

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135272/JO/2022

Date registered valid: 4 November 2022

Proposal: Variation of planning conditions 2, 7, 8, 9, 11, 13, 17, 18a, 19, 21, 29 and 30 attached to planning permission 111003/FO/2016/C1 (as amended by Non-Material Amendment Refs.: 115544/NMC/2017, 123234/NMC/2019, 128109/NMC/2020, 129701/NMC/2021, 132193/NMC/2021 and 134801/NMC/2022) to allow internal reconfiguration including repositioned lift core, ground floor entrance and roof pavilion with associated elevational alterations

Address: 10 - 12 Whitworth Street West, Manchester,

Ward(s): Deansgate Ward

Applicant: Vision Manchester Limited Empire House, 92-98 Cleveland Street, Doncaster, DN1 3DP

Agent (if any): Mr Michael Percival Deloitte LLP Hanover Building, Floor 2, Corporation Street, Manchester, M4 3AN

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation: 3.01.2023

Application details

Type of application: Variation or Removal of Condition

Development type: Largescale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 14 November 2022

Expired: 14 December 2022

Neighbour notifications

Printed: 7 November 2022 Expired: 28 November 2022

Site notice

Posted:

Expired: Posted:

Expired:

Press advert

Published: 22 November 2022

Expired: 22 December 2022Published: 15 November 2022

Expired: 6 December 2022

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

The site measures approximately 0.12 ha and is bounded by Whitworth Street West to the north, the City Road Inn public house to the east, the Manchester – Liverpool viaduct to the south and Cameron Street to the west. It is occupied by a three storey former warehouse that has been vacant since 1992. There are a number of listed buildings in the immediate area including Manchester Central, Deansgate Locks, The Britons Protection PH, the former railway viaduct and Albion Wharf. The site occupies a prominent location and is situated immediately adjacent to a key gateway route into the city centre from the south of the conurbation. The site is not within a conservation area although the building would be visible from a number of conservation areas.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The area is dominated by transport and engineering infrastructure including railway viaducts, the Metrolink system, the Rochdale Canal and busy roads. It is a popular destination for night time leisure uses and Deansgate Locks is immediately opposite the site, where bars have late night licenses,. A major metro link interchange has been created at Deansgate/Castlefield as part of the package of works associated with 2CC, along with extensive improvements to the environment. Manchester Central, which accommodates major conference and music events throughout the year, is beyond the Metrolink interchange, along with the Great Northern Warehouse and Beetham Tower. The Hacienda residential development and the Grade II listed

Albion Wharf office building are to the north east. The City Road Inn is to the east, and several vacant three storey office blocks are located to the west..

The surrounding area contains a broad range of uses including residential, commercial and hotels, along with restaurants, bars and leisure. Commercial businesses are located in the railway viaduct arches to the south on Hewitt Street, and there are commercial uses to the west. Directly adjacent to the railway line is the Ropeworks residential building, with further residential buildings located further south. First Street is located to the south east. Buildings in the surrounding area vary in scale, massing and materials.

The site is close to major public transport facilities including Deansgate and Oxford Road rail stations and the Metrolink tram stop at Deansgate-Castlefield. There are bus stops at Lower Moseley Street, Whitworth Street West, Deansgate / Chester Road and Great Bridgewater Street.

Description of development

Variation of planning conditions 2, 7, 8, 9, 11, 13, 17, 18a, 19, 21, 29 and 30 attached to planning permission 111003/FO/2016/C1 (as amended by Non-Material Amendment Refs.: 115544/NMC/2017, 123234/NMC/2019, 128109/NMC/2020, 129701/NMC/2021, 132193/NMC/2021 and 134801/NMC/2022) to allow internal reconfiguration including repositioned lift core, ground floor entrance and roof pavilion with associated elevational alterations

Consultations & Notification Responses

Publicity the application has been publicised by way of site notice, press notice and letters sent to an extensive number of nearby properties and businesses to notify them of the application. No comments have been received as part of that process.

Highway Services have no objections to the proposed amendments.

Environmental Health concur with the conditions that were previously recommended on the proposal.

TfGM advise that they have no comments on the proposal.

Aerodrome Safeguarding and NATS advised that they have no objections to the proposals.

Issues

The main changes to the proposal are outlined below:

- Repositioning the lift core, the elevational treatment of the southern façade matches the north façade – the blank lift core elevation is no longer visible. Internal layouts have been updated accordingly.
- The ground floor entrance to the building to be repositioned to the east to align with the new location of the lift core and co-ordinate the design of the lobby areas. Additional entrance to commercial unit has been added to the west. All doors now to be 2.4m double doors.
- The rooftop pavilion is to be altered to accommodate the new position of the lift core and apartments have been relocated to the rooftop. Amenity space will be provided on the second floor of the development.

- Reducing the floor-to-floor heights and an additional floor but with no increase in the overall height of the development. This has allowed the inclusion of larger apartments and 2 no. guest rooms and 2 no. 1 beds to become 2 no. 2 beds and 2 no. 3 beds within the existing envelope. The overall number of apartments remains the same following this change and the relocation of apartments between the roof level and second floor.
- Reducing the depth of the picture frame to the south by 600mm (to 300mm) following consultation with Network Rail and their exclusion zones.

The original planning application submitted in 2015 and the NMA in 2016 was for a ground plus 35 storey development, which included a double height amenity space at the roof. The current proposal has moved the amenity to the second floor and put duplex penthouses at the top, so this accounts for one additional floor.

The typical floor to floor heights have been reduced by 50mm and a second additional storey with accommodation has been included. The overall height and apartment numbers remain as per the original application. There is no increase in the overall number of apartments included in the original scheme and the overall amount of amenity space as approved is retained within the development. The proposed quantum of development is therefore broadly consistent with the approved scheme.

Repositioning the lift core

The original design proposed that the lift core sat against the southern elevation and the reason for this was due to this being the closest elevation to the railway line and was south facing. There can be issues with a south facing elevation taking in too much direct sunlight and therefore making the internal temperatures difficult to control

However, since the original approval glazing specification and spandrel panels are an appropriate mitigation measure for controlling internal temperatures, along with high performance mechanical heating and cooling ventilation recovery systems. This helps to balance the solid and clear elements of the façade to ensure that the internal comfort within the properties can be efficiently controlled.

The repositioning of the lift core also allows for a more efficient internal layout of residential apartments on each floor and allows for several different arrangements to be provided. This is highlighted below in a relevant floorplan that highlights this change. The overall effect is allowing the scheme to have larger apartment sizes to maximise the flexibility of the space for tenants.

Ground floor entrances and layout

As the lift core has moved centrally within the floorplate, the ground floor layout has been altered to provide a more generous lobby area for the residential reception area and a separate entrance for the ground floor food and beverage unit, also located on the ground floor.

To allow for this, the previously approval centrally located revolving door has been removed and two new entrances have been provided either side of the original entrance. The entrance for residents has been provided to the west of the original location and a new entrance to the ground floor commercial room its currently approved central location.

Rooftop pavilion and 2nd floor amenity space

The rooftop pavilion has been amended to now include 2 no. duplex apartments, rather than the amenity space for residents. Additional amenity space is instead provided on the second floor of the development, which previously provided 6 no. apartments.

This allows for the overall number of apartments and overall residential amenity areas to remain consistent with the approved scheme. However, the proposals will allow the penthouse areas to achieve premium rents compared to those that would instead be located on the 2nd floor of the development

To accommodate the additional 2 no. apartments within the rooftop pavilion change, there have been minor tweaks to the design and appearance of the rooftop pavilion. For example, a BMU to clean the façade is now provided around the perimeter of the rooftop and balconies are now provided to the 2 no. penthouse apartments.

Reducing floor to floor heights and inclusion of additional floor at level 35

The height of all floors within the building has reduced from 3m floor to floor height to 2.950m. In addition, an alteration of the plant previously approved on level 19 has allowed the floor-to-floor height to reduce at this level from 4.5m to 2.950m. Additional plant areas are now provided on levels 2 and 3 within the building and additional rooftop plant, which is set back to minimise any further impact on the visual appearance and height of the building.

Due to this reduction in floor-to-floor heights across the full extent of height in the building, it has been possible to include an additional floor of apartments on level 35 without increasing the overall height of the building. This provides two floors at penthouse level which was previously a double height amenity space.

These apartments provided, in addition to those now provided within the rooftop pavilion area, replace those apartments that have been omitted from level 2 of the proposed development. This allows the overall number of apartments within the revised scheme to be consistent with the approved development.

Reducing the picture frame depth

The Approved Development has a defined 'picture frame' around the edge of the façade on the northern and southern elevations, which projects out from the elevations.

However, due to constraints presented by the railway line to the south of the building, primarily restricted due to clearance needed to maintain the railway line, the picture frame depth on this elevation has had to be reduced by 600mm. This change still allows for the pronounced architectural element to be part of the design but simultaneously removes the risk of impacting the railway infrastructure.

The changes to the application are considered to be acceptable. Consideration has also been given to the implications for the EIA and this is summarised below.

Construction Management and Phasing

Demolition works at the site are now complete and an updated construction plan has been prepared following the previous approval.

Noise and Vibration

There are no material changes which would affect the previous conclusions of the acoustic report.

Built Heritage and Visual Impact

The changes to Whitworth Street West are considered to improve the quality of the view of the Site approaching from City Road to the south due to the removal of the lift core from the rear elevation. There have also been alterations to the cumulative scenario since the original application was granted. The required public benefits remain to outweigh any harm associated with this development and this is derived within the mitigation embedded in the scheme.

Sunlight, Daylight and Overshadowing

Since the planning permission was granted, Axis and Viaducts development have been completed or are under construction. These developments were not considered as part of the original ES and therefore have been considered in this addendum report. Axis will experience the greatest impact on daylight conditions. The development currently benefits from unusually high levels of day light. This proposal would result in a reduction of daylight but this is not considered unusual or unacceptable for an urban context and would not now warrant refusal of this application.

Wind Microclimate

No changes that effect the previous conclusions of the ES.

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

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees.

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

1) No development shall be carried out pursuant to this permission if the contract for the construction and completion of the building hereby permitted has not been let by 30 April 2023 (and evidence provided to the reasonable satisfaction of the LPA) and any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out. In this event, no later than 30 May 2023 a scheme shall be submitted to the LPA setting out how the site shall be restored, landscaped and maintained and thereafter the site shall be restored, landscaped and managed in accordance with the scheme that has been approved by the City Council, as Local Planning Authority.

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

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

Drawings approved as part of planning permission 111003/FO/2016/C1

- o 05247_B1_02_2199 Rev E Basement Floor Plan - issued 20.08.15
- o 05247_B1_05_2200 Typical West Section AA
- o 05247_MP_00_1002 Rev A Proposed Block Plan - issued 20.08.15
- o 05247_MP_00_1100 Rev A Demolition Plan - issued 20.08.15
- o
- o Design and Access Statement Revision C - issued 20.08.15
- o Whitworth Street Waste Proforma
- o Air Quality Statement
- o Application form and certificates
- o Crime Impact Statement
- o Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment July 2015
- Revision 2.1 - issued 13.07.15
- o Energy Strategy
- o Planning and Tall Building Statement
- o Statement of Community Consultation
- o Flood Risk and Drainage Statement
- o Phase 1 Desktop Study
- o Residential Management Strategy
- o Transport Assessment
- o Transport Assessment Addendum July 2015 - issued 23.07.15
- o Updated swept path analysis - issued 23.07.15
- o Travel Plan
- o TV Survey
- o Environmental Standards Statement
- o Environmental Statement:
- o Volume 1 June 2015 - issued 14.01.16
- o Volume 2 Technical Appendices
- o Volume 3 Non-Technical Summary

Drawing and documents as part of planning application 135272/JO/2022

05247_B1_02_2200 Rev AE, 05247_B1_02_2201 Rev AA, 05247_B1_02_2202 Rev AC, 05247_B1_02_2203 Rev W, 05247_B1_02_2204 Rev AC, 05247_B1_02_2215 Rev AB , 05247_B1_02_2219 Rev AB, 05247_B1_02_2220 Rev D, 05247_B1_02_2222 Rev B , 05247_B1_02_2235 Rev AE, 05247_B1_02_2236 Rev Z, 05247_B1_02_2237 Rev W, 05247_B1_02_2238 Rev V, 05247_B1_12_2200 Rev E, 05247_B1_04_2200 Rev S,

05247_B1_04_2201 Rev S, 05247_B1_04_2202 Rev S, 05247_B1_04_2203 Rev R, 05247_B1_10_4201 Rev G, 05247_B1_10_4202 Rev H, 05247_B1_10_4204 Rev H, 05247_B1_10_4205 Rev G, 05247_B1_10_4206 Rev H, 05247_B1_10_4207 Rev G and 05247_B1_10_4209 Rev F

DAS Addendum - 05247_Planning Comparison 11 July 2022, Planning Addendum dated October 2022, updated by the EIA Addendum dated October 2022, including technical appendices, E3P Geo-environmental Summary and Material Classification, Whitworth Street, dated July 2022, Remediation Strategy, Whitworth Street West, prepared by E3P dated July 2022, Acoustic Strategy prepared by Fisher Acoustics (Appendix B of EIA Addendum), Environmental Noise Study prepared by Fisher Acoustics (Appendix B of EIA Addendum), Wind Microclimate Assessment dated August 2022 (Appendix C of EIA Addendum) and Daylight and Sunlight Assessment prepared by Watts (Appendix D of EIA Addendum).

The above were received by the City Council, as Local Planning Authority, on the 24 October 2022

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

3) Prior to commencement of development other than enabling works comprising demolition, piling and construction of the substructure, samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details have been submitted to and approved in writing by the City Council as local planning authority. Thereafter, all materials to be implemented in the external elevations of the development shall be fully in accordance with those which have been approved.

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

4) Prior to commencement of development other than enabling works comprising demolition, piling and construction of the substructure, samples and specifications of all hard landscape materials for external areas, together with a layout plan identifying the location of materials have been submitted to and approved in writing by the City Council as local planning authority. Thereafter, all materials to be implemented in the external areas of the development shall be fully in accordance with those which have been approved.

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

5) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways around the site shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

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

6) The development hereby approved shall include a building lighting scheme for the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before the development is completed. The approved scheme shall be implemented in full before the development is first occupied.

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

7) The development shall be carried out in accordance with the Secured by Design checklist tracker dated 9 January 2017, rev B dated 20 March 2017 (as approved under CDN/17/0663).

The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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

8) The servicing strategy shall be carried out in accordance with the Construction Management Plan and Construction Environmental Management Plan - 10-12 Whitworth Street, Rev 6, dated 10 October 2017, and the associated appendices and the Access and Servicing Strategy, dated 6 July 2016 (as approved under CDN/17/0633).

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

9) Other than enabling works comprising demolition, piling and construction of the substructure, the development hereby approved shall not commence unless and until a Construction Management Plan, has been submitted to and approved in writing by the City Council, as Local Planning Authority. The Construction Management Plan shall include details of the following:

- o Hours of site opening/operation
- o A Site Waste Management Plan
- o Air Quality Plan
- o A Plan Layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction.
- o The parking of vehicles of site operatives and visitors
- o Loading and unloading of plant and materials
- o Storage of plant and materials used in constructing the development
- o Construction and demolition methods to be used, including the use of cranes
- o The erection and maintenance of security hoarding
- o Measures to control the emission of dust and dirt during construction and

- o A scheme for recycling/disposing of waste resulting from demolition and construction works
- o Details of and position of any proposed cranes to be used on the site and any lighting
- o A detailed programme of the works and risk assessments
- o Temporary Traffic Management measures to address any necessary bus rerouting and bus stop closures
- o Details of safe methods of working adjacent to railway operational land
- o Details on the timing of construction and scaffolding
- o A Human Impact Management Plan, including community consultation.

Any approval granted shall be following a consultation process that includes Network Rail. The approved CMP shall be adhered to throughout the construction period.

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

10) The details of an emergency telephone contact number for shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason : To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

11) Wheel washing and road sweeping shall be carried out in accordance with the Construction Management Plan and Construction Environmental Management Plan - 10-12 Whitworth Street, Rev 6, dated 10 October 2017, and the associated appendices (as approved under CDN/17/0633).

Reason : In the interest of pedestrian and highway safety, as specified in policies SP1 and DM1 of Core Strategy.

12) No part of the development shall be occupied unless and until a scheme to provide space and facilities for bicycle parking has been submitted to, and approved in writing by, the City Council, as local planning authority. These facilities shall include parking arrangements for 160 bicycles, and shall 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.

13) The waste management arrangements shall be carried out in accordance with the Storage and Refuse Disposal Report, by 5plus Architects, dated 30 June 2016 (as approved under CDN/17/0640).

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

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

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

15) 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.

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

Reason: In the interest of visual amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

17) Resident management shall be carried out in accordance with the Inhabit Management Strategy, dated 30 June 2016 (as approved under CDN/17/0640)

The Residents Management Strategy shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

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

18) a) The ground conditions and remediation of the site shall be carried out in accordance with The Phase 2 Site Investigation by Roc Consulting, ref. JB/AS/p2f 3056 R1, dated April 2016, including the Appendices (as approved under CDN/17/0633).

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

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

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

19) The development shall be carried out in accordance with the Construction Management Plan and Construction Environmental Management Plan - 10-12 Whitworth Street, Rev 6, dated 10 October 2017, and the associated appendices (as approved under CDN/17/0633).

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy.

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

Monday - Friday*: 7.30am - 6pm

Saturday*: 8.30am - 2pm

Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times. Noise to be kept to a minimum in the first hour.

Any proposal for out of hours works shall be submitted and approved, at least 3 weeks in advance of such works commencing.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction/demolition phase pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from the nearby road and rail network shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB L_{Amax} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
Gardens and terraces (daytime) 55 dB LAeq

Additionally, as there are other sources of noise situated close to the site which require consideration, such as the nearby licensed premises collectively known as 'Deansgate Locks' other noise requirements will need to be achieved. For entertainment noise the sound insulation scheme shall be designed to achieve LAeq (entertainment noise) levels to be controlled to 10 dB below the internal LA90 (without entertainment noise), and not to Occupy the Development until the scheme has been completed in accordance with the approved details

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

The scheme should be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The approved scheme shall be implemented.

Reason - To secure a reduction in noise in order to protect future residents from noise disturbance pursuant to policy DM1 of the Manchester Core Strategy (2012).

23) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Reason: In the interests of residential amenity, pursuant to policy DM1 of the Core Strategy

24) This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to a Sustainable Drainage System to meet the requirements of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8)) and part H3 of the Building Regulations

Reason: It to ensure the details of the development are acceptable, pursuant to policy DM1 of the Core Strategy

25) No surface water from this development is discharged either directly or indirectly to the combined sewer network

Reason: It to ensure the details of the development are acceptable, pursuant to policy DM1 of the Core Strategy

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

Reason: To protect the water environment pursuant to policy EN18 of the Manchester Core Strategy (2012).

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

Reason: To ensure a safe form of development which poses no unacceptable risk of pollution pursuant to policy EN18 of the Manchester Core Strategy (2012).

28) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure a safe form of development which poses no unacceptable risk of pollution pursuant to policy EN18 of the Manchester Core Strategy (2012).

29) (a) The amenity areas, as indicated on drawings 05247 B1 02 2201 REV AA and 05247 B1 02 2202 REV AC received by the City Council, as Local Planning Authority, on the 24 October 2022, the spaces shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted for approval in writing by the City Council as local planning authority.

The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125HZ octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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

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

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

Appendix 1 – List of consultees & neighbours notified

Network Rail
Environmental Health
Highway Services
Greater Manchester Police
Manchester Airport Safeguarding Officer
Transport For Greater Manchester
Planning Casework Unit
Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Network Rail
Manchester Airport Safeguarding Officer

Flat 68, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 54, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 1, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 171, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 170, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 163, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 159, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 118, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 108, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 100, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 96, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Albion Wharf, Albion Street, Manchester, M1 5LN
Apartment 144, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 133, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 132, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 131, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 126, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 113, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 111, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 110, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 109, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 106, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 105, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 99, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 85, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 80, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 78, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 74, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 72, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 43, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 30, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 27, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 16, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
21 Whitworth Street West, Manchester, M1 5ND
Flat 2, 23 Whitworth Street West, Manchester, M1 5ND
Flat 7, 23 Whitworth Street West, Manchester, M1 5ND
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G8, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 44, 33 Little Peter Street, Manchester, M15 4QH

Apartment 35, 33 Little Peter Street, Manchester, M15 4QH
Apartment 23, 33 Little Peter Street, Manchester, M15 4QH
Apartment 18, 33 Little Peter Street, Manchester, M15 4QH
Apartment 43, 35 Little Peter Street, Manchester, M15 4QJ
703 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
121 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
611 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
608 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
112 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 7, 33 Little Peter Street, Manchester, M15 4QH
Apartment 32, 33 Little Peter Street, Manchester, M15 4QH
Apartment 49, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 45, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 39, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 33, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 28, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 17, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 5, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
1101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
205 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
204 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Apartment 8, 33 Little Peter Street, Manchester, M15 4QH
Apartment 33, 33 Little Peter Street, Manchester, M15 4QH
Apartment 20, 33 Little Peter Street, Manchester, M15 4QH
Apartment 49, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 46, 35 Little Peter Street, Manchester, M15 4QJ
2B Whitworth Street West, Manchester, M1 5WZ
517 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G15, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
222 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
615 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
613 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
311 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 40, 33 Little Peter Street, Manchester, M15 4QH
Apartment 37, 33 Little Peter Street, Manchester, M15 4QH
Apartment 22, 33 Little Peter Street, Manchester, M15 4QH
Apartment 68, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 51, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 36, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 31, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 2, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 10, 35 Little Peter Street, Manchester, M15 4QJ
602 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
420 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
407 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
318 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
217 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
512 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
312 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

209 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
113 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 90, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 72, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 66, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 60, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Apartment 35, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 25, 33 Little Peter Street, Manchester, M15 4QH
Apartment 19, 33 Little Peter Street, Manchester, M15 4QH
Apartment 4, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 30, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 26, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 22, 35 Little Peter Street, Manchester, M15 4QJ
519 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
418 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
404 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
401 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
304 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
221 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
120 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
119 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
616 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
503 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
508 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
411 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
108 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 76, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 71, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 70, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 64, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Serviced Apartment 56, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 40, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 36, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 28, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 26, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 22, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 5, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 172, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 150, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 144, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 142, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 141, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 138, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 137, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Serviced Apartment 134, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 125, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 124, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 123, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 120, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 115, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 114, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 106, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 102, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 99, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 52, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 59, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 57, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 53, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 50, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 49, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 48, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 47, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 46, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 45, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 44, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 39, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 33, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 30, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 20, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 11, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 10, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 9, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 2, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 91, Hewitt Street, Manchester, M15 4GB
Arch 91A, Hewitt Street, Manchester, M15 4GB
Unit 1, The Ropeworks, Little Peter Street, Manchester, M15 4QJ
Car Spaces, 14 - 32 Hewitt Street, Manchester, M15 4GB
Suite 4, 14 - 32 Hewitt Street, Manchester, M15 4GB
Second Floor, 21 Little Peter Street, Manchester, M15 4PS
Flat 168, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 160, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 143, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 133, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 110, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 109, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 95, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 142, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 138, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 128, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 122, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 115, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 108, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 89, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 88, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 79, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 75, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 64, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 53, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 41, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 31, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 29, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 134, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Flat 98, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 94, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 135, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 119, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 118, Hill Quays, 1 Jordan Street, Manchester, M15 4QX

Apartment 107, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 87, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 84, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 82, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 69, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 68, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 67, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 66, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 61, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 55, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 52, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 51, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 42, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 25, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 22, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 13, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 12, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 2, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Flat 8, 23 Whitworth Street West, Manchester, M1 5ND
1002 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
1001 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
518 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
203 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Apartment 30, 33 Little Peter Street, Manchester, M15 4QH
Apartment 11, 33 Little Peter Street, Manchester, M15 4QH
Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
601 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
805 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
802 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
319 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
307 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
316 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
114 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
14 Albion Street, Manchester, M1 5NZ
Apartment 34, 33 Little Peter Street, Manchester, M15 4QH
Apartment 3, 33 Little Peter Street, Manchester, M15 4QH
Apartment 2, 33 Little Peter Street, Manchester, M15 4QH
Apartment 15, 33 Little Peter Street, Manchester, M15 4QH
Apartment 10, 33 Little Peter Street, Manchester, M15 4QH
Apartment 7, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 42, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 27, 35 Little Peter Street, Manchester, M15 4QJ
620 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Apartment 21, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 11, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 1, 35 Little Peter Street, Manchester, M15 4QJ
406 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
510 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
215 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
111 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 1, 27 Whitworth Street West, Manchester, M1 5ND

Flat 91, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 87, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 84, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 78, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 77, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 74, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 62, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 43, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 29, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 27, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 24, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 8, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 7, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
SAINSBURYS SUPERMARKETS LTD, 4 Isabella Banks Street, Manchester, M15 4RL
Junkyard Golf, 2 First Street, Manchester, M15 4RP
Flat 164, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 162, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 148, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 146, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 122, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 169, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 136, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 132, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 131, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 130, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 129, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 126, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 107, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Serviced Apartment 127, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 104, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 93, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 92, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 103, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 139, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 116, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 114, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 112, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 104, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 101, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 71, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 96, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 92, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 86, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 56, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 40, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 38, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 26, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 18, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 9, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 7, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
23 Whitworth Street West, Manchester, M1 5NG
Flat 4, 23 Whitworth Street West, Manchester, M1 5ND
Flat 6, 23 Whitworth Street West, Manchester, M1 5ND

G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 42, 33 Little Peter Street, Manchester, M15 4QH
Apartment 38, 33 Little Peter Street, Manchester, M15 4QH
9 Century Street, Manchester, M3 4QL
Arch 19, Watson Street, Manchester, M3 4LP
Apartment 37, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 71, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 69, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 6, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 55, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 34, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 3, 35 Little Peter Street, Manchester, M15 4QJ
618 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
511 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
509 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
416 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 2, 27 Whitworth Street West, Manchester, M1 5ND
Apartment 36, 33 Little Peter Street, Manchester, M15 4QH
27 Whitworth Street West, Manchester, M1 5NG
Apartment 9, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 63, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 54, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 48, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 41, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 17, 35 Little Peter Street, Manchester, M15 4QJ
Third Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Apartment 70, 35 Little Peter Street, Manchester, M15 4QJ
903 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
901 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
515 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
410 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
211 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
219 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Flat 4, 27 Whitworth Street West, Manchester, M1 5ND
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Third Floor, 8 Hewitt Street, Manchester, M15 4GB
345 Deansgate, Manchester, M3 4LG
6 Hewitt Street, Manchester, M15 4GB
3 - 11 Little Peter Street, Manchester, M15 4PS
Second Floor, 8 Hewitt Street, Manchester, M15 4GB
607 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
14 - 32 Hewitt Street, Manchester, M15 4GB
Basement, 10A Little Peter Street, Manchester, M15 4PS
70 Great Bridgewater Street, Manchester, M1 5ES
Arch 18 And Arch 19, Watson Street, Manchester, M3 4LP
Unit 68, Whitworth Street West, Manchester, M1 5WQ
JON MALE LTD, Arch 87, Hewitt Street, Manchester, M15 4GB
17 - 19 Whitworth Street West, Manchester, M1 5WG
Flat At, Albion Street, Manchester, M1 5NZ
Unit 1, 35 Little Peter Street, Manchester, M15 4QJ
1 Constance Street, Manchester, M15 4JQ
Apartment 6, 33 Little Peter Street, Manchester, M15 4QH

Arch 92, Hewitt Street, Manchester, M15 4GB
Kamani Property Group, 15 Little Peter Street, Manchester, M15 4PS
Flat 89, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 32, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 17, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 3, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Ground Floor, 8 Hewitt Street, Manchester, M15 4GB
Second Floor, 4 Whitworth Street West, Manchester, M1 5WY
Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Arch 77, Whitworth Street West, Manchester, M1 5WQ
Showroom 1, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Inside Manchester, 1 First Street, Manchester, M15 4RP
Flat 165, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 161, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 158, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 143, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Flat 147, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 139, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 105, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 140, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 136, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 127, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 123, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 120, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 91, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 90, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 65, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 63, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 54, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 50, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 48, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 46, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 35, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 24, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 20, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 8, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 6, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
Flat 3, 23 Whitworth Street West, Manchester, M1 5ND
107 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 4, 33 Little Peter Street, Manchester, M15 4QH
Apartment 14, 33 Little Peter Street, Manchester, M15 4QH
Apartment 67, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 64, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 32, 35 Little Peter Street, Manchester, M15 4QJ
603 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
303 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
220 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
218 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
605 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

501 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
409 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 9, 33 Little Peter Street, Manchester, M15 4QH
Apartment 39, 33 Little Peter Street, Manchester, M15 4QH
Apartment 8, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 60, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 57, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 47, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 45, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 24, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 15, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 12, 35 Little Peter Street, Manchester, M15 4QJ
502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
419 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
Apartment 4, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 23, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 15, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 10, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 3, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 1, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
207 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
105 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
104 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
214 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 28, 33 Little Peter Street, Manchester, M15 4QH
Apartment 26, 33 Little Peter Street, Manchester, M15 4QH
Apartment 73, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 62, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 53, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 50, 35 Little Peter Street, Manchester, M15 4QJ
505 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
421 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
117 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G11, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
513 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
314 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 8, 27 Whitworth Street West, Manchester, M1 5ND
Apartment 43, 33 Little Peter Street, Manchester, M15 4QH
Apartment 41, 33 Little Peter Street, Manchester, M15 4QH
Apartment 24, 33 Little Peter Street, Manchester, M15 4QH
Apartment 17, 33 Little Peter Street, Manchester, M15 4QH
Apartment 72, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 66, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 33, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 65, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 59, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 5, 35 Little Peter Street, Manchester, M15 4QJ
506 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
617 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
403 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
402 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
322 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
302 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB

122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
612 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
507 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
Flat 6, 27 Whitworth Street West, Manchester, M1 5ND
Flat 85, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 81, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 65, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 61, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 58, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 37, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 19, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 12, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Basement, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
First Floor, 4 Whitworth Street West, Manchester, M1 5WY
Suite 2, 14 - 32 Hewitt Street, Manchester, M15 4GB
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
2 Tony Wilson Place, Manchester, M15 4FN
5 Century Street, Manchester, M3 4QL
ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY
Arch 90, Hewitt Street, Manchester, M15 4GB
Lower Ground Floor, Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Upper Ground Floor, Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Arch 69, Whitworth Street West, Manchester, M1 5WQ
Showroom 2, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Flat At, Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
Top Flat, 10A Little Peter Street, Manchester, M15 4PS
Apartment 21, 33 Little Peter Street, Manchester, M15 4QH
325 - 327 Deansgate, Manchester, M3 4LQ
Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
Apartment 37, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 44, 35 Little Peter Street, Manchester, M15 4QJ
Basement, 8 Hewitt Street, Manchester, M15 4GB
First Floor, 8 Hewitt Street, Manchester, M15 4GB
Suite 3, 14 - 32 Hewitt Street, Manchester, M15 4GB
Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Deansgate Railway Station, Deansgate, Manchester, M3 4LG
10A Little Peter Street, Manchester, M15 4PS
Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Arch 88, Hewitt Street, Manchester, M15 4GB
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Ground Floor, Madison House, 37 Little Peter Street, Manchester, M15 4QJ
Ground Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
First Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Second Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
First Floor, Madison House, 37 Little Peter Street, Manchester, M15 4QJ
Madison House, 37 Little Peter Street, Manchester, M15 4QJ
The Ropeworks, Little Peter Street, Manchester, M15 4QJ
First Floor, 21 Little Peter Street, Manchester, M15 4PS
MC2 Manchester Ltd, Third Floor, 21 Little Peter Street, Manchester, M15 4PS

Suite 1, 14 - 32 Hewitt Street, Manchester, M15 4GB
Arch 84, Hewitt Street, Manchester, M15 4GB
Arch 86, Hewitt Street, Manchester, M15 4GB
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
The Hacienda, 21 Albion Street, Manchester, M1 5DA
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Arch 85, Hewitt Street, Manchester, M15 4GB
Arch 83, Hewitt Street, Manchester, M15 4GB
Arch 81, Hewitt Street, Manchester, M15 4GB
Manchester Central Convention Complex, Windmill Street, Manchester, M2 3GX
Flat 51, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Apartment 16, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 19, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 20, 35 Little Peter Street, Manchester, M15 4QJ
Flat 18, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 16, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 21, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 14, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 13, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 166, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 156, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 153, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 140, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 135, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 121, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 117, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 81, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 77, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 76, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 73, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 62, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 47, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 34, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 21, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 19, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 11, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
3 Jordan Street, Manchester, M15 4PY
25 Whitworth Street West, Manchester, M1 5ND
106 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Apartment 16, 33 Little Peter Street, Manchester, M15 4QH
Apartment 58, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 38, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 25, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 23, 35 Little Peter Street, Manchester, M15 4QJ
902 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
520 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
414 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 5, 33 Little Peter Street, Manchester, M15 4QH

Apartment 31, 33 Little Peter Street, Manchester, M15 4QH
Apartment 27, 33 Little Peter Street, Manchester, M15 4QH
Apartment 13, 33 Little Peter Street, Manchester, M15 4QH
Apartment 12, 33 Little Peter Street, Manchester, M15 4QH
Apartment 56, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 39, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 29, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 14, 35 Little Peter Street, Manchester, M15 4QJ
804 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
702 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
320 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
422 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
417 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
405 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
306 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
606 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
309 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
115 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
343 Deansgate, Manchester, M3 4LG
4 Whitworth Street West, Manchester, M1 5WY
Flat 7, 27 Whitworth Street West, Manchester, M1 5ND
Flat 3, 27 Whitworth Street West, Manchester, M1 5ND
Flat 88, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 86, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 83, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 75, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 73, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 69, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 55, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 41, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 38, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 35, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 31, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 25, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 6, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 167, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 157, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 155, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 152, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 151, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 145, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 128, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 113, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 112, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 111, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 101, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 97, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
8 Trumpet Street, Manchester, M1 5LW
Apartment 148, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 147, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 145, Hill Quays, 1 Jordan Street, Manchester, M15 4QX

Apartment 130, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 125, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 103, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 100, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 98, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 94, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 93, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 32, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 70, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 44, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 36, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 14, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
7 Jordan Street, Manchester, M15 4PY
5 Jordan Street, Manchester, M15 4PY
Flat 1, 23 Whitworth Street West, Manchester, M1 5ND
Flat 5, 23 Whitworth Street West, Manchester, M1 5ND
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
202 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
103 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G7, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 1, 33 Little Peter Street, Manchester, M15 4QH
Apartment 40, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 28, 35 Little Peter Street, Manchester, M15 4QJ
904 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
701 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
321 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
305 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
412 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
110 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 5, 27 Whitworth Street West, Manchester, M1 5ND
Apartment 29, 33 Little Peter Street, Manchester, M15 4QH
Apartment 74, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 61, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 52, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 18, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 13, 35 Little Peter Street, Manchester, M15 4QJ
8 Hewitt Street, Manchester, M15 4GB
621 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
604 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
504 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
803 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
516 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
317 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
118 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
415 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
413 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
408 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
310 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
213 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

212 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 82, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 80, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
514 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
614 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
610 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
313 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
308 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
216 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
210 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
116 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
109 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 79, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 67, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 63, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 42, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 34, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 23, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 15, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 4, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 89, Hewitt Street, Manchester, M15 4GB
Arch 82, Hewitt Street, Manchester, M15 4GB
Indian Tiffin Room, 2 Isabella Banks Street, Manchester, M15 4RL
Flat 154, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 149, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 121, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 119, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 117, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Serviced Apartment 116, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Apartment 146, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 141, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 137, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 129, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 124, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 102, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 97, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 95, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 83, Hill Quays, 1 Jordan Street, Manchester, M15 4QX
Apartment 60, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 59, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 58, Hill Quays, 1 Jordan Street, Manchester, M15 4QU
Apartment 57, Hill Quays, 1 Jordan Street, Manchester, M15 4QU

Appendix 2 – Planning constraints

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

