

Planning

Growth & Development

Delegated officer report for planning application

Application no.	134193/JO/2022
Date registered valid:	28 June 2022
Proposal:	Variation of conditions 2 (Approved Plans), 3 (Contract for Building Works), 4 (Archaeology), 6 (Contaminated Land), 7 (LLA) , 8 (CMP) , 10 (Materials), 11 (Public Realm), 12 (Drainage), 14 (TV Reception), 15 (Detailed Design), and 23 (CIS) attached to planning permission 117595/FO/2017 to allow the following amendments: omission of Mill 1 extension; reduction of Mill 2 extension; increase in height of new building; changes to fenestration of the new building and Mill 1; replacement of Worsley Street entrance to new build with one apartment; and landscape changes, including relocation of the sub-station and Time Keeper's Lodge
Address:	Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Ward(s):	Hulme Ward
Applicant:	Capital & Centric (Adored) Ltd
Agent (if any):	Ms Eithne Fitzgerald Deloitte LLP
Case officer:	Lucy Harrison Tel: 0161 234 5795 Email: lucy.harrison@manchester.gov.uk
Recommendation:	Minded to Approve subject to a Deed of Variation to the Section 106 for a financial contribution to off-site affordable housing.
Date of recommendation:	

Application details

Type of application: Variation or Removal of Condition

Development type: Major Dwellings

Date of site visit: 26.7.22 and 10.11.22

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 9 November 2022 Expired: 30 November 2022

Site notice

Posted: 26.7.22 Expired: 16.8.22

Posted: 10.11.22 Expired: 1.12.22

Press advert

Published: 15 November 2022 Expired: 6 December 2022

Published: 12 July 2022 Expired: 2 August 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of area

The application site measures 0.48 hectares and is roughly rectangular in shape. It is situated on the north west side of Ellesmere Street and is bounded by Worsley Street, the Burton Place apartment building and a canal arm off the Bridgewater Canal and a two storey brick building that was an extension to the mill building, which is in separate ownership (and has planning permission to be converted into a townhouse under planning permission 114683/FO/2016). Beyond the building to the south west is the Britannia Mills apartment complex. The Timber Wharf apartment building lies to the north west across Worsley Street and is a nine storey building with fully glazed elevations. Burton Place to the north east is seven storeys. The area to the north east and west of the site mainly comprises of residential buildings, some with ground floor commercial and retail units. The area to the south east is an industrial estate, much of which is being developed for residential purposes.

The site is within Castlefield Conservation Area and there are four listed buildings within the vicinity: Albert Mill (Grade II) to the west; Hulme Locks (Grade II) to the north beyond Timber Wharf; St George's Church (Grade II*) to the east; and the former Turville public house at 252 Chester Road (Grade II) to the south west. The site comprises two mill buildings and a central courtyard with additional smaller buildings served by a canal arm along the western boundary.

The main mill buildings are four to five storeys and the mill complex was established c.1855. Whilst none of the component buildings are listed, the complex is a non-designated local heritage asset.

Background

The site was granted planning permission for the following under planning reference 117595/FO/2017 on 22 March 2018:

Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works.

A Section 73 Application (Ref. 121351/JO/2018) was approved on 13 February 2019 for the following but has not been implemented:

Variation of Condition 2 (drawings) of planning permission 117595/FO/2017 to allow the following amendments: relocation and extension of Time Keeper's Lodge; landscape changes; increase in height of new building; changes to fenestration on the new building and on the extension to Mill 1; and additional windows to outrigger.

A non-material amendment application (ref 134192/NMC/2022)

Non material amendment to planning permission 117595/FO/2017 to amend the description of development to remove references to specific numbers of apartments, 'rooftop' extensions to Mills 1 & 2 and rear extension to Mill 1 and to add 'with associated structures' with reference to the new landscaped courtyard.

Description of development

The proposal is to vary the drawings on the above original planning permission (117595) to allow the following amendments to the scheme:

- External alterations to Mill 1 including retention of the original rear façade (deletion of the proposed rear extension), resulting in alterations to apartment layouts. The existing outrigger would still be demolished due to its poor structural condition and replaced with vertical glazing to the circulation core;
- Reduction in footprint of the single storey rooftop extension to Mill 1;
- Reduction in the rooftop extension to Mill 2 from 3 storey to 1 storey and deletion of the setback at Level 3 to allow re-introduction of the façade, resulting in re-arrangement of units fronting Ellesmere Street;
- Removal of west elevation outrigger to Mill 2 due to poor structural condition and introduction of windows in existing openings;
- Increase in height to the new build by 42cm to allow for service voids between floors (agreed by 121351/JO/2018) and changes to fenestration;
- Decrease in overall residential unit provision from 202 units to 190 units;
- Redesign of the landscape and access routes, including the introduction of a raised podium within the central courtyard to accommodate the sub-station, tank room, cycle and bin stores;
- Re-construction of the Time Keeper's Lodge closer to its original location;

- Removal of secondary entrance from Worsley Street and creation of an additional 2-bed apartment in place of the entrance lobby, with fenestration changed to mirror the floor above.
- Introduction of infill panel between the new build and Burton Place.

Consultations & Notification Responses

Publicity

The proposal has been advertised in the local press, site notices have been displayed and occupiers of neighbouring properties have been notified. Representations from 10 people have been received with the following comments:

Loss of view and open space– the introduction of the new building on Worsley Street would block views of the Mill gardens and views of Manchester and surrounding hills. The new building should be removed from the scheme to allow the general public to enjoy views of the gardens and the historic industrial legacy of the mill buildings. The city should be as open as possible without being stifled by too many high buildings too close to each other.

Overlooking/loss of privacy – The new building would cause overlooking and loss of privacy to Timber Wharf and Britannia Mills. The top floor windows should be angled (like the lower floors) to avoid overlooking.

Loss of light and Rights to Light – The new building would cause loss of light and sunshine to Timber Wharf (which enjoys rights to light) and Britannia Mills. The new build is taller than Timber Wharf and would be closer to Timber Wharf than the adjacent Burton Place building, further reducing the light level to Timber Wharf.

Visual amenity – The increase in height of the new building would result in a building that is too tall and would look out of place. The new build should respect the building line and height of Burton Place, rather than being taller and set further forward (closer to Timber Wharf).

Loss of Value – The new build will devalue the Timber Wharf penthouse flats due to overlooking.

Noise and disturbance from construction works – will exacerbate the noise and disturbance residents are experiencing from existing construction works.

Consultees

Highway Services - No objections. Suggest conditions regarding off-site highway works, construction management plan and full travel plan.

Greater Manchester Police - No objections to the variation of conditions 2 and 23.

Historic England (North West) - Offers no advice in this instance and suggests the LPA seeks the views of its specialist conservation and archaeological advisers.

United Utilities Water PLC - Further to their review of the submitted documents, Drawing 10531-WML-ZZ-DR-C-1001, Rev P05 dated 03/10/2022, United Utilities has no objection to condition 12 being discharged.

Environmental Health - No additional comments.

Highway Services - No objections. Suggest conditions regarding off-site highway works, construction management plan and full travel plan.

Environment Agency - No objection to the revised wording of condition 6.

Historic England (North West) - HE does not wish to offer any comments but suggests the LPA seeks the views of its specialist conservation and archaeological advisers.

MCC Flood Risk Management - Recommends SuDS conditions and an informative regarding a culvert close to the site.

Greater Manchester Archaeological Advisory Service - Prior to any demolition or soft-strip, a programme of historic building investigation commensurate with an Historic England Level 3 survey should be carried out on the timekeeper's lodge.

Issues

The main principles of the redevelopment scheme for Talbot Mills have been considered under planning permission 117595. The main issues to consider in assessing this application for amendments to that scheme are the impact of the proposed changes on visual amenity, whether they would preserve or enhance the character and appearance of Castlefield Conservation Area, provision of level access and the impact on residential amenity in terms of noise, overlooking and overshadowing of neighbouring properties. The application should be considered against the following policies:

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that:

"For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The proposal would be consistent with sections 5, 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons outlined below.

Section 5 (Delivering a sufficient supply of homes) – The scheme would provide an efficient, high-density development that would deliver 190 homes in a sustainable location. The scheme would provide a range of accommodation sizes and help to create a sustainable, inclusive and mixed community. Housing investment is required in appropriate locations as the City grows. The City Centre is the biggest source of jobs in the region and the proposal would provide suitable accommodation to support the growing economy and help to create a vibrant, thriving and active community.

Section 6 - Building a strong and competitive economy – is committed to securing economic growth in order to create jobs and prosperity, building on an area's inherent strengths. It places significant weight on the need to support sustainable economic growth and recognises that planning policies should be flexible enough to allow for new and flexible working practices. The proposals would develop a high-quality development in an area in need of further regeneration. This would create jobs during construction and would complement the existing community within the area. New residents would support the local economy through the use of facilities and services.

Section 7 Ensuring the Vitality of Town Centres - promotes competitive town centres and recognises that residential development can ensure the vitality of centres. The proposal would develop a site close to a key gateway route into the City Centre and help to create a neighbourhood that would attract and retain a diverse labour market. This would support Greater Manchester's growth objectives, delivering appropriate housing and meeting the demands of a growing economy and population. It would be within a location that is well connected and would help to promote sustained economic growth.

Section 8 Promoting healthy and safe communities – this recognises that the planning system can facilitate social interaction and create healthy, inclusive communities. The development would facilitate social interaction and help to create a healthy, inclusive community. It would be integrated into the locality and increase levels of natural surveillance.

Section 9 Promoting Sustainable Transport – Focussing development in sustainable locations that limit the need to travel and offer a choice of transport modes contributes to sustainability and health objectives. This derelict site is close to Oxford Road and Deansgate railway stations, Cornbrook and Deansgate/Castlefield tram stops and bus routes. Its development would facilitate sustainable development and contribute to wider sustainability and health objectives and would give people a choice about how they travel.

Section 11 Making Effective Use of Land – Planning should promote the effective use of land, safeguard and improve the environment and ensure safe and healthy living conditions. The development of this brownfield site within the city centre would make an effective use of the site.

Section 12 Achieving Well-Designed Places - seeks the high quality and inclusive design of individual buildings, public and private spaces and wider development schemes. The design has been carefully considered and would provide a high quality buildings which would be in keeping with the rest of the area.

Section 14 Meeting the challenge of climate change, flooding and coastal change – planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. The site is in a highly sustainable location and the development would accord with a wide range of principles. It would integrate sustainable technologies from conception, through feasibility, design and build stages and also in operation. The site does not fall within an area at risk of flooding.

Section 15 Conserving and enhancing the natural environment – advises that the planning system should contribute to and enhance the natural and local environment, and that local planning authorities should aim to conserve and enhance biodiversity. The original application has considered the potential risks of various forms of pollution, including ground condition and noise. It is considered that the proposals, with appropriate mitigation measures, would not have any significant adverse impacts on the natural environment.

Section 16 Conserving and Enhancing the Historic Environment - sets out the criteria that should be taken into account when assessing the impact of development on heritage assets when determining planning applications. Heritage assets include areas or landscapes with a heritage interest. The proposals would not have an adverse impact on the character or appearance of Castlefield Conservation Area or on the settings of listed buildings and an archaeological report has been submitted with regard to the works to the Time Keeper's Lodge. This is discussed in greater detail below.

Relevant Local Policy

Core Strategy

The proposals are considered to be consistent with Core Strategy Policies SP1, H1, H8, CC3, CC5, CC6, CC9, CC10, T1, T2, EN1, EN3, EN4, EN6, EN8, EN9, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles – The development would be in a highly accessible location and reduce the need to travel by private car and therefore support the sustainable development of the City and help to halt climate change.

SO2. Economy – The scheme would provide new jobs during construction in a highly accessible location. The development would provide housing near to employment opportunities and therefore help to support the City's economic performance, reduce economic, environmental and social disparities, and help to create inclusive sustainable communities.

SO3 Housing – The scheme would provide 190 apartments in a highly accessible location and would meet demand for housing, near to employment opportunities, in a sustainable location. It would address demographic needs and support economic growth. The growing economy requires well located housing to provide an attractive place for prospective workers to live and allow them to contribute positively to the economy.

SO5. Transport – The development would be highly accessible reducing the need to travel by private car and making the most effective use of public transport facilities. This would help to improve physical connectivity through the use of sustainable transport networks and help to enhance the functioning and competitiveness of the city and provide access to jobs, education, services, retail, leisure and recreation.

SO6. Environment – The development would aim to protect and enhance the natural and built environment and ensure the sustainable use of natural resources in order to: mitigate and adapt to climate change; support biodiversity and wildlife; improve air, water and land quality; improve recreational opportunities; and ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1 (Spatial Principles) – The development would be highly sustainable and consistent with the aim of bringing forward economic and commercial development, alongside high quality city living. It would be close to sustainable transport provision, maximise the potential of the City's transport infrastructure and contribute to the creation of a neighbourhood where people choose to be by enhancing the built and natural environment, creating a well-designed place that would both enhance and create character, re-use previously developed land and reduce the need to travel.

Policy CC3 Housing – It is expected that a minimum of 16,500 new homes will be provided in the City Centre up to 2027. The development would be located within an area identified as a key location for residential development and thus would contribute to meeting the overall housing targets identified for the City Centre within the Core Strategy.

Policy CC5 – Transport – The proposal would contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC6 City Centre High Density Development – The proposals would be a high density development and involve an efficient use of land.

Policy CC9 Design and Heritage – The proposal would have a high standard of design appropriate to the City Centre context and would be in keeping with the nearby listed buildings and Castlefield Conservation Area.

Policy CC10 A Place for Everyone – There would be a mix of one and two bed apartments, which would appeal to a wide range of people from single professionals and young families to older singles and couples. The building would be highly accessible.

Policy H1 Overall Housing Provision - The development would provide new homes which would be consistent with regeneration objectives and help to create a mixed use community. The development would contribute to the ambition of building 90% of new housing on brownfield sites. The current condition of the site is poor and its development would have a positive impact on the surrounding area. The development would meet the needs of the predominant 25-39 year old demographic from which the majority of demand is forecast.

Policy H8 – Affordable Housing – A financial contribution towards off-site affordable housing has been made under the original planning permission and a Deed of Variation to the original S106 agreement accompanies this application for amendments.

Policy T1 Sustainable Transport – The proposal would encourage a modal shift away from car travel to more sustainable alternatives. It would improve the pedestrian environment.

Policy T2 Accessible Areas of Opportunity and Need – The proposal would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the character of the area and the overall image of Manchester. The design responds positively at street level and would improve permeability. The positive aspects of the design are discussed in more detail below.

Policy EN3 – Heritage - The site contains non-designated heritage assets, which are in a poor state of repair. The proposal would enhance the architectural and urban qualities of the site and Castlefield Conservation Area and would enhance its character and appearance. It would not

have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail below.

Policy EN4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development The scheme would follow the principle of the Energy Hierarchy to reduce CO2 emissions.

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – The new build development would comply with the CO2 emission reduction targets set out in this policy.

Policy EN 8 - Adaptation to Climate Change - The energy statement sets out how the building has been designed to consider adaptability in relation to climate change.

Policy EN9 – Green Infrastructure – The development includes tree planting and a landscaped courtyard.

Policy EN14 Flood Risk – The site is not located within an area at risk of flooding and has been designed to minimise surface water run-off.

EN15 Biodiversity and Geological Conservation – The development would provide an opportunity to secure ecological enhancement for fauna typically associated with residential areas such as breeding birds and roosting bats.

Policy EN 16 - Air Quality - The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 17- Water Quality - The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste – The development would be consistent with the principles of the waste hierarchy and the application is accompanied by a Waste Management Strategy.

Policy DM 1 - Development Management – This policy outlines a range of issues that all development should have regard to. Of these the following issues are or relevance to this proposal:

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- Adequacy of internal accommodation and amenity space.
- impact on the surrounding areas in terms of the design, scale and appearance of the proposal;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The application is considered in detail in relation to the above issues within this report and is considered to be in accordance with this policy.

Policy PA1 Developer Contributions – This is discussed in the section on Viability and Affordable Housing Provision below.

Saved Unitary Development Plan Policies

DC18.1 Conservation Areas – It is considered that the proposal would enhance the character and appearance of Castlefield Conservation Area. This is discussed in more detail later in the report.

DC19.1 Listed Buildings – It is considered that the proposal would not have a detrimental impact on the settings of the nearby listed buildings. This is discussed in more detail later in the report.

Policy DC20 Archaeology – An archaeological desk based assessment has been carried out for the moving of the Time Keeper's Lodge and concludes that a programme of archaeological building recording be undertaken at Historic England level 3 prior to any demolition or soft strip

DC26.1 and DC26.5 Development and Noise – The application is supported by acoustic assessments and it is considered that the proposal would not have a detrimental impact on the amenity of surrounding occupiers through noise and that it would be adequately insulated to protect the amenity of occupiers of the development.

Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. There are no trees on the site at present and the proposal would provide a full landscape scheme for the courtyard area, which would include the planting of 23 trees, as well as ornamental shrubs, lawn and plant pots. The proposal would have a positive impact on the blue infrastructure of the city, providing access to and improving the environment adjacent to the canal and providing high quality accommodation adjacent to the canal.

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

This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Strategic Plan for Manchester City Centre 2015-2018

The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the City Centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over the period of the plan, updates the vision for the City Centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describes the partnerships in place to deliver those priorities.

The application site falls within the area designated as Castlefield. The key priorities for this area include ensuring residential developments are balanced with the needs of the area. It is considered that the proposed development would be consistent with achieving these priorities.

Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The sustainable community strategy for the Greater Manchester City Region was prepared in 2009 as a response to the Manchester Independent Economic Review (MIER). MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential. It sets out a vision for Greater Manchester where by 2020, the City Region will have pioneered a new model for sustainable economic growth based around a more connected, talented and greener City Region, where all its residents are able to contribute to and benefit from sustained prosperity and a high quality of life. The proposed residential development of the application site will clearly support and align with the overarching programmes being promoted by the City Region via the GM Strategy.

Castlefield Conservation Area Declaration

Designated in October 1979, the conservation area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road. The area was extended in June 1985 by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell.

The Castlefield area has evolved over many years and the elevated railway viaducts, canals and rivers create a multi-level environment. It has a mixture of buildings from small scale houses to large warehouses and modern buildings. There are a variety of building materials, which tend to be urban and industrial in character.

Further development can take place that respects the character of the area. The height and scale, the colour, form, massing and materials of new buildings should relate to the existing high-quality structures and complement them. This approach leaves scope for innovation, provided that new proposals enhance the area. The diversity of form and style found in existing structures in Castlefield offers flexibility to designers. Where buildings are arranged along a street, new structures should follow the street frontage.

Visual Amenity and Heritage Impact

The proposed changes to the mill buildings, which include the removal of the proposed rear extension and the reduction in size of the rooftop extensions, would be beneficial to the visual amenity of the scheme and would reduce the impact on the character and appearance of the non-designated heritage assets. The reduced height of the rooftop extensions would result in rooftop extensions that are more subservient to the main buildings and they would have a fenestration pattern that is more in keeping with the main buildings. The removal of the extension to the rear façade of Mill 01 would allow the rear elevation of the mill to remain as well as allowing the Timekeeper's Lodge to be reconstructed in its original location. These changes would have a positive impact on the heritage significance of the mill complex.

The increase in height to the new build would be small and would not have a significant impact on visual amenity. Likewise, the changes to fenestration would be minimal and would be in keeping with the overall design of the building. A condition should be attached requiring full details of the proposed infill between the new build and Burton Place to ensure a high quality treatment is achieved.

The proposed changes to the scheme would still be in keeping with the design principles of the development and would result in an overall improved impact on visual amenity, the street scene and the character and appearance of the conservation area. It is considered that the overall design quality of the scheme would be retained.

Given the above, it is considered that the proposed amendments to the scheme would enhance the character and appearance of Castlefield Conservation Area, the settings of the nearby listed buildings and the character and appearance of the non-designated heritage assets within the site. The proposal would be consistent with Sections 12 and 16 of the NPPF and Core Strategy Policies SP1, CC9, EN1, EN3 and DM1.

Residential Amenity

The main amendment that could have an impact on residential amenity relates to the increase in height of the new building. The height increase of 42cm has already been approved under a previous amendment application (121351). It is considered that it would have little overall impact in terms of overshadowing or overlooking of the existing properties in Timber Wharf when compared to the approved scheme.

The internal re-arrangement to the courtyard area in terms of the creation of a podium and the amendments to landscaping would be visible from adjacent properties in Burton Place, but it is considered they would not have any significant impact on the residential amenity of those properties over and above the originally approved scheme.

The impact of the proposed amendments on residential amenity are therefore considered to be acceptable and it is considered that the proposal would be in accordance with policy DM1 of the Core Strategy, saved policy DC26 of the UDP and the NPPF.

Access

The proposed changes include the deletion of the secondary entrance to the new build from Worsley Street. The primary entrance from within the courtyard would remain, with access (including level access) taken via the main pedestrian entrance to the complex from Ellesmere Street. Access to the top of the podium would be via stairs and a platform lift within the Time Keeper's Lodge.

Response to Neighbour Representations

Most of the neighbour representations relate to the principle of the new building and its positioning. This has already been approved under the original planning permission and is not the subject of this amendment application. The increase in height of the new building has been dealt with above in this report and the principle of the increase in height has already been accepted under planning permission 121351/JO/2018. The development is subject to a construction management plan condition and the principle of the development has already been approved.

Conclusion

It is considered that the proposed amendments would not have a detrimental impact in terms of visual and residential amenity and accessibility, and they would, as part of the overall scheme, enhance the character and appearance of Castlefield Conservation Area. The proposed amendments would not materially affect the quality of the redevelopment scheme and most of the amendments are an improvement to the scheme. The proposal is in accordance with the national and local policy set out above.

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:

Article 35 Declaration

In assessing the merits of an application for planning permission officers seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. No problems arose in the processing of this application.

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

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

TM SKM (20) 001 rev a - Existing site plan
TM SKM (00) 002 rev e - Site location plan
TM SKM (00) 011 rev P01 - Demolitions site plan
TM SKM (00) 021 rev P01 - Proposed site plan
TM SKM (00) 022 rev P01 - Proposed courtyard level plan
TM SKM (00) 321 rev P01 - Proposed site section 01

TM-SKM-MX-B1-DR-A-00100 rev P02 - Mill 01+02 proposed plan courtyard
TM-SKM-MX-00-DR-A-00101 rev P01 - Mill 01+02 proposed plan level 00

TM-SKM-MX-01-DR-A-00102 rev P01 - Mill 01+02 proposed plan level 01
TM-SKM-MX-02-DR-A-00103 rev P01 - Mill 01+02 proposed plan level 02
TM-SKM-MX-03-DR-A-00104 rev P01 - Mill 01+02 proposed plan level 03
TM-SKM-MX-04-DR-A-00105 rev P01 - Mill 01+02 proposed plan level 04
TM-SKM-MX-RF-DR-A-00106 rev P01 - Mill 01+02 proposed plan roof level

TM SKM (00) 131 rev c New build proposed courtyard level plan
TM SKM (00) 132 rev d New build proposed level 00 plan
TM SKM (00) 133 rev c New build pro typical level plan 01-06
TM SKM (00) 134 rev b New build proposed level 07 plan
TM SKM (00) 135 rev b New build proposed level 08 plan
TM SKM (00) 136 rev b New build proposed roof level plan

TM-SKM-MX-XX-DR-A-00200 rev P01 - Proposed mill 01 + 02 south elevation
TM-SKM-MX-XX-DR-A-00201 rev P01 - Proposed mill 01 north elevation
TM-SKMMX-XX-DR-A-00202 rev P02 - Proposed mill 02 north elevation
TM-SKM-MX-XX-DR-A-00203 rev P01 - Proposed mill 02 west elevation
TM-SKM-MX-XX-DR-A-00204 rev P01 - Proposed mill 02 east elevation
TM-SKM-MX-XX-DR-A-00205 rev P01 - Proposed mill 01 west elevation
TM SKM (00) 231 rev b Proposed Worsley St elevation - courtyard level
TM SKM (00) 232 rev f Proposed Worsley St elevation
TM SKM (00) 233 rev b Proposed courtyard south elevation

TM-SKM-CP-XX-DR-A-02-100 rev P01 - Courtyard podium - proposed plans
TM-SKM-CP-XX-DR-A-02-300 rev P01 - Courtyard podium - proposed elevations + sections
TM SKM(00) 321 rev P01 - Proposed site section
TM-SKM-MX-XX-DR-A-20101 rev P01 - Mills - typical apartment types - mill 01
TM-SKM-MX-XX-DR-A-20102 rev P01 - Mills - typical apartment types mill 02
TM SKM (20) 104 - New build apartment types 01
TM SKM (20) 105 - New build apartment types

TM SKM (20) 201 - New build typical bay 01
TM SKM (20) 202 - New build typical bay 02
TM SKM (20) 203 - New build typical bay 03
TM SKM (20) 210 - Mills typical bay 01
TM-SKM-SK-009 rev P01 - Mills - parapet detail section
TM-SKM-SK-010 rev P01 - Mills typical window type

2237-EXA-ZZ-ZZ-DR-L-00100 Rev P02 - General Arrangement Plan
2237-EXA-ZZ-ZZ-DR-L-00101 - Illustrative Masterplan received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00200 P01 - Planting Plan
2237-EXA-ZZ-ZZ-DR-L-00500 Proposed Site Sections: Section A-A received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00501 Proposed Site Sections: Section B-B received by the City Council as local planning authority on 28 June 2022
2237-EXA-ZZ-ZZ-DR-L-00502 Proposed Site Sections: Section C-C received by the City Council as local planning authority on 28 June 2022

SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022;

Air Quality Assessment by Miller Goodall, report no: 101476 dated 4 September 2017;
Archaeological Desk Based Assessment Report No: 2017/20 by Salford Archaeology;

Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018;
Daytime Bat Survey, in particular the Reasonable Avoidance Measures (RAMs) set out in section 4.5, by Rachel Hacking Ecology dated February 2017;
Construction Methodology and Management Strategy received by the City Council as local planning authority on 28 June 2022;
Crime Impact Statement version C: 20 July 2017 URN:2004/1593/CIS/02 by Greater Manchester Police;
Daylight and Sunlight Assessment by GIA reference 0231 dated September 2017;
Design and Access Statement by ShedKM dated September 2017 as amended by the Design & Access Statement (DAS) Addendum by ShedKM dated June 2022;
Drainage Statement by Joule, Project No: 251/02 dated September 2017;
Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);
Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);
Drainage Statement by WML Consulting dated June 2022, including Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;
Energy Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;
Environmental Standards Statement reference: SPO/CA/1537_Issue 2 by PSD dated September 2017;
Existing Tenants Statement prepared by Capital & Centric (Adored) Limited
Geo-Environmental Preliminary Risk Assessment project no: 16-1144.01 by Delta Simons dated January 2017;
Geo-Environmental Site Assessment 11264 by RSK dated March 2019;
Heritage Statement by Deloitte Real Estate dated September 2017;
Environmental Noise Impact Assessment Report reference 24057/ENIA1 by Hann Tucker dated 5 September 2017;
Planning Statement by Deloitte Real Estate dated September 2017;
Residential Management Statement prepared by Urbanbubble;
Site Waste Strategy by ShedKM (Appendix b of the Design and Access Statement);
Transport Statement by SK Transport Planning Reference: 170913/SK21683/TS01(-02);
Technical Note by SK Transport Planning reference: 171129/SK21683/TN04(-02);
Travel Plan prepared by SKTP (appended to the Transport Statement);
Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017;
Preliminary Unexploded Ordnance (UXO) Threat Assessment by Alpha Associates;
Talbot Mill DAS Addendum P01 prepared by ShedKM dated June 2022;
Talbot Mill Drainage Strategy prepared by WML Consulting dated May 2022;
Appendix E Waste Management Strategy Proforma received by the City Council as local planning authority on 28 June 2022;
Construction Management Plan prepared by Cinns Ltd dated June 2022;
Daylight and Sunlight Addendum prepared by GIA dated June 2022;
Crime Impact Statement Version A dated 27th May 2022 reference: 2004/1593/CIS/03 prepared by Greater Manchester Police: Design for Security;
Acoustic Memo prepared by Hann Tucker dated June 2022;
Transport Statement Addendum prepared by SK dated 9 June 2022;
Schedule Of Accommodation (Mills and New Build) Rev P01 dated 09/06/2022 prepared by Shed KM;
Mills Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM;
New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM;
Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM.

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.

2) Notwithstanding demolition undertaken in accordance with the contracts for the carrying out of the building works for the redevelopment of the site between Capital and Centric (Adored) Ltd and Bardsley Construction Limited, dated 8 March 2019, and stamped as received on 26 February 2019 by Manchester City Council as the Planning Authority, the outstanding demolition hereby permitted shall not be undertaken before a revised contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

3) Soft-strip, demolition and development shall take place in accordance with the Written Scheme of Investigation prepared by Salford Archaeology dated 21 November 2018 (WSI) and shall include the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological building recording (HE Level 3), possibly including
- archaeological watching brief and recording of previously hidden historic fabric.
- archaeological evaluation, possibly followed by
- archaeological open area excavation

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

3. Dissemination of the results commensurate with their significance.

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

5. 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 archaeological heritage interest publicly accessible, in accordance with NPPF Section 12, Paragraph 141.

4) No clearance of vegetation or works to buildings or structures (including demolition) that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of the vegetation or buildings for active birds' nests immediately before the vegetation is cleared or works to the buildings take place and written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site has been submitted to the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

5) a) Enabling works for the development shall be carried out in accordance with the Geo-Environmental Site Assessment dated March 2019 by RSK.

b) Before the commencement of the main development works (ie those works not including enabling works), a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

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

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

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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

6) a) The demolition works shall be carried out in accordance with the Local Labour Agreement received by the City Council as the local planning authority on 12 March 2019.

b) Prior to development (excluding demolitions) commencing, 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.

c) Within one month prior to the works 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 - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

7) a) Demolition works hereby approved shall be carried out in accordance with the Construction Phase Health, Safety and Environmental Plan BHS/CPHSEP01 by Bardsley and the Traffic Management Plan TMP1 by Bardsley received by the City Council as local planning authority on 21 November 2018 as amended by the email from the Agent (Katie Wray of Deloitte LLP) to Manchester City Council (Lucy Harrison) on 21 May 2019.

b) Prior to the commencement of the development (excluding demolition), a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt this shall include:

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Details regarding location, removal and recycling of waste (site waste management plan);
- Phasing and quantification/classification of vehicular activity;
- Types and frequency of vehicular demands;
- Routing strategy and swept path analysis;
- Parking for construction vehicles and staff;
- Sheeting over of construction vehicles;
- A commentary/consideration of ongoing construction works in the locality;
- Construction and demolition methods to be used, including the use of cranes (and their location);
- The erection and maintenance of security hoardings;
- Details on the timing of construction of scaffolding;
- Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times.

The development (excluding demolition) shall be carried out in accordance with the approved construction management plan.

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

8) Within one month of the practical completion of all construction/fit-out works, the carriageways/footways on construction vehicle routes surrounding the site shall be re-surveyed (following the photographic survey received by the City Council as local planning authority on 21 November 2018 under planning reference CDN/18/0878) and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that

shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development and in the interests of highway safety, pursuant to policy DM1 of the Core Strategy.

9) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the new build development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the New Build Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM. The development shall be carried out in accordance with the approved details.

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.

10) Notwithstanding the details shown in the approved drawings, samples and specifications of all materials to be used on all external elevations of the mill development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the Mills Proposed Programme of Samples Rev C dated 09/06/2022 by Shed KM. The development shall be carried out in accordance with the approved details.

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.

11) Final details of the following public realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority in accordance with the Proposed Programme of Public Realm Details Rev B dated 13/06/2022 by Shed KM:

- (a) Details of the proposed hard landscaping materials;
- (b) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building
- (c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;
- (d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;
- (e) Details of the proposed street furniture including seating, bins and lighting;
- (f) Details of external steps and handrails;
- (g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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 R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

12) Prior to commencement of the main construction works, surface water drainage works shall be implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards; and the following information:

- Pre-Commencement Report - Below Ground Drainage dated November 2018 by Joule received by the City Council as local planning authority on 21 November 2018 (under CDN/18/0878) as amended by WML Consulting Preliminary Drainage Layout drawing number 10531-WML-ZZ-XX-DR-C-1001 Rev P03;

- Summary of Results for 100 year Return Period (+40%) by Micro Drainage received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878);

- Overland Flood Route Drawing 1709-EXA-XX-GF-SK-L-103 by Exterior Architecture received by the City Council as local planning authority on 15 January 2019 (under CDN/18/0878); and

- the following additional information that shall be submitted to and approved in writing by the City Council as local planning authority:

- a. A finalised drainage layout showing all components, outfalls, levels and connectivity;

- b. Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;

- c. 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;

- d. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;

- e. 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;

- f. 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 45% climate change in any part of a building;

- g. Hydraulic calculation of the proposed drainage system;

- h. 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;

i. 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;

j. Construction details of flow control and SuDS elements.

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

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

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

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

14) A study that assesses the impact of the development on television signal reception within the potential impact area identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017 shall be submitted to and approved in writing by the City Council as local planning authority within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the Pre-Construction Signal Reception Impact Survey by Astbury dated 2 February 2017. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 5 of the National Planning Policy Framework.

15) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the primary pedestrian entrance on Ellesmere Street, including the proposed ramp and bridge link, shall be submitted to and approved in

writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

16) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pedestrian/vehicular entrance on Ellesmere Street (entrance to the ginnel), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

17) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate), and details of materials, finish and colour, of all window types to be installed within the mill buildings and the Timekeeper's Lodge shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

18) Notwithstanding the details shown on the approved drawings, before main construction works commence, full details of all external doors to be installed within the mill buildings, Timekeeper's Lodge or courtyard podium, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed, and details of materials, finishes and colour, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - The proposed works affect a building which is a non-designated heritage asset, so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC18 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the lightwells on Ellesmere Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

20) Notwithstanding the details shown on the approved drawings, before main construction works commence, final details of the design of the pontoons on the canal arm shall be

submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

21) Prior to occupation, a lighting design strategy for biodiversity for the canal arm shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason - To ensure the foraging environments of bats are not disrupted, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) No part of the development shall be occupied until measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes, and including details of the green roofs, have been submitted to and approved in writing by the City Council as local planning authority and those approved measures/features have been incorporated into the development.

Reason - To enhance, restore or create new biodiversity either on-site or adjacent to the site in order to contribute to linkages between valuable or potentially valuable habitat areas, pursuant to Policy EN15 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

23) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

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

24) The development shall not be occupied unless and until the buildings have been acoustically insulated in accordance with the measures set out in the approved Environmental Noise Impact Assessment Report ref: 24057/ENIA1 by Hann Tucker Associates dated 5 September 2017.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

25) The details of the approved scheme for the storage and disposal of refuse shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

26) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

27) Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

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

28) The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the submitted Crime Impact Statement Version A: 27 May 2022 URN:2004/1593/CIS/03 and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

29) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

30) The highway works set out in the approved drawings and documents, including SK21683-208 Proposed Amendment to Waiting Restrictions received by the City Council as local planning authority on 28 June 2022, shall be implemented in full prior to any property within the development being first occupied.

Reason - In the interests of highway safety, and to ensure that the junction operates satisfactorily pursuant to policies T1 and DM1 of the Core Strategy for Manchester.

31) Notwithstanding the details shown in the approved drawings and documents, details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with saved policy DC19 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Core Strategy.

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

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

Informatives

1) Culvert

Historic OS mapping available to Manchester City Council highlights an annotation 'culvert' in close proximity to the site. Whilst our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all Manchester City Council underground assets. Therefore, the applicant should inform the on-site contractor to remain observant and to take appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and Manchester City Council should be contacted immediately.

2) Construction Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

3) Materials

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Environment & Operations (Refuse & Sustainability)
Oliver West (Sustainable Travel)
Corporate Property
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Environment Agency
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Britannia Basin Community Forum
Castlefield Management Company
City Centre Renegeration
Corporate Property
Environmental Health
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Greater Manchester Archaeological Advisory Service
Greater Manchester Police
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United Utilities Water PLC
MCC Flood Risk Management
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Britannia Basin Community Forum
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Greater Manchester Pedestrians Society
Castlefield Management Company
Historic England (North West)
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
United Utilities Water PLC

Flat 516, 42 Ellesmere Street, Manchester, M15 4FY
Flat 409, 42 Ellesmere Street, Manchester, M15 4FY
Flat 304, 42 Ellesmere Street, Manchester, M15 4FY
Flat 108, 42 Ellesmere Street, Manchester, M15 4FY

Flat 101, 42 Ellesmere Street, Manchester, M15 4FY
2 Burton Place, Manchester, M15 4PT
11 Burton Place, Manchester, M15 4PT
Flat 474, 4 Kelso Place, Manchester, M15 4GT
Flat 467, 4 Kelso Place, Manchester, M15 4GT
Flat 465, 4 Kelso Place, Manchester, M15 4GT
Flat 429, 4 Kelso Place, Manchester, M15 4GT
Flat 424, 4 Kelso Place, Manchester, M15 4GT
Flat 419, 4 Kelso Place, Manchester, M15 4GT
Flat 417, 4 Kelso Place, Manchester, M15 4GT
Flat 402, 4 Kelso Place, Manchester, M15 4GT
Flat 305, 3 Kelso Place, Manchester, M15 4GS
Flat 3101, 3 Kelso Place, Manchester, M15 4GS
Flat 384, 3 Kelso Place, Manchester, M15 4GS
Flat 376, 3 Kelso Place, Manchester, M15 4GS
Flat 375, 3 Kelso Place, Manchester, M15 4GS
Flat 367, 3 Kelso Place, Manchester, M15 4GS
27 Arundel Street, Manchester, M15 4JZ
7A Ellesmere Street, Manchester, M15 4LZ
17 Bentinck Street, Manchester, M15 4RS
9 Arundel Street, Manchester, M15 4JZ
Flat 1, 7 Arundel Street, Manchester, M15 4JZ
Flat 2, 5 Arundel Street, Manchester, M15 4JZ
37 Arundel Street, Manchester, M15 4JZ
Unit 119, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Apartment 104, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 312, 15 Burton Place, Manchester, M15 4LR
Flat 115, 15 Burton Place, Manchester, M15 4LR
Flat 112, 15 Burton Place, Manchester, M15 4LR
Flat 509, 9 Burton Place, Manchester, M15 4LR
Flat 308, 9 Burton Place, Manchester, M15 4LR
Flat 210, 9 Burton Place, Manchester, M15 4LR
Flat 309, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 315, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 403, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 325, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 604, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 616, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 620, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 717, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 724, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 208, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 217, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 219, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 224, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 607, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 301, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 201, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 707, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 705, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 612, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 601, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 413, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 212, Base Apartments, 12 Arundel Street, Manchester, M15 4JP

Apartment 208, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 363, 3 Kelso Place, Manchester, M15 4GS
Flat 362, 3 Kelso Place, Manchester, M15 4GS
Flat 353, 3 Kelso Place, Manchester, M15 4GS
Flat 326, 3 Kelso Place, Manchester, M15 4GS
Flat 324, 3 Kelso Place, Manchester, M15 4GS
Flat 2119, 2 Kelso Place, Manchester, M15 4GR
Flat 2116, 2 Kelso Place, Manchester, M15 4GR
Flat 293, 2 Kelso Place, Manchester, M15 4GQ
Flat 282, 2 Kelso Place, Manchester, M15 4GQ
Flat 272, 2 Kelso Place, Manchester, M15 4GQ
Flat 262, 2 Kelso Place, Manchester, M15 4GQ
Flat 254, 2 Kelso Place, Manchester, M15 4GQ
Flat 241, 2 Kelso Place, Manchester, M15 4GQ
Flat 238, 2 Kelso Place, Manchester, M15 4GQ
Flat 225, 2 Kelso Place, Manchester, M15 4GQ
Flat 223, 2 Kelso Place, Manchester, M15 4GQ
Flat 206, 2 Kelso Place, Manchester, M15 4GQ
Flat 203, 2 Kelso Place, Manchester, M15 4GQ
Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 409, 4 Kelso Place, Manchester, M15 4GT
Flat 308, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 20, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 47, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 111, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 14, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 18, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 121, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 56, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 473, 4 Kelso Place, Manchester, M15 4GT
Flat 472, 4 Kelso Place, Manchester, M15 4GT
Flat 469, 4 Kelso Place, Manchester, M15 4GT
Flat 428, 4 Kelso Place, Manchester, M15 4GT
Flat 425, 4 Kelso Place, Manchester, M15 4GT
Unit 13, 44 Ellesmere Street, Manchester, M15 4JY
Flat 302, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 304, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 715, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 122, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 237, 2 Kelso Place, Manchester, M15 4GQ
Apartment 602, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 511, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 507, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 505, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 503, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 501, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 101, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 414, 42 Ellesmere Street, Manchester, M15 4FY
Flat 68, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 42, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 501, 42 Ellesmere Street, Manchester, M15 4FY
Flat 417, 42 Ellesmere Street, Manchester, M15 4FY
Flat 415, 42 Ellesmere Street, Manchester, M15 4FY
Flat 412, 42 Ellesmere Street, Manchester, M15 4FY

Flat 408, 42 Ellesmere Street, Manchester, M15 4FY
Flat 407, 42 Ellesmere Street, Manchester, M15 4FY
Flat 113, 42 Ellesmere Street, Manchester, M15 4FY
Flat 468, 4 Kelso Place, Manchester, M15 4GT
Flat 2, 3 Arundel Street, Manchester, M15 4JZ
43 Arundel Street, Manchester, M15 4JZ
7 Ellesmere Street, Manchester, M15 4LZ
15 Ellesmere Street, Manchester, M15 4LZ
9 Ellesmere Street, Manchester, M15 4LZ
15 Arundel Street, Manchester, M15 4JZ
17 Arundel Street, Manchester, M15 4JZ
29 Arundel Street, Manchester, M15 4JZ
Unit 8, Burton Place, Manchester, M15 4LD
23 Arundel Street, Manchester, M15 4JZ
Flat 215, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 222, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 25, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Apartment G01, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 414, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 402, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 314, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 411, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 409, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 372, 3 Kelso Place, Manchester, M15 4GS
Flat 361, 3 Kelso Place, Manchester, M15 4GS
Flat 327, 3 Kelso Place, Manchester, M15 4GS
Flat 2113, 2 Kelso Place, Manchester, M15 4GR
Flat 2115, 2 Kelso Place, Manchester, M15 4GR
Flat 247, 2 Kelso Place, Manchester, M15 4GQ
Flat 242, 2 Kelso Place, Manchester, M15 4GQ
Flat 243, 2 Kelso Place, Manchester, M15 4GQ
Apartment 405, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 410, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 610, 15 Burton Place, Manchester, M15 4LR
Flat 609, 15 Burton Place, Manchester, M15 4LR
Flat 415, 15 Burton Place, Manchester, M15 4LR
Flat 516, 15 Burton Place, Manchester, M15 4LR
Flat 102, 3 Burton Place, Manchester, M15 4LR
Flat 410, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 413, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 408, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 303, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 302, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 23, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 124, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 610, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 90, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 75, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 69, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 611, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 606, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 604, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 602, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 601, 42 Ellesmere Street, Manchester, M15 4FQ

Flat 517, 42 Ellesmere Street, Manchester, M15 4FY
Flat 515, 42 Ellesmere Street, Manchester, M15 4FY
Flat 510, 42 Ellesmere Street, Manchester, M15 4FY
Flat 509, 42 Ellesmere Street, Manchester, M15 4FY
Flat 508, 42 Ellesmere Street, Manchester, M15 4FY
Flat 401, 42 Ellesmere Street, Manchester, M15 4FY
Flat 312, 42 Ellesmere Street, Manchester, M15 4FY
Flat 307, 42 Ellesmere Street, Manchester, M15 4FY
Flat 303, 42 Ellesmere Street, Manchester, M15 4FY
Flat 316, 42 Ellesmere Street, Manchester, M15 4FY
Flat 313, 42 Ellesmere Street, Manchester, M15 4FY
Flat 305, 42 Ellesmere Street, Manchester, M15 4FY
Flat 302, 42 Ellesmere Street, Manchester, M15 4FY
Flat 207, 42 Ellesmere Street, Manchester, M15 4FY
Flat 205, 42 Ellesmere Street, Manchester, M15 4FY
Flat 102, 42 Ellesmere Street, Manchester, M15 4FY
Flat 103, 42 Ellesmere Street, Manchester, M15 4FY
Flat 215, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 214, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Unit 2, Burton Place, Manchester, M15 4PT
Flat 3, 39 Arundel Street, Manchester, M15 4JZ
13 Ellesmere Street, Manchester, M15 4LZ
13 Bentinck Street, Manchester, M15 4RS
19 Bentinck Street, Manchester, M15 4RS
Flat 3, 5 Bentinck Street, Manchester, M15 4RS
9 Bentinck Street, Manchester, M15 4RS
Flat 3, 5 Arundel Street, Manchester, M15 4JZ
Flat 1, 5 Arundel Street, Manchester, M15 4JZ
35 Arundel Street, Manchester, M15 4JZ
Flat 1, 39 Arundel Street, Manchester, M15 4JZ
Flat 215, 42 Ellesmere Street, Manchester, M15 4FY
Flat 217, 42 Ellesmere Street, Manchester, M15 4FY
Flat 216, 42 Ellesmere Street, Manchester, M15 4FY
Flat 211, 42 Ellesmere Street, Manchester, M15 4FY
Flat 613, 42 Ellesmere Street, Manchester, M15 4FQ
Apartment 704, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 702, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 313, 15 Burton Place, Manchester, M15 4LR
Flat 114, 15 Burton Place, Manchester, M15 4LR
Flat 111, 15 Burton Place, Manchester, M15 4LR
Flat 606, 9 Burton Place, Manchester, M15 4LR
Flat 510, 9 Burton Place, Manchester, M15 4LR
Flat 209, 9 Burton Place, Manchester, M15 4LR
Flat 109, 9 Burton Place, Manchester, M15 4LR
Flat 107, 9 Burton Place, Manchester, M15 4LR
Top Floor Flat, 36 - 38 Ellesmere Street, Manchester, M15 4JZ
Flat 217, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Unit 7-9, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
17A Worsley Street, Hulme, Manchester, M15 4LD
Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
44 Ellesmere Street, Manchester, M15 4JY
Flat 309, 3 Kelso Place, Manchester, M15 4GS
Unit 6, Arundel Street, Manchester, M15 4LD
Flat G14, Base Apartments, 12 Arundel Street, Manchester, M15 4JP

Unit 4, Arundel Street, Manchester, M15 4LD
Unit 2, Arundel Street, Manchester, M15 4LD
Unit 5, Arundel Street, Manchester, M15 4LD
42 - 50 Worsley Street, Hulme, Manchester, M15 4LD
Flat 120, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 121, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 210, 42 Ellesmere Street, Manchester, M15 4FY
Flat 208, 42 Ellesmere Street, Manchester, M15 4FY
Flat 612, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 607, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 603, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 514, 42 Ellesmere Street, Manchester, M15 4FY
Flat 507, 42 Ellesmere Street, Manchester, M15 4FY
Flat 504, 42 Ellesmere Street, Manchester, M15 4FY
Flat 411, 42 Ellesmere Street, Manchester, M15 4FY
Flat 410, 42 Ellesmere Street, Manchester, M15 4FY
Flat 403, 42 Ellesmere Street, Manchester, M15 4FY
Flat 317, 42 Ellesmere Street, Manchester, M15 4FY
Flat 204, 42 Ellesmere Street, Manchester, M15 4FY
Flat 202, 42 Ellesmere Street, Manchester, M15 4FY
Flat 201, 42 Ellesmere Street, Manchester, M15 4FY
Flat 117, 42 Ellesmere Street, Manchester, M15 4FY
Flat 112, 42 Ellesmere Street, Manchester, M15 4FY
Flat 104, 42 Ellesmere Street, Manchester, M15 4FY
Flat 203, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
29 Worsley Street, Hulme, Manchester, M15 4LD
Flat 497, 4 Kelso Place, Manchester, M15 4GT
Flat 493, 4 Kelso Place, Manchester, M15 4GT
Flat 492, 4 Kelso Place, Manchester, M15 4GT
Flat 478, 4 Kelso Place, Manchester, M15 4GT
Flat 455, 4 Kelso Place, Manchester, M15 4GT
Flat 444, 4 Kelso Place, Manchester, M15 4GT
Flat 436, 4 Kelso Place, Manchester, M15 4GT
Flat 422, 4 Kelso Place, Manchester, M15 4GT
Flat 418, 4 Kelso Place, Manchester, M15 4GT
Flat 405, 4 Kelso Place, Manchester, M15 4GT
Flat 308, 3 Kelso Place, Manchester, M15 4GS
Flat 3108, 3 Kelso Place, Manchester, M15 4GS
Flat 600, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
JOULE CONSULTING ENGINEERS LTD, Unit 113, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Unit 117, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
WILLIAMS ARCHITECTURE, Unit 106, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Unit 116, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
31 Arundel Street, Manchester, M15 4JZ
Flat 423, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 403, 3 Burton Place, Manchester, M15 4LR
Flat 104, 3 Burton Place, Manchester, M15 4LR
Flat 406, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 427, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 520, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 303, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 307, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY

Flat 324, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 615, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 702, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 205, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 202, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 27, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 62, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 73, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 77, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 106, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 72, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 489, 4 Kelso Place, Manchester, M15 4GT
Flat 487, 4 Kelso Place, Manchester, M15 4GT
Flat 486, 4 Kelso Place, Manchester, M15 4GT
Flat 483, 4 Kelso Place, Manchester, M15 4GT
Flat 462, 4 Kelso Place, Manchester, M15 4GT
Flat 461, 4 Kelso Place, Manchester, M15 4GT
Flat 456, 4 Kelso Place, Manchester, M15 4GT
Flat 452, 4 Kelso Place, Manchester, M15 4GT
Flat 442, 4 Kelso Place, Manchester, M15 4GT
Flat 435, 4 Kelso Place, Manchester, M15 4GT
Flat 416, 4 Kelso Place, Manchester, M15 4GT
Flat 413, 4 Kelso Place, Manchester, M15 4GT
Flat 406, 4 Kelso Place, Manchester, M15 4GT
Flat 401, 4 Kelso Place, Manchester, M15 4GT
Flat 306, 3 Kelso Place, Manchester, M15 4GS
Flat 301, 3 Kelso Place, Manchester, M15 4GS
Flat 386, 3 Kelso Place, Manchester, M15 4GS
Flat 385, 3 Kelso Place, Manchester, M15 4GS
Flat 373, 3 Kelso Place, Manchester, M15 4GS
Flat 365, 3 Kelso Place, Manchester, M15 4GS
Flat 1, 39 Bentinck Street, Manchester, M15 4RS
First Floor, 6 Arundel Street, Manchester, M15 4JZ
G 4, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Unit 11, 44 Ellesmere Street, Manchester, M15 4JY
Flat 201, 3 Burton Place, Manchester, M15 4LR
Flat 407, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 507, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 611, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 622, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 719, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 605, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 406, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 304, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 608, 15 Burton Place, Manchester, M15 4LR
PARCEL & PASS WAREHOUSING SERVICE LTD, Unit 1 Basement, Talbot Mills, 44
Ellesmere Street, Manchester, M15 4JY
First Floor, 36 - 38 Ellesmere Street, Manchester, M15 4JZ
Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
17 Burton Place, Manchester, M15 4PT
Flat 13, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 12, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 71, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 104, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB

Flat 28, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 54, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 32, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Unit 1, Arundel Street, Manchester, M15 4JZ
Flat 87, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 111, 42 Ellesmere Street, Manchester, M15 4FY
Flat 110, 42 Ellesmere Street, Manchester, M15 4FY
Flat 399, 3 Kelso Place, Manchester, M15 4GS
Flat 395, 3 Kelso Place, Manchester, M15 4GS
Flat 394, 3 Kelso Place, Manchester, M15 4GS
Flat 393, 3 Kelso Place, Manchester, M15 4GS
Flat 3104, 3 Kelso Place, Manchester, M15 4GS
Flat 391, 3 Kelso Place, Manchester, M15 4GS
Flat 3109, 3 Kelso Place, Manchester, M15 4GS
Flat 3105, 3 Kelso Place, Manchester, M15 4GS
Flat 398, 3 Kelso Place, Manchester, M15 4GS
Flat 392, 3 Kelso Place, Manchester, M15 4GS
Flat 3106, 3 Kelso Place, Manchester, M15 4GS
Flat 397, 3 Kelso Place, Manchester, M15 4GS
Flat 388, 3 Kelso Place, Manchester, M15 4GS
Flat 389, 3 Kelso Place, Manchester, M15 4GS
29 Bentinck Street, Manchester, M15 4RS
33 Bentinck Street, Manchester, M15 4RS
27 Bentinck Street, Manchester, M15 4RS
11 Arundel Street, Manchester, M15 4JZ
25 Bentinck Street, Manchester, M15 4RS
21 Bentinck Street, Manchester, M15 4RS
31 Bentinck Street, Manchester, M15 4RS
Unit 108, Worsley Street, Hulme, Manchester, M15 4LD
Unit 107, 33 Worsley Street, Hulme, Manchester, M15 4LD
Unit 114, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
Flat 511, 15 Burton Place, Manchester, M15 4LR
Flat 514, 15 Burton Place, Manchester, M15 4LR
Flat 414, 15 Burton Place, Manchester, M15 4LR
Flat 59, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 76, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 85, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 4, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 10, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Apartment 506, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 201, 2 Kelso Place, Manchester, M15 4GQ
Apartment G03, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 102, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
112 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M14 4NX
Flat 11, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 209, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 57, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 70, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 113, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 96, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Apartment 802, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 701, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 513, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 211, Base Apartments, 12 Arundel Street, Manchester, M15 4JP

Flat 356, 3 Kelso Place, Manchester, M15 4GS
Flat 355, 3 Kelso Place, Manchester, M15 4GS
Flat 349, 3 Kelso Place, Manchester, M15 4GS
Flat 339, 3 Kelso Place, Manchester, M15 4GS
Flat 337, 3 Kelso Place, Manchester, M15 4GS
Flat 318, 3 Kelso Place, Manchester, M15 4GS
Flat 314, 3 Kelso Place, Manchester, M15 4GS
Flat 311, 3 Kelso Place, Manchester, M15 4GS
Flat 2125, 2 Kelso Place, Manchester, M15 4GR
Flat 2112, 2 Kelso Place, Manchester, M15 4GR
Flat 2102, 2 Kelso Place, Manchester, M15 4GR
Flat 296, 2 Kelso Place, Manchester, M15 4GQ
Flat 284, 2 Kelso Place, Manchester, M15 4GQ
Flat 264, 2 Kelso Place, Manchester, M15 4GQ
Flat 257, 2 Kelso Place, Manchester, M15 4GQ
Flat 255, 2 Kelso Place, Manchester, M15 4GQ
Flat 234, 2 Kelso Place, Manchester, M15 4GQ
Flat 222, 2 Kelso Place, Manchester, M15 4GQ
Flat 217, 2 Kelso Place, Manchester, M15 4GQ
Flat 212, 2 Kelso Place, Manchester, M15 4GQ
Flat 211, 2 Kelso Place, Manchester, M15 4GQ
Flat 204, 2 Kelso Place, Manchester, M15 4GQ
Flat 202, 2 Kelso Place, Manchester, M15 4GQ
Apartment 801, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 214, 15 Burton Place, Manchester, M15 4LR
Flat 508, 9 Burton Place, Manchester, M15 4LR
Flat 110, 9 Burton Place, Manchester, M15 4LR
Flat 404, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 411, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 519, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 308, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 317, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 601, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 701, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 706, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 727, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 203, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 209, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 416, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 417, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 109, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 205, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
110 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
114 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
111 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
108 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Ground Floor, Excelsior Properties Ltd, Ellesmere Street, Manchester, M15 4JY
Flat 219, 2 Kelso Place, Manchester, M15 4GQ
Apartment G08, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment G07, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment G04, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment G06, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment G05, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 1, 37 Bentinck Street, Manchester, M15 4RS

Flat 2, 37 Bentinck Street, Manchester, M15 4RS
1 Arundel Street, Manchester, M15 4JZ
Second Floor Unit 10, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor Unit 9, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
109A, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
109 Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Unit 3, Ellesmere Street, Manchester, M15 4PT
Doorsteps Rear Of 44, Ellesmere Street, Manchester, M15 4JY
First Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Ground Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Clearwater Facilities Management, 12 Arundel Street, Manchester, M15 4JP
Flat 7, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 39, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 31, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 117, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 81, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 19, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 65, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 45, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 74, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 506, 3 Burton Place, Manchester, M15 4LR
Flat 505, 3 Burton Place, Manchester, M15 4LR
Flat 301, 3 Burton Place, Manchester, M15 4LR
Flat 306, 3 Burton Place, Manchester, M15 4LR
Flat 101, 3 Burton Place, Manchester, M15 4LR
Flat 105, 3 Burton Place, Manchester, M15 4LR
Flat 125, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 98, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 501, 3 Burton Place, Manchester, M15 4LR
Flat 603, 3 Burton Place, Manchester, M15 4LR
Flat 3107, 3 Kelso Place, Manchester, M15 4GS
Flat 383, 3 Kelso Place, Manchester, M15 4GS
Flat 371, 3 Kelso Place, Manchester, M15 4GS
Flat 369, 3 Kelso Place, Manchester, M15 4GS
Flat 366, 3 Kelso Place, Manchester, M15 4GS
Flat 364, 3 Kelso Place, Manchester, M15 4GS
Flat 1, 3 Arundel Street, Manchester, M15 4JZ
13A Ellesmere Street, Manchester, M15 4LZ
Flat 88, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 86, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 34, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 22, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 115, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 106, 42 Ellesmere Street, Manchester, M15 4FY
Flat 495, 4 Kelso Place, Manchester, M15 4GT
Flat 494, 4 Kelso Place, Manchester, M15 4GT
Flat 449, 4 Kelso Place, Manchester, M15 4GT
Flat 447, 4 Kelso Place, Manchester, M15 4GT
Flat 445, 4 Kelso Place, Manchester, M15 4GT
Flat 415, 4 Kelso Place, Manchester, M15 4GT
Flat 408, 4 Kelso Place, Manchester, M15 4GT
Flat 407, 4 Kelso Place, Manchester, M15 4GT
Flat 403, 4 Kelso Place, Manchester, M15 4GT

Flat 3, 3 Arundel Street, Manchester, M15 4JZ
3 Bentinck Street, Manchester, M15 4RS
Flat 2, 5 Bentinck Street, Manchester, M15 4RS
Flat 3, 41 Bentinck Street, Manchester, M15 4RS
Units 5 And 6, 44 Ellesmere Street, Manchester, M15 4JY
Unit 15, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Apartment 304, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 103, 3 Burton Place, Manchester, M15 4LR
Flat 311, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 313, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 509, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 320, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 607, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 226, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 409, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 609, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 404, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 102, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 60, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 94, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 64, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 120, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 123, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Apartment 703, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 614, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 606, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 512, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 510, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 311, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 307, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 210, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 103, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 1001, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 359, 3 Kelso Place, Manchester, M15 4GS
Flat 357, 3 Kelso Place, Manchester, M15 4GS
Second Floor Unit 8, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
1 Bentinck Street, Manchester, M15 4RS
Flat 1, 5 Bentinck Street, Manchester, M15 4RS
Flat 1, 41 Bentinck Street, Manchester, M15 4RS
36 - 38 Ellesmere Street, Manchester, M15 4JZ
Flat 203, 3 Burton Place, Manchester, M15 4LR
Flat 401, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 414, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 318, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 602, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 722, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 210, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 601, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 603, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 402, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 108, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 83, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 99, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Apartment G02, Base Apartments, 12 Arundel Street, Manchester, M15 4JP

Apartment 502, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 404, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 312, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 214, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 209, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 206, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 107, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 105, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 351, 3 Kelso Place, Manchester, M15 4GS
Flat 348, 3 Kelso Place, Manchester, M15 4GS
Flat 345, 3 Kelso Place, Manchester, M15 4GS
Flat 341, 3 Kelso Place, Manchester, M15 4GS
Flat 334, 3 Kelso Place, Manchester, M15 4GS
Flat 331, 3 Kelso Place, Manchester, M15 4GS
Flat 322, 3 Kelso Place, Manchester, M15 4GS
Flat 321, 3 Kelso Place, Manchester, M15 4GS
Flat 2129, 2 Kelso Place, Manchester, M15 4GR
Flat 2123, 2 Kelso Place, Manchester, M15 4GR
Flat 2122, 2 Kelso Place, Manchester, M15 4GR
Flat 2121, 2 Kelso Place, Manchester, M15 4GR
Flat 2106, 2 Kelso Place, Manchester, M15 4GR
Flat 2104, 2 Kelso Place, Manchester, M15 4GR
Flat 289, 2 Kelso Place, Manchester, M15 4GQ
Flat 287, 2 Kelso Place, Manchester, M15 4GQ
Flat 268, 2 Kelso Place, Manchester, M15 4GQ
Flat 258, 2 Kelso Place, Manchester, M15 4GQ
Flat 235, 2 Kelso Place, Manchester, M15 4GQ
Flat 232, 2 Kelso Place, Manchester, M15 4GQ
Flat 226, 2 Kelso Place, Manchester, M15 4GQ
Apartment 509, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 312, 3 Kelso Place, Manchester, M15 4GS
Flat 323, 3 Kelso Place, Manchester, M15 4GS
Flat 317, 3 Kelso Place, Manchester, M15 4GS
Flat 313, 3 Kelso Place, Manchester, M15 4GS
Flat 2103, 2 Kelso Place, Manchester, M15 4GR
Flat 298, 2 Kelso Place, Manchester, M15 4GQ
Flat 297, 2 Kelso Place, Manchester, M15 4GQ
Flat 283, 2 Kelso Place, Manchester, M15 4GQ
Flat 278, 2 Kelso Place, Manchester, M15 4GQ
Flat 263, 2 Kelso Place, Manchester, M15 4GQ
Flat 261, 2 Kelso Place, Manchester, M15 4GQ
Flat 259, 2 Kelso Place, Manchester, M15 4GQ
Flat 224, 2 Kelso Place, Manchester, M15 4GQ
Flat 218, 2 Kelso Place, Manchester, M15 4GQ
Flat 216, 2 Kelso Place, Manchester, M15 4GQ
Flat 213, 2 Kelso Place, Manchester, M15 4GQ
Flat 207, 2 Kelso Place, Manchester, M15 4GQ
Apartment 708, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 403, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 413, 15 Burton Place, Manchester, M15 4LR
Flat 316, 15 Burton Place, Manchester, M15 4LR
Flat 213, 15 Burton Place, Manchester, M15 4LR
Flat 604, 9 Burton Place, Manchester, M15 4LR
Flat 310, 9 Burton Place, Manchester, M15 4LR

Flat 307, 9 Burton Place, Manchester, M15 4LR
Flat 601, 3 Burton Place, Manchester, M15 4LR
Flat 503, 3 Burton Place, Manchester, M15 4LR
Flat 402, 3 Burton Place, Manchester, M15 4LR
Flat 106, 3 Burton Place, Manchester, M15 4LR
Flat 327, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 408, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 425, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 322, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 623, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 711, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 720, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 207, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 412, 15 Burton Place, Manchester, M15 4LR
Apartment 412, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 313, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 310, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 315, 15 Burton Place, Manchester, M15 4LR
Flat 507, 9 Burton Place, Manchester, M15 4LR
Flat 602, 3 Burton Place, Manchester, M15 4LR
Flat 305, 3 Burton Place, Manchester, M15 4LR
Flat 310, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 312, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 421, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 501, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 508, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 510, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 522, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 614, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 707, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 721, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 725, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 212, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 225, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 509, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 611, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 405, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 114, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 108, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 100, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 6, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 2, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 66, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 97, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 109, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 58, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 40, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 95, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 617, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 616, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 608, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 605, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 513, 42 Ellesmere Street, Manchester, M15 4FY
Flat 512, 42 Ellesmere Street, Manchester, M15 4FY

Flat 506, 42 Ellesmere Street, Manchester, M15 4FY
Flat 503, 42 Ellesmere Street, Manchester, M15 4FY
Flat 502, 42 Ellesmere Street, Manchester, M15 4FY
Flat 413, 42 Ellesmere Street, Manchester, M15 4FY
Flat 405, 42 Ellesmere Street, Manchester, M15 4FY
Flat 402, 42 Ellesmere Street, Manchester, M15 4FY
Flat 308, 42 Ellesmere Street, Manchester, M15 4FY
Flat 301, 42 Ellesmere Street, Manchester, M15 4FY
Flat 206, 42 Ellesmere Street, Manchester, M15 4FY
Flat 403, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 218, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 606, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 502, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 307, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 211, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 105, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 67, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 105, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 112, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 63, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 109, 42 Ellesmere Street, Manchester, M15 4FY
Flat 107, 42 Ellesmere Street, Manchester, M15 4FY
Dandara Marketing Suite, Worsley Street, Hulme, Manchester, M15 4LD
1 Burton Place, Manchester, M15 4PT
Flat 498, 4 Kelso Place, Manchester, M15 4GT
Flat 488, 4 Kelso Place, Manchester, M15 4GT
Flat 464, 4 Kelso Place, Manchester, M15 4GT
Flat 443, 4 Kelso Place, Manchester, M15 4GT
Flat 437, 4 Kelso Place, Manchester, M15 4GT
Flat 414, 4 Kelso Place, Manchester, M15 4GT
Flat 382, 3 Kelso Place, Manchester, M15 4GS
Flat 378, 3 Kelso Place, Manchester, M15 4GS
Flat 377, 3 Kelso Place, Manchester, M15 4GS
Flat 2, 41 Bentinck Street, Manchester, M15 4RS
Unit 115, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
4 Arundel Street, Manchester, M15 4JZ
Ground Floor, 6 Arundel Street, Manchester, M15 4JZ
Ground Floor And Second Floor, 36 - 38 Ellesmere Street, Manchester, M15 4JZ
Flat 314, 15 Burton Place, Manchester, M15 4LR
Flat 3103, 3 Kelso Place, Manchester, M15 4GS
Flat 368, 3 Kelso Place, Manchester, M15 4GS
Second Floor Unit 7, Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY
Second Floor Shabetai Ltd, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Apartment 213, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 201, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 412, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 514, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 516, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 311, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 313, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 323, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 710, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 414, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 508, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU

Flat 510, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 212, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 104, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 36, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 92, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Office 216, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 203, 42 Ellesmere Street, Manchester, M15 4FY
Flat 116, 42 Ellesmere Street, Manchester, M15 4FY
Flat 105, 42 Ellesmere Street, Manchester, M15 4FY
4 Burton Place, Manchester, M15 4PT
5 Burton Place, Manchester, M15 4PT
Flat 496, 4 Kelso Place, Manchester, M15 4GT
Flat 491, 4 Kelso Place, Manchester, M15 4GT
Flat 481, 4 Kelso Place, Manchester, M15 4GT
Flat 479, 4 Kelso Place, Manchester, M15 4GT
Flat 459, 4 Kelso Place, Manchester, M15 4GT
Flat 458, 4 Kelso Place, Manchester, M15 4GT
Flat 451, 4 Kelso Place, Manchester, M15 4GT
Flat 441, 4 Kelso Place, Manchester, M15 4GT
Flat 438, 4 Kelso Place, Manchester, M15 4GT
Flat 434, 4 Kelso Place, Manchester, M15 4GT
Flat 432, 4 Kelso Place, Manchester, M15 4GT
Flat 431, 4 Kelso Place, Manchester, M15 4GT
Flat 427, 4 Kelso Place, Manchester, M15 4GT
Flat 426, 4 Kelso Place, Manchester, M15 4GT
Flat 412, 4 Kelso Place, Manchester, M15 4GT
Flat 304, 3 Kelso Place, Manchester, M15 4GS
Flat 303, 3 Kelso Place, Manchester, M15 4GS
Flat 3102, 3 Kelso Place, Manchester, M15 4GS
Flat 396, 3 Kelso Place, Manchester, M15 4GS
Flat 381, 3 Kelso Place, Manchester, M15 4GS
Flat 374, 3 Kelso Place, Manchester, M15 4GS
41 Arundel Street, Manchester, M15 4JZ
15A Ellesmere Street, Manchester, M15 4LZ
11A Ellesmere Street, Manchester, M15 4LZ
11 Bentinck Street, Manchester, M15 4RS
19 Arundel Street, Manchester, M15 4JZ
Flat 2, 7 Arundel Street, Manchester, M15 4JZ
Unit 5, Burton Place, Manchester, M15 4LR
Unit 3, Burton Place, Manchester, M15 4PT
Flat 2, 39 Bentinck Street, Manchester, M15 4RS
21 Arundel Street, Manchester, M15 4JZ
Unit 5, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Unit 4, 44 Ellesmere Street, Manchester, M15 4JY
Unit 12, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Ground Floor, 36 - 38 Ellesmere Street, Manchester, M15 4JZ
Ground Floor To Second Floor, 36 - 38 Ellesmere Street, Manchester, M15 4JZ
Flat 477, 4 Kelso Place, Manchester, M15 4GT
FAST SOURCING SOLUTIONS LTD, Unit 3, Talbot Mills, 44 Ellesmere Street, Manchester, M15 4JY
Apartment 301, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 101, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 411, 15 Burton Place, Manchester, M15 4LR
Flat 215, 15 Burton Place, Manchester, M15 4LR

Flat 212, 15 Burton Place, Manchester, M15 4LR
Flat 607, 9 Burton Place, Manchester, M15 4LR
Flat 605, 9 Burton Place, Manchester, M15 4LR
Flat 407, 9 Burton Place, Manchester, M15 4LR
Flat 207, 9 Burton Place, Manchester, M15 4LR
Flat 206, 3 Burton Place, Manchester, M15 4LR
Flat 410, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 102, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 38, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 33, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 5, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Apartment 710, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 603, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 113, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 354, 3 Kelso Place, Manchester, M15 4GS
Flat 726, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 202, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 204, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 213, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Apartment 309, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 305, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 352, 3 Kelso Place, Manchester, M15 4GS
Flat 347, 3 Kelso Place, Manchester, M15 4GS
Flat 338, 3 Kelso Place, Manchester, M15 4GS
Flat 319, 3 Kelso Place, Manchester, M15 4GS
Flat 2107, 2 Kelso Place, Manchester, M15 4GR
Flat 279, 2 Kelso Place, Manchester, M15 4GQ
Flat 275, 2 Kelso Place, Manchester, M15 4GQ
Flat 252, 2 Kelso Place, Manchester, M15 4GQ
Flat 228, 2 Kelso Place, Manchester, M15 4GQ
Flat 208, 2 Kelso Place, Manchester, M15 4GQ
Apartment 706, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Flat 325, 3 Kelso Place, Manchester, M15 4GS
Flat 2128, 2 Kelso Place, Manchester, M15 4GR
Flat 2124, 2 Kelso Place, Manchester, M15 4GR
Flat 2126, 2 Kelso Place, Manchester, M15 4GR
13 Burton Place, Manchester, M15 4PT
Flat 409, 9 Burton Place, Manchester, M15 4LR
Flat 304, 3 Burton Place, Manchester, M15 4LR
Flat 202, 3 Burton Place, Manchester, M15 4LR
Flat 404, 3 Burton Place, Manchester, M15 4LR
Flat 208, 9 Burton Place, Manchester, M15 4LR
Flat 402, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 419, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 424, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 502, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 513, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 310, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 319, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 321, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 612, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 625, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 626, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 709, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ

Flat 723, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 729, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 211, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 214, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 618, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 416, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 523, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 613, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 624, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 207, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 119, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Apartment 605, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 406, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 204, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 203, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 202, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 108, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 346, 3 Kelso Place, Manchester, M15 4GS
Flat 335, 3 Kelso Place, Manchester, M15 4GS
Flat 333, 3 Kelso Place, Manchester, M15 4GS
Flat 332, 3 Kelso Place, Manchester, M15 4GS
Flat 328, 3 Kelso Place, Manchester, M15 4GS
Flat 2118, 2 Kelso Place, Manchester, M15 4GR
Flat 2117, 2 Kelso Place, Manchester, M15 4GR
Flat 2114, 2 Kelso Place, Manchester, M15 4GR
Flat 2108, 2 Kelso Place, Manchester, M15 4GR
Flat 299, 2 Kelso Place, Manchester, M15 4GQ
Flat 291, 2 Kelso Place, Manchester, M15 4GQ
Flat 288, 2 Kelso Place, Manchester, M15 4GQ
Flat 274, 2 Kelso Place, Manchester, M15 4GQ
Flat 267, 2 Kelso Place, Manchester, M15 4GQ
Flat 266, 2 Kelso Place, Manchester, M15 4GQ
Flat 249, 2 Kelso Place, Manchester, M15 4GQ
Flat 248, 2 Kelso Place, Manchester, M15 4GQ
Flat 245, 2 Kelso Place, Manchester, M15 4GQ
Flat 239, 2 Kelso Place, Manchester, M15 4GQ
Flat 236, 2 Kelso Place, Manchester, M15 4GQ
Flat 233, 2 Kelso Place, Manchester, M15 4GQ
Flat 229, 2 Kelso Place, Manchester, M15 4GQ
Flat 227, 2 Kelso Place, Manchester, M15 4GQ
Flat 221, 2 Kelso Place, Manchester, M15 4GQ
Flat 214, 2 Kelso Place, Manchester, M15 4GQ
Apartment 609, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 607, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 408, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 515, 15 Burton Place, Manchester, M15 4LR
Flat 513, 15 Burton Place, Manchester, M15 4LR
Flat 416, 15 Burton Place, Manchester, M15 4LR
Flat 113, 15 Burton Place, Manchester, M15 4LR
Flat 504, 3 Burton Place, Manchester, M15 4LR
Flat 303, 3 Burton Place, Manchester, M15 4LR
Flat 204, 3 Burton Place, Manchester, M15 4LR
Flat 415, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 426, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY

Flat 504, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 506, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 50, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 305, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 103, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 103, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 118, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 312, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 604, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 507, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 401, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 503, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 52, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 24, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 37, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 93, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 16, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 89, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 606, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 301, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 517, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 305, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 610, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 621, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 703, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 704, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 705, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 712, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 714, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 716, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 415, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 511, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 512, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 501, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 317, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 206, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 15, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 110, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 61, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 116, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 80, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 17, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 48, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 615, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 416, 42 Ellesmere Street, Manchester, M15 4FY
Flat 404, 42 Ellesmere Street, Manchester, M15 4FY
Flat 315, 42 Ellesmere Street, Manchester, M15 4FY
Flat 314, 42 Ellesmere Street, Manchester, M15 4FY
Flat 311, 42 Ellesmere Street, Manchester, M15 4FY
Flat 310, 42 Ellesmere Street, Manchester, M15 4FY
Flat 115, 42 Ellesmere Street, Manchester, M15 4FY
Flat 485, 4 Kelso Place, Manchester, M15 4GT
Flat 114, 42 Ellesmere Street, Manchester, M15 4FY
Flat 213, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU

Flat 499, 4 Kelso Place, Manchester, M15 4GT
Flat 482, 4 Kelso Place, Manchester, M15 4GT
Flat 475, 4 Kelso Place, Manchester, M15 4GT
Flat 463, 4 Kelso Place, Manchester, M15 4GT
Flat 457, 4 Kelso Place, Manchester, M15 4GT
Flat 453, 4 Kelso Place, Manchester, M15 4GT
Flat 433, 4 Kelso Place, Manchester, M15 4GT
Flat 423, 4 Kelso Place, Manchester, M15 4GT
Flat 421, 4 Kelso Place, Manchester, M15 4GT
Flat 307, 3 Kelso Place, Manchester, M15 4GS
25 Arundel Street, Manchester, M15 4JZ
5 Ellesmere Street, Manchester, M15 4LZ
5A Ellesmere Street, Manchester, M15 4LZ
13 Arundel Street, Manchester, M15 4JZ
23 Bentinck Street, Manchester, M15 4RS
7 Bentinck Street, Manchester, M15 4RS
33 Arundel Street, Manchester, M15 4JZ
Unit 4, 7 Burton Place, Manchester, M15 4LR
Flat 3, 39 Bentinck Street, Manchester, M15 4RS
Apartment 112, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 410, 9 Burton Place, Manchester, M15 4LR
Flat 505, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 521, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 306, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 315, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 713, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 728, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 206, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 223, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 412, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 306, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Apartment 803, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 610, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 608, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 508, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 504, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 407, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 303, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 302, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 205, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 358, 3 Kelso Place, Manchester, M15 4GS
Flat 344, 3 Kelso Place, Manchester, M15 4GS
Flat 342, 3 Kelso Place, Manchester, M15 4GS
Flat 336, 3 Kelso Place, Manchester, M15 4GS
Flat 316, 3 Kelso Place, Manchester, M15 4GS
Flat 2127, 2 Kelso Place, Manchester, M15 4GR
Flat 2111, 2 Kelso Place, Manchester, M15 4GR
Flat 292, 2 Kelso Place, Manchester, M15 4GQ
Flat 286, 2 Kelso Place, Manchester, M15 4GQ
Flat 269, 2 Kelso Place, Manchester, M15 4GQ
Flat 285, 2 Kelso Place, Manchester, M15 4GQ
Flat 281, 2 Kelso Place, Manchester, M15 4GQ
Flat 273, 2 Kelso Place, Manchester, M15 4GQ
Flat 265, 2 Kelso Place, Manchester, M15 4GQ

Flat 246, 2 Kelso Place, Manchester, M15 4GQ
Flat 244, 2 Kelso Place, Manchester, M15 4GQ
Flat 215, 2 Kelso Place, Manchester, M15 4GQ
Flat 216, 15 Burton Place, Manchester, M15 4LR
Flat 211, 15 Burton Place, Manchester, M15 4LR
Flat 116, 15 Burton Place, Manchester, M15 4LR
Flat 406, 3 Burton Place, Manchester, M15 4LR
Flat 302, 3 Burton Place, Manchester, M15 4LR
Flat 205, 3 Burton Place, Manchester, M15 4LR
Flat 314, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 326, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 409, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 413, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 420, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 515, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 314, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 316, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 605, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 608, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 627, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 718, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 201, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 411, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 407, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 210, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 107, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 3, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 84, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 41, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 82, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 44, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 55, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 43, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 29, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 614, 42 Ellesmere Street, Manchester, M15 4FQ
Flat 511, 42 Ellesmere Street, Manchester, M15 4FY
Flat 505, 42 Ellesmere Street, Manchester, M15 4FY
Flat 406, 42 Ellesmere Street, Manchester, M15 4FY
Flat 309, 42 Ellesmere Street, Manchester, M15 4FY
Flat 306, 42 Ellesmere Street, Manchester, M15 4FY
Flat 484, 4 Kelso Place, Manchester, M15 4GT
Flat 476, 4 Kelso Place, Manchester, M15 4GT
Flat 471, 4 Kelso Place, Manchester, M15 4GT
Flat 466, 4 Kelso Place, Manchester, M15 4GT
Flat 439, 4 Kelso Place, Manchester, M15 4GT
Flat 454, 4 Kelso Place, Manchester, M15 4GT
Flat 448, 4 Kelso Place, Manchester, M15 4GT
Flat 446, 4 Kelso Place, Manchester, M15 4GT
Flat 411, 4 Kelso Place, Manchester, M15 4GT
Flat 404, 4 Kelso Place, Manchester, M15 4GT
Flat 302, 3 Kelso Place, Manchester, M15 4GS
Flat 387, 3 Kelso Place, Manchester, M15 4GS
Flat 379, 3 Kelso Place, Manchester, M15 4GS
3 Ellesmere Street, Manchester, M15 4LZ

9A Ellesmere Street, Manchester, M15 4LZ
11 Ellesmere Street, Manchester, M15 4LZ
15 Bentinck Street, Manchester, M15 4RS
Flat 2, 39 Arundel Street, Manchester, M15 4JZ
Unit 118, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4LD
43 Bentinck Street, Manchester, M15 4RS
35 Bentinck Street, Manchester, M15 4RS
Unit 2, 44 Ellesmere Street, Manchester, M15 4JY
Flat 209, 2 Kelso Place, Manchester, M15 4GQ
Apartment 306, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 106, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 108, 9 Burton Place, Manchester, M15 4LR
Flat 106, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 405, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 418, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 503, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 512, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 518, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 309, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 609, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 204, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 101, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 49, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Apartment 901, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 709, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 207, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 343, 3 Kelso Place, Manchester, M15 4GS
Flat 329, 3 Kelso Place, Manchester, M15 4GS
Flat 315, 3 Kelso Place, Manchester, M15 4GS
Flat 2109, 2 Kelso Place, Manchester, M15 4GR
Flat 2105, 2 Kelso Place, Manchester, M15 4GR
Flat 2101, 2 Kelso Place, Manchester, M15 4GR
Flat 295, 2 Kelso Place, Manchester, M15 4GQ
Flat 294, 2 Kelso Place, Manchester, M15 4GQ
Flat 277, 2 Kelso Place, Manchester, M15 4GQ
Flat 276, 2 Kelso Place, Manchester, M15 4GQ
Flat 271, 2 Kelso Place, Manchester, M15 4GQ
Flat 256, 2 Kelso Place, Manchester, M15 4GQ
Flat 253, 2 Kelso Place, Manchester, M15 4GQ
Flat 251, 2 Kelso Place, Manchester, M15 4GQ
Flat 231, 2 Kelso Place, Manchester, M15 4GQ
Flat 205, 2 Kelso Place, Manchester, M15 4GQ
Apartment 514, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 613, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 611, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 604, Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Apartment 401, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Apartment 308, Base Apartments, 12 Arundel Street, Manchester, M15 4JP
Flat 512, 15 Burton Place, Manchester, M15 4LR
Flat 311, 15 Burton Place, Manchester, M15 4LR
Flat 408, 9 Burton Place, Manchester, M15 4LR
Flat 309, 9 Burton Place, Manchester, M15 4LR
Flat 502, 3 Burton Place, Manchester, M15 4LR
Flat 405, 3 Burton Place, Manchester, M15 4LR

Flat 401, 3 Burton Place, Manchester, M15 4LR
Flat 417, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 422, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 511, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY
Flat 603, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 617, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 619, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 708, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NZ
Flat 216, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 220, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 221, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 227, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NX
Flat 602, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 608, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 610, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 506, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 316, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 208, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU
Flat 53, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 9, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 91, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 30, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 79, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 107, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 26, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 46, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 51, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 78, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LB
Flat 1, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 21, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 8, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 35, Britannia Mills, 11 Hulme Hall Road, Manchester, M15 4LA
Flat 214, 42 Ellesmere Street, Manchester, M15 4FY
Flat 213, 42 Ellesmere Street, Manchester, M15 4FY
Flat 212, 42 Ellesmere Street, Manchester, M15 4FY
Flat 209, 42 Ellesmere Street, Manchester, M15 4FY
Flat 609, 42 Ellesmere Street, Manchester, M15 4FQ

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(a) To C3
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL

