensive ground works to take place. Assurances have been provided in respect of the materiality to ensure that it will be delivered to the quality outlined in this planning permission.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place. 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

- 1) The development must be begun not later than the 30 July 2024.

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

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

Drawings and documents approved as part of planning application 135720/JO/2022

9032-BA-XX-01-DR-A(04)901 Rev 02, 9032-BA-XX-02-DR-A(04)902-Rev 02, 9032-BA-XX-00-DR-A(04)900 Rev P02, 9032-BA-XX-05-DR-A(04)905 Rev P02, 9032-BA-XX-03-DR-A(04)903

Rev P02, 9032-BA-XX-04-DR-A(04)904 Rev P02, 9032-BA-XX-06-DR-A(04)906 Rev P02, 9032-BA-XX-07-DR-A-(04)907-Rev P02, 9032-BA-XX-08-DR-A(04)908 Rev P02, 9032-BA-XX-09-DR-A(04)909 Rev P02, 70104584 SK01 100223 Rev A, 70104584 SK02 100223 Rev A, 70104584 SK02 100223 Rev and 70104584 SK03 100223 Rev A received by the City Council, as Local Planning Authority, on the 14 February 2023

9032-BA-XX-XX-DR-A-(05)900 Rev 01, 9032-BA-XX-XX-DR-A-(05)901 Rev 01, 9032-BA-XX-XX-DR-A-(05)902 Rev 01, 9032-BA-XX-XX-DR-A-(05)902 Rev 01, 9032-BA-XX-XX-DR-A-(05)903 Rev 01, 9032-BA-XX-XX-DR-A-(05)904 Rev 01, 9032-BA-XX-XX-DR-A-(05)905 Rev 01, 9032-BA-XX-XX-DR-A-(05)906 Rev 01, 9032-BA-XX-XX-DR-A-(05)907 Rev 01, 9032-BA-XX-XX-DR-A-(06)900 Rev 01 and 9032-BA-XX-XX-DR-A-(06)901 Rev 01 received by the City Council, as Local Planning Authority, on the 12 December 2023

Waste Management Statement (221209_WasteManagementStrategy_Version3), Acoustic Statement (20291-R05-G Acoustic planning report), Transport Technical Note & Tracking Drawing (Ancoats Hub - Highways Tech Note v2 & Swept Path Assessment SK02 011222), Crime Impact Statement (21-0130-02, Mobility Hub Version B) received by the City Council, as Local Planning Authority, on the 12 December 2023

Design and Access Statement Addendum (221209_MobilityHub_DesignandAccessStatement Addendum_Version2), Technical note prepared by WSP received by the City Council, as Local Planning Authority, on the 14 February 2023

Drawings and documents approved as part of planning permission 130627/FO/2021

Supporting information

Heritage Statement prepared by Buttress Architects; Archaeological Desk Based Assessment prepared by Salford Archaeology; Flood Risk and Drainage Strategy prepared by Hill Cannon; Environmental Standards and Energy Statement prepared by Buro Happold; Planning Statement (including Green & Blue Infrastructure) prepared by Deloitte Real Estate; Statement of Consultation prepared by Deloitte Real Estate; Air Quality Report prepared by Hoare Lea; Phase 1 Site Investigation Report prepared by E3P; Ecological Assessment prepared by Tyler Grange; Arboricultural Impact Assessment prepared by Tyler Grange; Transport Assessment prepared by Hydrock; Framework Construction Management Plan prepared by Manchester Life Strategic Development Company; Local Benefit Strategy: Statement of Intent prepared by Manchester Life Strategic Development Company; Ventilation Strategy prepared by Buro Happold; Daylight/Sunlight Assessment prepared by GIA; TV Reception Survey prepared by PagerPower; and, Operational and Car Parking Management Statement prepared by Manchester Life Strategic Development Company; Health Impact Statement prepared by Buro Happold; Strategic Case for the Hub prepared by Hillbreak; Technical Case for the Hub prepared by Deloitte; and, Sustainability Statement prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021.

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

3) No demolition or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

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

4) a) The development shall not commence (other than site clearance and demolition) until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

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

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

5) (1) The development shall be carried out in accordance with Document Reference: NWCH Ancoats Mobility Hub Archaeological Evaluation written scheme of investigation received by the City Council, as Local Planning Authority, on the 27 September 2022 (as approved under CDN/22/0692). Prior to the first use of the development, the following shall be undertaken and submitted for approval in writing by the City Council, as Local Planning Authority.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

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

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

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

6) Notwithstanding the details submitted on the Flood Risk and Drainage Strategy prepared by Hill Cannon stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, (a) the development shall not commence (excluding demolition and site clearance) until a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- A finalised drainage layout showing site boundary and all proposed components, levels, inlets, discharge points and connectivity.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable. Appraisal shall be presented.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area, which shall be no greater than 5 l/s;
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Progression through drainage hierarchy shall be evidence-based: feasibility of infiltration discharge to be appraised. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required.
- Details of the proposed interceptor shall be given.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.

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

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

7) The development shall not commence (excluding demolition and site clearance) until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;

- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Dilapidation survey;
- o Consultation with local residents/businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Methods to deal with the possible presence of badgers;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

8) Prior to any above ground works, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation/air brick and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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.

9) a) Notwithstanding the Phase 1 Geoenvironmental Site Assessment, Manchester Life, Back of Ancoats Phase 1 - Mobility Hub, E3P, Reference: 18-868-R1-1, Dated: May 2021 stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, the development shall not commence (excluding demolition and site clearance) until the following information has been submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of Site Investigation Proposals
- Submission of a Site Investigation and Risk Assessment Report
- Submission of a Remediation Strategy

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first use of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is

occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

10) The development hereby approved shall be carried out in accordance with the Environmental Standards and Energy Statement prepared by Buro Happold stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

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

This shall include:

- Verification report providing photographic evidence of construction as per design drawings. For the avoidance of doubt this must include all key components including attenuation and flow control.
- As built construction drawings if different from design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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, EN14 and DM1 of the Manchester Core Strategy (2012).

12) (a) Notwithstanding drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 and the design and access statement stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, prior to the installation of the hard and soft landscaping scheme, details of a hard and soft landscaping treatment scheme (including street trees) shall be submitted for approval in writing by the City Council as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first use of the development. 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.

13) Prior to the first use of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

14) (a) Prior to the first occupation of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason - To minimise the impact of plant on nearby residential properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to any above ground works, a Noise Management Plan (NMP), to assess noise from all activities associated with the use of the central delivery hub and loading bay on Poland Street, shall be submitted for approval in writing by the City Council as local planning authority. The approved plan, including any agreed mitigation measures, shall be implemented prior to the first use of the development and thereafter retained and maintained for as long as the development is in use.

Reason - To minimise the impact of the activities of the delivery hub and loading bay on nearby residential properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy

(2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

16) The social space and cycle cafe, as indicated on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023 shall can be occupied as Use Class E and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit

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

17) (a) Notwithstanding the Acoustic Statement (20291-R05-G Acoustic planning report), received by the City Council, as Local Planning Authority, on the 12 December 2022, prior to the first use of the social space and cycle cafe as indicated on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, a scheme of acoustic insulation for that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be control led to 10dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively

(b) Prior to the first use of the social space and cycle cafe, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the first use of the social space and cycle cafe, as shown on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

19) Prior to the first use of the social space and cycle cafe as indicated on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of the commercial unit and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

20) Deliveries, servicing and collections including waste collections to the social space, cycle cafe and delivery hub (including use of Poland Street Loading Bay), as indicated on 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023 shall not take place outside the following hours:

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

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

21) The social space and cycle cafe hereby approved, as indicated on 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 19:30
Sundays (and Bank Holidays): 10:00 to 18:00

There shall be no amplified sound or any amplified music at any time within the unit.

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

22) The social space and cycle cafe as shown on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023, shall remain as one unit and shall not be sub divided without the benefit of planning permission being secured.

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

23) The development hereby approved shall be carried out in accordance with the Waste Management Statement (221209_WasteManagementStrategy_Version3), received by the City Council, as Local Planning Authority, on the 12 December 2023. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

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

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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

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

26) The development shall be carried out in accordance with the Crime Impact Statement (Rev B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 12 December 2022. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

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

27) Notwithstanding the TV Reception Survey prepared by PagerPower, stamped as received by the City Council, as Local Planning Authority, on the 3 June 2021, within one month of the practical completion 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 a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

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

28) Prior to the first use of the development, details of bird and bat boxes to be provided (including location and specification) shall be submitted for approval in writing by the City

Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

29) Prior to the first use of the development hereby approved a signage strategy for the building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

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

30) The Mobility Hub hereby approved shall be used as a multi modal Mobility Hub (Sui Generis) including 408 car parking spaces, 150 cycle Hub and delivery Hub with ancillary commercial space (221 sqm) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - To ensure that the accommodation is used solely for the intended purpose - as a mobility hub and to safeguard the amenities of the neighbourhood; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of the hubs facilities pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

31) Prior to the first use of the development hereby approved, the 408 space car parking layout (including 24 disabled spaces) as indicated on drawings 9032-BA-XX-01-DR-A(04)901 Rev 02, 9032-BA-XX-02-DR-A(04)902-Rev 02, 9032-BA-XX-00-DR-A(04)900 Rev P02, 9032-BA-XX-05-DR-A(04)905 Rev P02, 9032-BA-XX-03-DR-A(04)903 Rev P02, 9032-BA-XX-04-DR-A(04)904 Rev P02, 9032-BA-XX-06-DR-A(04)906 Rev P02, 9032-BA-XX-07-DR-A(04)907-Rev P02, 9032-BA-XX-08-DR-A(04)908 Rev P02, 9032-BA-XX-09-DR-A(04)909 Rev P02 received by the City Council, as Local Planning Authority, on the 14 February 2023 shall be implemented and made available. The car parking shall remain available for as long as the Mobility Hub remains in use.

Reason - To ensure sufficient car parking is available for the occupants of the office element of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

32) (a) Prior to the first use of the development, details, location and specification of electric car charging points for 25% of the car parking spaces hereby approved together confirmation that the remaining spaces be fitted with infrastructure for future electric car charging capability shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first use of the development and thereafter retained and maintained in situ.

(b) The number of fast charging electric car charging points shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional charging points identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

33) (a) Prior to the first use of the cycle hub, the 150 cycle spaces, as indicated on drawing 9032-BA-XX-00-DR-A(04)900 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023 shall be implemented and retained and maintained in situ for as long as the development remains in use.

(b) The number of cycle spaces shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional cycle spaces identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

34) (a) Prior to the first use of the Mobility hub, the 20 car club spaces and 10 car share spaces shall be implemented, made available and retained in situ for as long as the development remains in use.

(b) The number of car club and car share spaces shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional car club or car share space identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - To ensure there is sufficient car club and car share spaces at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Manchester Core Strategy (2012).

35) Prior to the first use of the development hereby approved, a travel plan framework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those using the hub and encouraging sustainable travel options including measures to integrate into the city centre transport infrastructure and digital platforms;
- ii) a commitment to surveying the travel patterns of users during the first three months of the first use of the Mobility hub and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the Mobility hub, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has

been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for users, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

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

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

37) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Impact Assessment prepared by Tyler Grange stamped as received by the City Council, as Local Planning Authority on the 3 June 2021; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

38) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the solar panels to the roof of the Mobility Hub (including cross sections) as indicated on drawings 9032-BA-XX-09-DR-A (04)909 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 14 February 2023. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

39) Notwithstanding drawings 70104584 SK01 100223 Rev A, 70104584 SK02 100223 Rev A, 70104584 SK02 100223 Rev A, 70104584 SK03 100223 Rev A received by the City Council, as Local Planning Authority, on the 14 February 2023, prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- SCOOT revalidation for the junction of Rochdale Road and Livesey Street;
- Installation of a camera at the junction of Rochdale Road and Livesey Street;
- Installation of a junction plateau and tactile paving at Poland Street/Silt Street and George Leigh Street;
- Dropped crossings to facilitate entrance to the Mobility Hub
- Installation of tactile paving and footway resurfacing
- Creation of a Loading Bay and widening of the pedestrian footway to Poland Street
- Pedestrian crossing points across Poland Street
- Cycle route connectivity between the eastern footway on Poland Street the area of public realm to the south of the application site
- The proposed one-way routing along Poland Street and George Leigh Street
- Introduction of Traffic Regulation Orders within the vicinity of the development.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

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

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

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

41) Prior to the first use of the Mobility Hub, a Hub management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include detailed management arrangements for the Hub including arrangements for supporting the shift from usage by commuters to residents as developments in the Poland Street area are completed.

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

(b) The management plan shall be reviewed annually as part of the travel plan requirements of condition 36 of this planning permission (commencing from the date of this permission). A revised management plan shall be completed within 7 days of each annual review date and the revised management plan shall be provided to the City Council within 7 days thereafter. Any additional measures identified as part of this review shall be implemented within two months of approval of the annual agreement.

Reason - In the interest of ensuring the Hub is appropriately managed and supporting the transition for usage by commuters to residents as the residential developments in the Poland Street Zone are completed pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

42) The demolition works shall be carried out in accordance with the Asbestos removal, soft stripping and demolition of Ancoats Mobility Document Reference: PPO MS C0501/1 Rev 0 by PP O'Connor; Bowner and Kirkland Ltd Health and Safety (CDM) Plan Version 9; Ancoats

Mobility Hub Condition Survey dated 01/08/22 (e-mail);and Neighbour Notification Letter dated 128868/FO/2020 (as approved under CDN/22/0842).

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

Informatives

As the proposal involves development over 11m in height (or alterations to increase the height of a building above 11m), developers are required to notify the Greater Manchester Fire & Rescue Service of the commencement of development via email to construction-started@manchesterfire.gov.uk

Whilst the buildings to be demolished have been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species(Amendment) (EU Exit) Regulations 2019it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat work employed to assess how best to safeguard the bat(s). Natural England should also be informed.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Transport For Greater Manchester

Flat 34, 47 Bengal Street, Manchester, M4 6BB
126 - 128 Oldham Road, Manchester, M4 6AG
Flat 315, 35 Radium Street, Manchester, M4 6AH
Flat 316, 35 Radium Street, Manchester, M4 6AH
Flat 314, 35 Radium Street, Manchester, M4 6AH
Flat 311, 35 Radium Street, Manchester, M4 6AH
4 Naval Street, Manchester, M4 6EW
Flat 49, 2 Butler Street, Manchester, M4 6BZ
Flat 48, 2 Butler Street, Manchester, M4 6BZ
Flat 3, 2 Butler Street, Manchester, M4 6BZ
Unit 10, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
G M C Fire Service Fire Station, Thompson Street, Manchester, M4 5FP
95 Oldham Road, Manchester, M4 5FS
114 Oldham Road, Manchester, M4 6AG
110 Oldham Road, Manchester, M4 6AG
128 Oldham Road, Manchester, M4 6BG
Top Flat, 120 Oldham Road, Manchester, M4 6AG
B & S SIGNWAY LTD, Unit 2, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Unit 1, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
39 Bengal Street, Manchester, M4 6AF
Ground Floor, 23 Radium Street, Manchester, M4 6AY
Roadrider Despatch, Harriett Street, Manchester, M4 6HB
23 Portugal Street, Manchester, M4 6EP
Ground Floor, 62 Jersey Street, Manchester, M4 6JW
Unit 12, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 11, City Court Trading Estate, Poland Street, Manchester, M4 6AL
140 Oldham Road, Manchester, M4 6BG
Flat, 146 Oldham Road, Manchester, M4 6BG
23 Radium Street, Manchester, M4 6AY
City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 9, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Hsbc Bank, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Unit 5, City Court Trading Estate, Poland Street, Manchester, M4 6AL
116 Oldham Road, Manchester, M4 6AG
132 Oldham Road, Manchester, M4 6BG
156 - 160 Oldham Road, Manchester, M4 6BG
Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Royal Mail, Manchester Mail Centre, 77 Oldham Road, Manchester, M4 5AA
Unit 9, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 7, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
62 Jersey Street, Manchester, M4 6JW
198 - 200 Oldham Road, Manchester, M4 6BQ
130A Oldham Road, Manchester, M4 6BG
Flat 17, 2 Poland Street, Manchester, M4 6BR
Flat 5, 2 Poland Street, Manchester, M4 6BR

Flat 610, 22 Loom Street, Manchester, M4 6AN
Flat 504, 20 Loom Street, Manchester, M4 6AN
Flat 301, 20 Loom Street, Manchester, M4 6AN
134 Oldham Road, Manchester, M4 6BG
Units 2-4, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Flat 210, 35 Radium Street, Manchester, M4 6AH
Flat 115, 35 Radium Street, Manchester, M4 6AH
Flat 110, 35 Radium Street, Manchester, M4 6AH
Flat 14, 35 Radium Street, Manchester, M4 6AH
Flat 13, 35 Radium Street, Manchester, M4 6AH
Flat 517, 35 Radium Street, Manchester, M4 6AT
Flat 420, 35 Radium Street, Manchester, M4 6AT
Flat 319, 35 Radium Street, Manchester, M4 6AT
Flat 221, 35 Radium Street, Manchester, M4 6AT
Flat 220, 35 Radium Street, Manchester, M4 6AT
Flat 217, 35 Radium Street, Manchester, M4 6AT
Flat 119, 35 Radium Street, Manchester, M4 6AT
Flat 20, 35 Radium Street, Manchester, M4 6AT
Flat 607, 35 Radium Street, Manchester, M4 6AH
Flat 602, 35 Radium Street, Manchester, M4 6AD
Flat 502, 35 Radium Street, Manchester, M4 6AD
Flat 406, 35 Radium Street, Manchester, M4 6AD
Flat 109, 35 Radium Street, Manchester, M4 6AD
Flat 106, 35 Radium Street, Manchester, M4 6AD
Flat 103, 35 Radium Street, Manchester, M4 6AD
Flat 102, 35 Radium Street, Manchester, M4 6AD
Flat G05, 35 Radium Street, Manchester, M4 6AD
G02, 35 Radium Street, Manchester, M4 6AD
14 Portugal Street, Manchester, M4 6BT
28 Rodney Street, Manchester, M4 6JJ
14 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
31 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 27, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 26, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 23, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 3, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
162 Oldham Road, Manchester, M4 6BQ
Flat 24, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 50, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 48, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 26, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 13, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 12, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 7, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 6, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 3, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Unit 2, 2 Naval Street, Manchester, M4 6AX
Unit 3, 2 Naval Street, Manchester, M4 6AX
PLINCKLE LANDSCAPE LTD, Unit 1.22, 51 Bengal Street, Manchester, M4 6LN
SHAPING CLOUD LTD, Unit 1.1, 51 Bengal Street, Manchester, M4 6LN
Flat 57, 2 Butler Street, Manchester, M4 6BZ
Flat 38, 2 Butler Street, Manchester, M4 6BZ
Flat 29, 2 Butler Street, Manchester, M4 6BZ
Flat 15, 2 Butler Street, Manchester, M4 6BZ

Unit 3, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Fourth Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Ground Floor Suite G2, Waulk Mill, Bengal Street, Manchester, M4 6AQ
Flat 89, 47 Bengal Street, Manchester, M4 6BB
Third Floor Suite 3.2, Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Shamrock Inn, 17 - 21 Bengal Street, Manchester, M4 6AQ
Units 2B-2D Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 86, 47 Bengal Street, Manchester, M4 6BB
Flat 83, 47 Bengal Street, Manchester, M4 6BB
Flat 63, 47 Bengal Street, Manchester, M4 6BB
Flat 54, 47 Bengal Street, Manchester, M4 6BB
Flat 49, 47 Bengal Street, Manchester, M4 6BB
Flat 46, 47 Bengal Street, Manchester, M4 6BB
Flat 22, 47 Bengal Street, Manchester, M4 6BB
A M I Clinic, 64 Jersey Street, Manchester, M4 6JW
Flat 9, 2A Naval Street, Manchester, M4 6BA
Flat 29, 2 Poland Street, Manchester, M4 6BR
Flat 23, 2 Poland Street, Manchester, M4 6BR
Flat 21, 2 Poland Street, Manchester, M4 6BR
Flat 4, 2 Poland Street, Manchester, M4 6BR
Flat 3, 2 Poland Street, Manchester, M4 6BR
Flat 608, 22 Loom Street, Manchester, M4 6AN
Flat 506, 22 Loom Street, Manchester, M4 6AN
Flat 205, 22 Loom Street, Manchester, M4 6AN
Flat 204, 20 Loom Street, Manchester, M4 6AN
Flat 203, 20 Loom Street, Manchester, M4 6AN
Flat 603, 20 Loom Street, Manchester, M4 6AN
Flat 616, 20 Loom Street, Manchester, M4 6AN
Flat 403, 20 Loom Street, Manchester, M4 6AN
Flat 401, 20 Loom Street, Manchester, M4 6AN
Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Flat 313, 35 Radium Street, Manchester, M4 6AH
Flat 214, 35 Radium Street, Manchester, M4 6AH
Flat 516, 35 Radium Street, Manchester, M4 6AT
Flat 421, 35 Radium Street, Manchester, M4 6AT
Flat 419, 35 Radium Street, Manchester, M4 6AT
Flat 321, 35 Radium Street, Manchester, M4 6AT
Flat 510, 35 Radium Street, Manchester, M4 6AH
FLAT 107, VICTORIA MILL, 10, LOWER VICKERS STREET, MANCHESTER, M407LJ
Flat 122, 35 Radium Street, Manchester, M4 6AT
Flat 416, 35 Radium Street, Manchester, M4 6AH
Flat 415, 35 Radium Street, Manchester, M4 6AH
Flat 414, 35 Radium Street, Manchester, M4 6AH
Flat 501, 35 Radium Street, Manchester, M4 6AD
Flat 407, 35 Radium Street, Manchester, M4 6AD
Flat 308, 35 Radium Street, Manchester, M4 6AD
Flat 301, 35 Radium Street, Manchester, M4 6AD
Flat 203, 35 Radium Street, Manchester, M4 6AD
Flat 105, 35 Radium Street, Manchester, M4 6AD
86 Jersey Street, Manchester, M4 6JD
Flat 101, 35 Radium Street, Manchester, M4 6AD
Flat G07, 35 Radium Street, Manchester, M4 6AD
98 Jersey Street, Manchester, M4 6JD
28 Roper Court, 109 George Leigh Street, Manchester, M4 6GG

Flat 13, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 9, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 68, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 51, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 46, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 25, New Little Mill, 60 Radium Street, Manchester, M4 6GH
SQUAD LIMITED, Unit G3.1, 51 Bengal Street, Manchester, M4 6LN
Flat 64, 2 Butler Street, Manchester, M4 6BZ
Flat 60, 2 Butler Street, Manchester, M4 6BZ
Flat 47, 2 Butler Street, Manchester, M4 6BZ
Flat 43, 2 Butler Street, Manchester, M4 6BZ
Flat 41, 2 Butler Street, Manchester, M4 6BZ
Flat 37, 2 Butler Street, Manchester, M4 6BZ
Flat 32, 2 Butler Street, Manchester, M4 6BZ
Flat 28, 2 Butler Street, Manchester, M4 6BZ
Flat 27, 2 Butler Street, Manchester, M4 6BZ
Flat 12, 2 Butler Street, Manchester, M4 6BZ
Flat 11, 2 Butler Street, Manchester, M4 6BZ
Flat 9, 2 Butler Street, Manchester, M4 6BZ
Unit 7, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 6, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Second Floor Suite 2.2, 83 Bengal Street, Manchester, M4 6AQ
First Floor Suite 1.22, Waulk Mill, Bengal Street, Manchester, M4 6AQ
First Floor Suite 1.21, Waulk Mill, Bengal Street, Manchester, M4 6LN
Glamorous Restaurant, Wing Yip Business Centre, Oldham Road, Manchester, M4 5HU
Flat 92, 47 Bengal Street, Manchester, M4 6BB
Flat 65, 47 Bengal Street, Manchester, M4 6BB
Flat 61, 47 Bengal Street, Manchester, M4 6BB
Flat 59, 47 Bengal Street, Manchester, M4 6BB
Flat 36, 47 Bengal Street, Manchester, M4 6BB
Flat 29, 47 Bengal Street, Manchester, M4 6BB
Flat 10, 47 Bengal Street, Manchester, M4 6BB
Flat 9, 47 Bengal Street, Manchester, M4 6BB
Unit 8, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Flat 37, 2A Naval Street, Manchester, M4 6BA
Flat 36, 2A Naval Street, Manchester, M4 6BA
Flat 11, 2A Naval Street, Manchester, M4 6BA
Flat 8, 2A Naval Street, Manchester, M4 6BA
Flat 13, 2A Naval Street, Manchester, M4 6BA
Flat 22, 2A Naval Street, Manchester, M4 6BA
Flat 20, 2A Naval Street, Manchester, M4 6BA
Flat 16, 2A Naval Street, Manchester, M4 6BA
84 Silk Street, Manchester, M4 6BJ
Flat 26, 2 Poland Street, Manchester, M4 6BR
Flat 18, 2 Poland Street, Manchester, M4 6BR
Flat 9, 2 Poland Street, Manchester, M4 6BR
Flat 407, 22 Loom Street, Manchester, M4 6AN
Flat 406, 22 Loom Street, Manchester, M4 6AN
Flat 601, 20 Loom Street, Manchester, M4 6AN
41 Bengal Street, Manchester, M4 6AF
Flat 501, 20 Loom Street, Manchester, M4 6AN
Flat 404, 20 Loom Street, Manchester, M4 6AN
First Floor And Second Floor, 62 Jersey Street, Manchester, M4 6JW
W Wing Yip, Oldham Road, Manchester, M4 5FY

30 Rodney Street, Manchester, M4 6JJ
30 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Sankeys, Basement, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Flat 84, 47 Bengal Street, Manchester, M4 6BB
Flat 85, 47 Bengal Street, Manchester, M4 6BB
Flat 58, 47 Bengal Street, Manchester, M4 6BB
Flat 10, 2 Butler Street, Manchester, M4 6BZ
Ground Floor Suite G3.1, Waulk Mill, Bengal Street, Manchester, M4 6AQ
Unit 10, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 4, City Court Trading Estate, Poland Street, Manchester, M4 6AL
Unit 11, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 6, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Flat 118, 35 Radium Street, Manchester, M4 6AT
Flat 121, 35 Radium Street, Manchester, M4 6AT
Flat 120, 35 Radium Street, Manchester, M4 6AT
Flat 218, 35 Radium Street, Manchester, M4 6AT
Unit 1, 2 Naval Street, Manchester, M4 6AX
Third Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
First Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Second Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Units 8 And 9, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
202 - 206 Oldham Road, Manchester, M4 6BQ
Ground Floor, 148 Oldham Road, Manchester, M4 6BG
Flat Above, 144 Oldham Road, Manchester, M4 6BG
142 Oldham Road, Manchester, M4 6BG
144 Oldham Road, Manchester, M4 6BG
Unit 4, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Units 8, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
16 Portugal Street, Manchester, M4 6BT
Flat 30, 2 Poland Street, Manchester, M4 6BR
Flat 28, 2 Poland Street, Manchester, M4 6BR
Flat 27, 2 Poland Street, Manchester, M4 6BR
Flat 22, 2 Poland Street, Manchester, M4 6BR
Flat 15, 2 Poland Street, Manchester, M4 6BR
Flat 14, 2 Poland Street, Manchester, M4 6BR
Flat 16, 2 Poland Street, Manchester, M4 6BR
Flat 12, 2 Poland Street, Manchester, M4 6BR
Flat 11, 2 Poland Street, Manchester, M4 6BR
Flat 7, 2 Poland Street, Manchester, M4 6BR
Flat 10, 2 Poland Street, Manchester, M4 6BR
Flat 25, 2 Poland Street, Manchester, M4 6BR
Flat 24, 2 Poland Street, Manchester, M4 6BR
Flat 6, 2 Poland Street, Manchester, M4 6BR
Flat 20, 2 Poland Street, Manchester, M4 6BR
Flat 19, 2 Poland Street, Manchester, M4 6BR
Flat 13, 2 Poland Street, Manchester, M4 6BR
Flat 8, 2 Poland Street, Manchester, M4 6BR
Flat 304, 20 Loom Street, Manchester, M4 6AN
Flat 1, 2 Poland Street, Manchester, M4 6BR
Flat 2, 2 Poland Street, Manchester, M4 6BR
Flat 303, 20 Loom Street, Manchester, M4 6AN
Flat 302, 20 Loom Street, Manchester, M4 6AN
Flat 503, 20 Loom Street, Manchester, M4 6AN
Flat 502, 20 Loom Street, Manchester, M4 6AN

Flat 408, 22 Loom Street, Manchester, M4 6AN
Flat 611, 22 Loom Street, Manchester, M4 6AN
Flat 507, 22 Loom Street, Manchester, M4 6AN
Flat 505, 22 Loom Street, Manchester, M4 6AN
Flat 609, 22 Loom Street, Manchester, M4 6AN
Flat 612, 22 Loom Street, Manchester, M4 6AN
Flat 508, 22 Loom Street, Manchester, M4 6AN
Flat 607, 22 Loom Street, Manchester, M4 6AN
Flat 615, 20 Loom Street, Manchester, M4 6AN
Flat 606, 22 Loom Street, Manchester, M4 6AN
Flat 206, 22 Loom Street, Manchester, M4 6AN
Flat 605, 22 Loom Street, Manchester, M4 6AN
Flat 405, 22 Loom Street, Manchester, M4 6AN
Flat 308, 22 Loom Street, Manchester, M4 6AN
Flat 207, 22 Loom Street, Manchester, M4 6AN
Flat 614, 20 Loom Street, Manchester, M4 6AN
Flat 307, 22 Loom Street, Manchester, M4 6AN
Flat 604, 20 Loom Street, Manchester, M4 6AN
Flat 602, 20 Loom Street, Manchester, M4 6AN
Flat 613, 20 Loom Street, Manchester, M4 6AN
Flat 305, 22 Loom Street, Manchester, M4 6AN
Flat 208, 22 Loom Street, Manchester, M4 6AN
Flat 201, 20 Loom Street, Manchester, M4 6AN
Flat 306, 22 Loom Street, Manchester, M4 6AN
Flat 202, 20 Loom Street, Manchester, M4 6AN
66 Jersey Street, Manchester, M4 6JW
Unit 5, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
WHOLESALE BUDGET FLOORING, Unit 2A, 106 - 108 George Leigh Street, Manchester, M4 6BD
106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 4A, 106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 4, 106 - 108 George Leigh Street, Manchester, M4 6BD
Unit 3, 106 - 108 George Leigh Street, Manchester, M4 6BD
First Floor, 23 Radium Street, Manchester, M4 6AY
Second Floor, 23 Radium Street, Manchester, M4 6AY
126 Oldham Road, Manchester, M4 6AG
Lumac House, Naval Street, Manchester, M4 6AX
Unit 11, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
146 Oldham Road, Manchester, M4 6BG
130 Oldham Road, Manchester, M4 6BG
208 Oldham Road, Manchester, M4 6BQ
9old Mill Street, Manchester, M46ea
2 Downley Drive,ancoats., Manchester, M47ju
Bromley Avenue, Flixton, M41
75 Winstanley Road, Manchester, M40 7WJ
16 Garforth Avenue, Manchester, M4 6JS
7 Garforth Avenue, Manchester, M46JS
42 George Leigh Street, Manchester, M4 5DG
41 Lower Vickers Street, Manchester, M407LX
Ground Floor, 116 Oldham Road, Manchester, M4 6AG
150 Oldham Road, Manchester, M4 6BG
83 Bengal Street, Manchester, M4 6AQ
Waulk Mill, Bengal Street, Manchester, M4 6AQ
First Floor, 126 - 128 Oldham Road, Manchester, M4 6AG

Top Flat, 134 Oldham Road, Manchester, M4 6BG
Top Flat, 132 Oldham Road, Manchester, M4 6BG
Unit 5, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 7, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 1, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
50 Radium Street, Manchester, M4 6AY
Flat 402, 20 Loom Street, Manchester, M4 6AN
Flat 15, 35 Radium Street, Manchester, M4 6AH
Flat 12, 35 Radium Street, Manchester, M4 6AH
Flat 519, 35 Radium Street, Manchester, M4 6AT
Flat 605, 35 Radium Street, Manchester, M4 6AH
Flat 512, 35 Radium Street, Manchester, M4 6AH
Flat 10, 35 Radium Street, Manchester, M4 6AH
Flat 506, 35 Radium Street, Manchester, M4 6AD
Flat 404, 35 Radium Street, Manchester, M4 6AD
Flat 403, 35 Radium Street, Manchester, M4 6AD
Flat 401, 35 Radium Street, Manchester, M4 6AD
Flat 209, 35 Radium Street, Manchester, M4 6AD
10 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
11 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
17 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
20 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
26 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 28, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 11, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Serviced Apartment 6, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 1, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 61, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 56, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 49, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 44, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 37, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 36, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 33, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 32, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 22, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 18, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 17, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 15, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Unit 2.2, 51 Bengal Street, Manchester, M4 6LN
LOAF CREATIVE LIMITED, Unit 3.2, 51 Bengal Street, Manchester, M4 6LN
J S PARKER LIMITED, Unit 2.4, 51 Bengal Street, Manchester, M4 6LN
14 Garforth Avenue, Manchester, M4 6js
Flat 17 New Little Mill, 60 Radium Street, Manchester, M4 6GH
36 Varley Street, Manchester, M40 8bw
61 Lower Vickers Street, Miles Platting, Manchester, M40 7LX
Flat 107, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ
9old Mill Street, Manchester, M46ee
Apartment 258, 2 Munday Street, Manchester, M4 7BG
13 John Hogan VC Road, Manchester, M407QU
19 Garforth Avenue, Manchester, M4 6JS
6 Smallridge Close, Manchester, M40 7JZ
2 Downley Drive, Ancoats, Manchester, M4 7ju
19 Holland St, Manchester, M40 7QZ

5 Haddon Road, Manchester, M28 2GP
Flat 19 Kingsley House, 15 Newton Street, Manchester, M1 1HE
Flat 45, 2 Butler Street, Manchester, M4 6BZ
UP SEARCH DIGITAL LIMITED, Unit 2.1, 51 Bengal Street, Manchester, M4 6LN
Flat 54, 2 Butler Street, Manchester, M4 6BZ
Flat 52, 2 Butler Street, Manchester, M4 6BZ
Flat 22, 2 Butler Street, Manchester, M4 6BZ
Flat 4, 2 Butler Street, Manchester, M4 6BZ
Flat 21, 2 Butler Street, Manchester, M4 6BZ
Flat 20, 2 Butler Street, Manchester, M4 6BZ
Flat 17, 2 Butler Street, Manchester, M4 6BZ
Second Floor Suite 2.3, 83 Bengal Street, Manchester, M4 6AQ
Third Floor Suite 3.1, Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Third Floor Unit 3D, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Third Floor Unit 3B, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 91, 47 Bengal Street, Manchester, M4 6BB
Flat 77, 47 Bengal Street, Manchester, M4 6BB
Flat 76, 47 Bengal Street, Manchester, M4 6BB
Flat 71, 47 Bengal Street, Manchester, M4 6BB
Flat 69, 47 Bengal Street, Manchester, M4 6BB
Flat 24, 47 Bengal Street, Manchester, M4 6BB
Flat 23, 47 Bengal Street, Manchester, M4 6BB
Flat 18, 47 Bengal Street, Manchester, M4 6BB
Flat 8, 47 Bengal Street, Manchester, M4 6BB
Elevator Creative, 51 Bengal Street, Manchester, M4 6LN
Flat 7, 2A Naval Street, Manchester, M4 6BA
Flat 30, 2A Naval Street, Manchester, M4 6BA
Flat 29, 2A Naval Street, Manchester, M4 6BA
Flat 27, 2A Naval Street, Manchester, M4 6BA
Flat 24, 2A Naval Street, Manchester, M4 6BA
Flat 18, 2A Naval Street, Manchester, M4 6BA
Flat 17, 2A Naval Street, Manchester, M4 6BA
82 Silk Street, Manchester, M4 6BJ
96 Jersey Street, Manchester, M4 6JD
Flat 216, 35 Radium Street, Manchester, M4 6AH
Flat 114, 35 Radium Street, Manchester, M4 6AH
Flat 219, 35 Radium Street, Manchester, M4 6AT
Flat 19, 35 Radium Street, Manchester, M4 6AT
Flat 604, 35 Radium Street, Manchester, M4 6AH
Flat 603, 35 Radium Street, Manchester, M4 6AH
Flat 507, 35 Radium Street, Manchester, M4 6AD
Flat 503, 35 Radium Street, Manchester, M4 6AD
Flat 309, 35 Radium Street, Manchester, M4 6AD
Flat 305, 35 Radium Street, Manchester, M4 6AD
Flat 206, 35 Radium Street, Manchester, M4 6AD
Flat 201, 35 Radium Street, Manchester, M4 6AD
Flat 108, 35 Radium Street, Manchester, M4 6AD
Flat 104, 35 Radium Street, Manchester, M4 6AD
G06, 35 Radium Street, Manchester, M4 6AD
100 Jersey Street, Manchester, M4 6JD
26 Rodney Street, Manchester, M4 6JJ
19 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
1 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
2 Roper Court, 109 George Leigh Street, Manchester, M4 6GG

6 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
166 Oldham Road, Manchester, M4 6BQ
Flat 24, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 16, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 7, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 62, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 55, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 43, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 29, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 19, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 5, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 4, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 59, 2 Butler Street, Manchester, M4 6BZ
Flat 42, 2 Butler Street, Manchester, M4 6BZ
Flat 25, 2 Butler Street, Manchester, M4 6BZ
Flat 23, 2 Butler Street, Manchester, M4 6BZ
Flat 1, 2 Butler Street, Manchester, M4 6BZ
Third Floor Unit 3E, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 87, 47 Bengal Street, Manchester, M4 6BB
Flat 80, 47 Bengal Street, Manchester, M4 6BB
Flat 68, 47 Bengal Street, Manchester, M4 6BB
Flat 64, 47 Bengal Street, Manchester, M4 6BB
Flat 62, 47 Bengal Street, Manchester, M4 6BB
Flat 50, 47 Bengal Street, Manchester, M4 6BB
Flat 45, 47 Bengal Street, Manchester, M4 6BB
Flat 38, 47 Bengal Street, Manchester, M4 6BB
Flat 32, 47 Bengal Street, Manchester, M4 6BB
Flat 31, 47 Bengal Street, Manchester, M4 6BB
Flat 15, 47 Bengal Street, Manchester, M4 6BB
Flat 11, 47 Bengal Street, Manchester, M4 6BB
Flat 1, 47 Bengal Street, Manchester, M4 6BB
Worldwide Solutions, 51 Bengal Street, Manchester, M4 6LN
Flat 34, 2A Naval Street, Manchester, M4 6BA
Flat 33, 2A Naval Street, Manchester, M4 6BA
Flat 31, 2A Naval Street, Manchester, M4 6BA
Flat 19, 2A Naval Street, Manchester, M4 6BA
Flat 14, 2A Naval Street, Manchester, M4 6BA
Flat 116, 35 Radium Street, Manchester, M4 6AH
Flat 111, 35 Radium Street, Manchester, M4 6AH
Flat 422, 35 Radium Street, Manchester, M4 6AT
Flat 418, 35 Radium Street, Manchester, M4 6AT
Flat 317, 35 Radium Street, Manchester, M4 6AT
Flat 117, 35 Radium Street, Manchester, M4 6AT
Flat 514, 35 Radium Street, Manchester, M4 6AH
Flat 508, 35 Radium Street, Manchester, M4 6AH
Flat 413, 35 Radium Street, Manchester, M4 6AH
Flat 411, 35 Radium Street, Manchester, M4 6AH
Flat 504, 35 Radium Street, Manchester, M4 6AD
Flat 402, 35 Radium Street, Manchester, M4 6AD
Flat 303, 35 Radium Street, Manchester, M4 6AD
9 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 202, 35 Radium Street, Manchester, M4 6AD
92 Jersey Street, Manchester, M4 6JD
94 Jersey Street, Manchester, M4 6JD

22 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
25 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 22, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 20, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 19, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 15, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 14, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 10, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 53, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 8, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 4, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 54, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 42, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 31, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 28, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 11, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 9, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 2, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Americamp, Unit G2, 51 Bengal Street, Manchester, M4 6LN
Flat 39, 2 Butler Street, Manchester, M4 6BZ
Flat 30, 2 Butler Street, Manchester, M4 6BZ
Flat 8, 2 Butler Street, Manchester, M4 6BZ
Ground Floor Suite G1, Waulk Mill, Bengal Street, Manchester, M4 6LN
Third Floor Unit 3F, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 88, 47 Bengal Street, Manchester, M4 6BB
Flat 82, 47 Bengal Street, Manchester, M4 6BB
Flat 81, 47 Bengal Street, Manchester, M4 6BB
Flat 74, 47 Bengal Street, Manchester, M4 6BB
Flat 70, 47 Bengal Street, Manchester, M4 6BB
Flat 43, 47 Bengal Street, Manchester, M4 6BB
Flat 57, 47 Bengal Street, Manchester, M4 6BB
Flat 55, 47 Bengal Street, Manchester, M4 6BB
Flat 48, 47 Bengal Street, Manchester, M4 6BB
Flat 42, 47 Bengal Street, Manchester, M4 6BB
Flat 40, 47 Bengal Street, Manchester, M4 6BB
Flat 35, 47 Bengal Street, Manchester, M4 6BB
Flat 25, 47 Bengal Street, Manchester, M4 6BB
Flat 14, 47 Bengal Street, Manchester, M4 6BB
Flat 13, 47 Bengal Street, Manchester, M4 6BB
Unit 3.1, 51 Bengal Street, Manchester, M4 6LN
Flat 40, 2A Naval Street, Manchester, M4 6BA
Flat 39, 2A Naval Street, Manchester, M4 6BA
Flat 38, 2A Naval Street, Manchester, M4 6BA
Flat 12, 2A Naval Street, Manchester, M4 6BA
Flat 2, 2A Naval Street, Manchester, M4 6BA
Flat 26, 2A Naval Street, Manchester, M4 6BA
Flat At, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Flat 215, 35 Radium Street, Manchester, M4 6AH
Flat 211, 35 Radium Street, Manchester, M4 6AH
Flat 112, 35 Radium Street, Manchester, M4 6AH
Flat 16, 35 Radium Street, Manchester, M4 6AH
Flat 610, 35 Radium Street, Manchester, M4 6AT
Flat 609, 35 Radium Street, Manchester, M4 6AT
Flat 515, 35 Radium Street, Manchester, M4 6AT

Flat 22, 35 Radium Street, Manchester, M4 6AT
Flat 412, 35 Radium Street, Manchester, M4 6AH
90 Jersey Street, Manchester, M4 6JD
51 Bengal Street, Manchester, M4 6LN
Flat G09, 35 Radium Street, Manchester, M4 6AD
CAFE COTTON, G08, 35 Radium Street, Manchester, M4 6AD
Flat G04, 35 Radium Street, Manchester, M4 6AD
Flat G01, 35 Radium Street, Manchester, M4 6AD
Flat 35, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Fifth Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Flat 38, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 34, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 1, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 46, 2 Butler Street, Manchester, M4 6BZ
Flat 44, 2 Butler Street, Manchester, M4 6BZ
Flat 40, 2 Butler Street, Manchester, M4 6BZ
Unit 2A Second Floor, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
The Youth Sanctuary Limited, Third Floor Unit 3C, Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY
Flat 67, 47 Bengal Street, Manchester, M4 6BB
Flat 66, 47 Bengal Street, Manchester, M4 6BB
Flat 44, 47 Bengal Street, Manchester, M4 6BB
Flat 41, 47 Bengal Street, Manchester, M4 6BB
Flat 39, 47 Bengal Street, Manchester, M4 6BB
Flat 37, 47 Bengal Street, Manchester, M4 6BB
2 Glasshouse Street, Manchester, M4 5HD
47 Bengal Street, Manchester, M4 6BB
Flat 312, 35 Radium Street, Manchester, M4 6AH
Flat 409, 35 Radium Street, Manchester, M4 6AD
Flat 505, 35 Radium Street, Manchester, M4 6AD
Serviced Apartment 21, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
22 Rodney Street, Manchester, M4 6JJ
24 Rodney Street, Manchester, M4 6JJ
Flat 25, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 18, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 60, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 59, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 57, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 63, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 58, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 52, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 10, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 8, New Little Mill, 60 Radium Street, Manchester, M4 6GH
G D C V INVESTMENTS LTD, Unit 2.3, 51 Bengal Street, Manchester, M4 6LN
Flat 93, 47 Bengal Street, Manchester, M4 6BB
Flat 90, 47 Bengal Street, Manchester, M4 6BB
Flat 79, 47 Bengal Street, Manchester, M4 6BB
Flat 56, 47 Bengal Street, Manchester, M4 6BB
Flat 30, 47 Bengal Street, Manchester, M4 6BB
Flat 33, 47 Bengal Street, Manchester, M4 6BB
Flat 28, 47 Bengal Street, Manchester, M4 6BB
Flat 27, 47 Bengal Street, Manchester, M4 6BB
Flat 26, 47 Bengal Street, Manchester, M4 6BB
Flat 21, 47 Bengal Street, Manchester, M4 6BB

Flat 19, 47 Bengal Street, Manchester, M4 6BB
Flat 20, 47 Bengal Street, Manchester, M4 6BB
Flat 17, 47 Bengal Street, Manchester, M4 6BB
Flat 12, 47 Bengal Street, Manchester, M4 6BB
Flat 16, 47 Bengal Street, Manchester, M4 6BB
Unit 8, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Unit 9, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
Flat 10, 2A Naval Street, Manchester, M4 6BA
Flat 6, 2A Naval Street, Manchester, M4 6BA
Flat 5, 2A Naval Street, Manchester, M4 6BA
Flat 3, 2A Naval Street, Manchester, M4 6BA
Flat 1, 2A Naval Street, Manchester, M4 6BA
Flat 4, 2A Naval Street, Manchester, M4 6BA
Flat 15, 2A Naval Street, Manchester, M4 6BA
Ground Floor, Beehive Mill, 95 Jersey Street, Manchester, M4 6JG
Flat 310, 35 Radium Street, Manchester, M4 6AH
Flat 213, 35 Radium Street, Manchester, M4 6AH
Flat 212, 35 Radium Street, Manchester, M4 6AH
Flat 520, 35 Radium Street, Manchester, M4 6AT
Flat 113, 35 Radium Street, Manchester, M4 6AH
Flat 11, 35 Radium Street, Manchester, M4 6AH
Flat 518, 35 Radium Street, Manchester, M4 6AT
Flat 417, 35 Radium Street, Manchester, M4 6AT
Flat 320, 35 Radium Street, Manchester, M4 6AT
Flat 318, 35 Radium Street, Manchester, M4 6AT
Flat 322, 35 Radium Street, Manchester, M4 6AT
Flat 222, 35 Radium Street, Manchester, M4 6AT
Flat 21, 35 Radium Street, Manchester, M4 6AT
Flat 601, 35 Radium Street, Manchester, M4 6AD
Flat 107, 35 Radium Street, Manchester, M4 6AD
Flat 408, 35 Radium Street, Manchester, M4 6AD
Flat 306, 35 Radium Street, Manchester, M4 6AD
Flat 304, 35 Radium Street, Manchester, M4 6AD
3 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
4 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
7 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
8 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
16 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
23 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
24 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
27 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 66, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 39, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 14, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 56, 2 Butler Street, Manchester, M4 6BZ
Flat 36, 2 Butler Street, Manchester, M4 6BZ
Flat 35, 2 Butler Street, Manchester, M4 6BZ
Flat 14, 2 Butler Street, Manchester, M4 6BZ
Flat 5, 2 Butler Street, Manchester, M4 6BZ
Fourth Floor Suite 4.1, Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Flat 73, 47 Bengal Street, Manchester, M4 6BB
Flat 47, 47 Bengal Street, Manchester, M4 6BB
Flat 5, 47 Bengal Street, Manchester, M4 6BB
Units 5 And 6, 106 - 108 George Leigh Street, Manchester, M4 6BD

Flat 42, 2A Naval Street, Manchester, M4 6BA
Flat 28, 2A Naval Street, Manchester, M4 6BA
Flat 23, 2A Naval Street, Manchester, M4 6BA
Flat 21, 2A Naval Street, Manchester, M4 6BA
Flat 606, 35 Radium Street, Manchester, M4 6AH
Flat 511, 35 Radium Street, Manchester, M4 6AH
Flat 410, 35 Radium Street, Manchester, M4 6AH
Flat 307, 35 Radium Street, Manchester, M4 6AD
Flat 204, 35 Radium Street, Manchester, M4 6AD
Serviced Apartments 5, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
12 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
15 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
18 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 2, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 65, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 64, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 45, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 41, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 40, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 27, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 23, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 21, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 16, New Little Mill, 60 Radium Street, Manchester, M4 6GH
109 Jersey Street, Manchester, M4 6JG
Flat 63, 2 Butler Street, Manchester, M4 6BZ
Flat 62, 2 Butler Street, Manchester, M4 6BZ
Flat 26, 2 Butler Street, Manchester, M4 6BZ
Flat 53, 2 Butler Street, Manchester, M4 6BZ
Flat 50, 2 Butler Street, Manchester, M4 6BZ
Flat 33, 2 Butler Street, Manchester, M4 6BZ
Flat 16, 2 Butler Street, Manchester, M4 6BZ
Flat 7, 2 Butler Street, Manchester, M4 6BZ
Ground Floor Suite G3.2, Waulk Mill, Bengal Street, Manchester, M4 6LN
First Floor Suite 1.3, Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Flat 53, 47 Bengal Street, Manchester, M4 6BB
Flat 6, 47 Bengal Street, Manchester, M4 6BB
Flat 4, 47 Bengal Street, Manchester, M4 6BB
Flat 2, 47 Bengal Street, Manchester, M4 6BB
Studio North, 51 Bengal Street, Manchester, M4 6LN
Flat 35, 2A Naval Street, Manchester, M4 6BA
Flat 25, 2A Naval Street, Manchester, M4 6BA
Flat 18, 35 Radium Street, Manchester, M4 6AT
Flat 405, 35 Radium Street, Manchester, M4 6AD
Flat 302, 35 Radium Street, Manchester, M4 6AD
Flat 208, 35 Radium Street, Manchester, M4 6AD
Flat 207, 35 Radium Street, Manchester, M4 6AD
Flat 205, 35 Radium Street, Manchester, M4 6AD
Flat 608, 35 Radium Street, Manchester, M4 6AH
Flat 509, 35 Radium Street, Manchester, M4 6AH
Flat 513, 35 Radium Street, Manchester, M4 6AH
Flat 17, 35 Radium Street, Manchester, M4 6AT
88 Jersey Street, Manchester, M4 6JD
5 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
13 Roper Court, 109 George Leigh Street, Manchester, M4 6GG

21 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
29 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
32 Roper Court, 109 George Leigh Street, Manchester, M4 6GG
Flat 17, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 12, Popworks Building, 164 Oldham Road, Manchester, M4 6BQ
Flat 67, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 30, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flat 20, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Warehouse Next To 30, Poland Street, Manchester, M4 6BH
Flat 47, New Little Mill, 60 Radium Street, Manchester, M4 6GH
Flint Glass Works, 64 Jersey Street, Manchester, M4 6JW
Flat 61, 2 Butler Street, Manchester, M4 6BZ
Flat 58, 2 Butler Street, Manchester, M4 6BZ
Flat 55, 2 Butler Street, Manchester, M4 6BZ
Flat 51, 2 Butler Street, Manchester, M4 6BZ
Flat 34, 2 Butler Street, Manchester, M4 6BZ
Flat 31, 2 Butler Street, Manchester, M4 6BZ
Flat 24, 2 Butler Street, Manchester, M4 6BZ
Flat 19, 2 Butler Street, Manchester, M4 6BZ
Flat 18, 2 Butler Street, Manchester, M4 6BZ
Flat 13, 2 Butler Street, Manchester, M4 6BZ
Flat 6, 2 Butler Street, Manchester, M4 6BZ
Flat 2, 2 Butler Street, Manchester, M4 6BZ
Second Floor Suite 2.1, 83 Bengal Street, Manchester, M4 6AQ
Second Floor Suite 2.4, 83 Bengal Street, Manchester, M4 6AQ
Flat 52, 47 Bengal Street, Manchester, M4 6BB
Flat 78, 47 Bengal Street, Manchester, M4 6BB
Flat 72, 47 Bengal Street, Manchester, M4 6BB
Flat 60, 47 Bengal Street, Manchester, M4 6BB
Flat 51, 47 Bengal Street, Manchester, M4 6BB
Flat 7, 47 Bengal Street, Manchester, M4 6BB
Flat 3, 47 Bengal Street, Manchester, M4 6BB
Unit 2, 106 - 108 George Leigh Street, Manchester, M4 6BD
Clever Money Management, 64 Jersey Street, Manchester, M4 6JW
Northern Estates, 64 Jersey Street, Manchester, M4 6JW
First Floor Suite 1.1, Waulk Mill, 83 Bengal Street, Manchester, M4 6AQ
Flat 75, 47 Bengal Street, Manchester, M4 6BB
Unit 6, Crown Industrial Estate, Poland Street, Manchester, M4 6BN
Flat 41, 2A Naval Street, Manchester, M4 6BA
Flat 32, 2A Naval Street, Manchester, M4 6BA
64 Jersey Street, Manchester, M4 6JF
120 Oldham Road, Manchester, M4 6AG
17 Bengal Street, Manchester, M4 6AQ
95 - 97 Jersey Street, Manchester, M4 6JG
184 - 186 Oldham Road, Manchester, M4 6BQ
62A Jersey Street, Manchester, M4 6JW
Unit 1, 106 - 108 George Leigh Street, Manchester, M4 6BD
CLIVE HURT PLANT HIRE LIMITED, Clarion Street, Manchester, M4 5HE
Unit 12, Poland Street Industrial Estate, Poland Street, Manchester, M4 6AZ
118 Oldham Road, Manchester, M4 6AG
Wing Yip Business Centre, Oldham Road, Manchester, M4 5FY

Appendix 2 – Planning constraints

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

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Ancoats Conservation Area 1989

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL