

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134049/JO/2022

Date registered valid: 14 June 2022

Proposal: Variation of planning condition 9 attached to planning permission referenced 119731/FO/2018 to allow the ground floor commercial to open between the hours of 07:00 and 23:00 and in the event the unit is occupied by a medical facility, between the hours of 23:00 to 07:00, with the premises operating on appointment only basis

Address: 32 Oldham Road, Manchester, M4 5FE

Ward(s): Ancoats & Beswick Ward

Applicant: Cheshire Cheese Assets Ltd, C/o Agent

Agent (if any): James Berggren, EdgePlan Ltd, 7 Charlotte Street, Manchester, M1 4DZ

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 September 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Dwellings

Date of site visit: 4 July 2022

Standard consultations:

Printed: 16 June 2022 Expired: 7 July 2022

Neighbour notifications

Printed: 16 June 2022 Expired: 7 July 2022

Site notice

Posted: 4 July 2022 Expired: 25 July 2022

Press advert

Published: 22 June 2022 Expired: 13 July 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to the site of the former Cheshire Cheese public house which has recently been developed for a 7 storey building to form 38 apartments (Class C3) with a ground floor commercial unit (Class E).



Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order: No

Description of area

In terms of the immediate surroundings, the site fronts a major gateway route into the city centre and is situated on the edge, but within, the Ancoats Conservation Area, a short distance to the north of city centre ring road.

The site is neighboured to the rear by a large, part 5, part 6 storey mixed use apartment and commercial use complex (The Express Networks 2 Building) and to the south by more recent 6 storey mixed use developments, containing double height ground floors for commercial use, with apartments above. To the north and north-east are blocks of traditional, upgraded two and three storey terraced residential properties, with the terrace along Oldham Road containing commercial ground floor uses, including a recently opened café bar on the opposite side of Cornell Street. Opposite the site on the other side of Oldham Road is the New Cross regeneration area.

Description of development

Variation of planning condition 9 attached to planning permission referenced 119731/FO/2018 to allow the ground floor commercial to open between the hours of 07:00 and 23:00 and in the event the unit is occupied by a medical facility, between the hours of 23:00 to 07:00, the premises shall operate on an appointment only basis.

The host permission allowed for the erection of 7 storey building to form 38 apartments and ground floor retail unit (Class A1), together with associated car and cycle parking.

Condition 9 of this permission restricts the use of the ground floor unit to open only between 07.00 - 23.00 hrs daily.

Servicing hours remain unchanged.

The proposed change to the hours is as a consequence of a medical unit to be operated by Urgent Care 365 occupying the ground floor premises. This operates in a similar way to NHS doctor's surgeries, but on a private basis. It does not provide emergency services.

In terms of 24 hours opening time, this is proposed in order to provide greater flexibility. The majority of appointments will be made during the working day, but some emergency appointments would be conducted during the night-time, offering patients the comfort of night-time health care. During the late evening and night-time, this would be by appointment only, where patients would book appointments online or via telephone and would have to access the premises via an intercom. It would not be a night-time walk-in surgery. There would be no ambulance visits to and from the premises.

Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received from a neighbour in which a concerns about safety is raised if alcohol is sold on the premises. It is requested that security is employed throughout the opening hours.

Highway Services – No objection.

Environmental Health – In response to the application has originally submitted it is requested that the applicant provides supporting information related to external plant noise and the management of patients before the proposed 24 hour operation can be agreed, but there is no have no objection in principle.

A timer switch was requested in terms of the shut-off of hand dryers to the staff WC area during night-time hours. This has been agreed and incorporated into the Management Plan.

Relevant Planning History

131768/NMC/2021

Non-material amendment to planning permission 119731/FO/2018 to allow the cladding panel next to the neighbouring building raised up to 1st floor level on the rear elevation together with an increased number of panel joints on all elevations on the ground floor. *Approved 7 October 2021.*

130903/NMC/2021

Non-material amendment to planning permission referenced 119731/FO/2018 to allow alterations to the use of the ground floor commercial floorspace and alterations to the wording of condition 28 to refer to Use Class E, to align with the Town and Country (Use Classes) (amendment) 2020. *Approved 22 July 2021.*

128521/NMC/2020

Non-material amendments to planning permission referenced 119731/FO/2018 to allow elevational alterations and internal reconfiguration, involving new fire escape and access doors, other minor elevational changes, new store and plant rooms. *Approved 16 November 2020.*

119731/FO/2018

Erection of 7 storey building to form 38 apartments and ground floor retail unit (Class A1) together with associated car and cycle parking following demolition of existing building. *Approved 15 November 2018.*

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Saved policy DC26 of the Unitary Development Plan for the City of Manchester;
- Policies DM1, EC1 and SP1 of the Manchester Core Strategy;
- National Planning Policy Framework;

Issues

Principle

The principle of the use of the ground floor has already been established by previous permissions. The only issues for consideration in this case relates to the extended opening hours proposed. Specifically, the use of the ground floor as a medical unit only, which seeks to operate on a 24 hour basis, but on appointment only terms.

Given the nature of the use, the existing environment, noise abatement measures and the operation of an appointment only scheme, the principle of the proposal is considered acceptable and compliant with the aforementioned policy and guidance.

Residential Amenity

The ground floor premises is already authorised to operate between 07.00 - 23.00 hrs daily. The assessment of impact is therefore based on the proposed 24 hours use of the medical facility.

It is considered that given the city centre location of the premises which is situated close to other late-night uses, including bars and restaurants, coupled with the location of the building adjacent to Oldham Road and the nearby inner city ring road, the area already experiences background noise levels typical of a city centre environment and therefore the level of amenity is not comparable to that of a non-city centre location.

Notwithstanding this, the application has been supplemented by Noise Assessment to understand the impact on nearby occupiers during the night, particularly the upper floor residential occupiers, as a result of noise transfer.

The assessment notes that the medical facility does not contain any specialist medical machinery capable of generating noise. The only notable sources of operational noise are understood to comprise ventilation & air-conditioning building services systems, background music in the waiting area, staff/customer conversations, the use of the staff kitchen (sink, coffee machine) and the use of WCs (sinks, toilet flushing, hand-dryers).

The assessment indicates that, with the exception of the use of the WC hand-dryers, noise levels produced during 24/7 operation should satisfy the noise limits and therefore represent a low risk of adverse noise impact on residents above.

Exceedances of the operational noise limit at night are predicted due to the use of the WC hand-dryers, which suggests the potential risk of adverse noise impact on residents above.

As a result, Environmental Health have requested that the hand dryers incorporate a time switch so that they do not operate during night-time hours 23:00-07:00, rather than relying on staff to turn them off. Compliance regarding this arrangement has been incorporated into a Management Plan subject to the inclusion of a condition (condition 28).

The Management Plan also outlines measures to limit any impact. This includes the operation of pre booked appointments only visiting, appropriate signage to inform the public the premises is only visitable by appointments, no ambulance visits and also, the switching off of hand dryers between 23:00-07:00 hrs.

It should also be noted that the extended hours of use are only capable of being operated by occupation of the ground floor by a medical facility and for no other use. Conditions are also already in place with respect to the acoustic attenuation of external equipment and servicing hours.

It is considered that with the measures outlined, the proposed hours of use would not give rise to an unacceptable noise impact which would undermine the living conditions of the nearest residential occupiers. On this basis, the proposal is considered satisfactory.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

1) The development must be begun not later than 15 November 2021.

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 numbered 502/P4, 608/P1, 609/P1, 610/P1, 511/P4, 512/P4, 613/P1, 614/P1, 615/P1, 521/P3 and 522/P3 received by the City Council as Local Planning Authority on 16 August 2018, drawing numbered 507/P5 (as result of a non-material amendment referenced 128521/NMC/2021) received by the City Council as Local Planning Authority on 6 November 2020 and drawings numbered 516/P5 517/ P5 and 518/P5 (as part of non-material amendment referenced 131768/NMC/2021), received by the City Council as Local Planning Authority on 29 September 2021.

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

3) The development hereby approved shall only be implemented in accordance with the external materials detailed within the materials schedule produced by AEW Architects (Ref: B10103-AEW-XX-XX-SH-A-650 - Rev P2), together with the accompanying technical specification details and photographs, received by the City Council as Local Planning Authority on 19 May 2021, agreed pursuant to condition discharge application referenced CDN/20/0771.

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, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the 'Secured by Design' certification, received by the City Council as Local Planning Authority on 25 May 2022, pursuant to condition discharge application referenced CDN/22/0336.

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.

5) Prior to first occupation of the ground floor retail unit hereby approved, full details of any roller shutters to the shopfront of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of the retail unit and thereafter retained.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

6) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Residential Acoustic Design Review Report (Ref: 25227/ADR1) and supplementary Technical Memorandum produced by Hann Tucker Associates (Ref: HT: 25227/PTM1), received by the City Council as Local Planning Authority on 9 December 2020 and 4 February 2022 respectively, pursuant to discharge of condition application referenced CDN/20/0802.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

7) All externally mounted ancillary plant or equipment shall be selected and/or acoustically insulated 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. Following the installation of any external equipment, a post completion report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the plant has been installed as per the required limits. The post completion report shall be submitted within 1 month of first use of the external equipment and the agreed limits shall remain in operation thereafter.

Reason - To safeguard the amenities of existing and future occupiers of nearby residential accommodation, pursuant to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) Deliveries (except for newspapers, mail and associated items) servicing and collections (including waste collections) relating to the ground floor retail unit only, shall not take place outside of the following hours:

07.30 to 20.00 hrs Monday to Saturday.

10.00 to 18.00 hrs Sundays and Bank Holidays

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

9) The ground floor retail unit shall not be open outside the following hours: 07.00 - 23.00 hrs daily, unless the unit is occupied by a medical facility that operates by appointment only between the hours of 23:00 - 07:00.

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

10) The development hereby approved shall only be implemented in accordance with the waste management strategy (Ref: B10103-AEW-RP-A-0002 (P3)) received by the City Council as

Local Planning Authority on 22 June 2021, pursuant to condition discharge application referenced CDN/21/0363.

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 public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

11) The car parking area indicated on drawings numbered 507/P4, 512/P4 and 502/P4 received by the City Council as Local Planning Authority on 16 August 2018, shall be surfaced, demarcated and made available for use prior to any of the residential units hereby approved being occupied. The parking area shall be for the sole use of residential occupants of the development and shall be available for use at all times whilst the apartments are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

12) The bicycle storage area indicated on drawing numbered 507/P4 and 512/P4 received by the City Council as Local Planning Authority on 16 August 2018 shall be implemented in full and made available for use prior to first occupation of the development hereby approved. The approved scheme shall remain available for use whilst the apartments are occupied and retained thereafter.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

13) The development hereby approved shall only be implemented in accordance with the electric vehicle charging point, shown on drawing referenced B10103-AEW-XX-00-DR-A-507/P6, together with the accompanying specification provided on the Pod Point Solo Charger date sheet, received by the City Council as Local Planning Authority on 11 May 202, pursuant to discharge of condition application referenced CDN/21/0363.

The approved details shall then be implemented as part of the development and be in place prior to the first occupation of any of the residential units and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

14) The development hereby approved shall be carried out in accordance with the Residential Travel Plan prepared by prepared by WSP dated March 2018 received by the City Council as Local Planning Authority on 28 August 2018.

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

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of patient/visitors/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

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

15) The development hereby approved shall only be implemented in accordance with the drainage strategy contained within the following documents, pursuant to discharge of condition application referenced CDN/20/0634:

- Flood Risk Assessment & Drainage Strategy (Ref: WSL14445-100-R-1.1.1-FRA) produced by Waterman Structures Ltd, Storm Sewer Design and drawings numbered WSL-ZZ-ZZ-SDR-S-92002 REV T02, WSL-ZZ-ZZ-DR-S-92003 REV P01, received by the City Council as Local Planning Authority on 6 October 2020;

- Agreement by United Utilities on the surface water flows and connection to the combined public sewer, received by e-mail to the City Council as Local Planning Authority on 6 November 2020;

- The updated drainage layout drawing numbered WSL-ZZ-ZZ-DR-S-92001/CO2 received by the City Council as Local Planning Authority on 6 January 2021.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

16) The development hereby approved shall only be implemented in accordance with the drainage verification details, including the photograph of the hydrobrake installed and the back water valve details, received via e-mails from Edgeplan dated 20 April 2022 and 4 May 2022 respectively, pursuant to discharge of condition application referenced CDN/21/0882.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

17) Prior to the commencement of development, if any invasive species are detected, an invasive non-native species protocol shall be submitted to and approved by the City Council as Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed and Himalayan Balsam on site. The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy (2012).

18) The development hereby approved shall only be implemented in accordance with the details on drawing referenced 70088459-100/P02, received by the City Council as Local Planning Authority by e-mail dated 18 January 2022, pursuant to discharge of condition application referenced CDN/21/0749.

The approved scheme shall be implemented and be in place prior to the first occupation of the flats hereby approved and retained thereafter.

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

19) The development hereby approved shall only be carried out in accordance with mitigation measures detailed within the submitted Air Quality Assessment produced by Temple dated 5 April 2018 received by the City Council, as Local Planning Authority on 16 April 2018.

Reason - To minimise the impact upon air quality and in order to minimise the environmental impact of the development, pursuant to policy EN16 of the Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

20) The development hereby approved shall only be implemented in accordance with the Construction and Environmental Management Plan (Ref: 27th August 2020 Rev B) produced by ABGI Construction Ltd, received by the City Council as Local Planning Authority by e-mail from EdgePlan Ltd dated 27 August 2020, pursuant to discharge of condition application referenced CDN/20/0021.

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

21) The development hereby approved shall only be implemented in accordance with the measures set out within Section 3 of the submitted Energy Statement, produced by Hurstwood Environmental Consulting (Ref: 201029c) received by the City Council as Local Planning Authority on 6 January 2021, pursuant to discharge of condition application referenced CDN/20/0737. A post construction review certificate/statement shall be submitted for approval within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy.

22) The development hereby approved shall only be implemented in accordance with the submitted Written Scheme of Investigation prepared by CFA Archaeology Ltd and Archaeology Desk Based Assessment prepared by CFA Archaeology Ltd received by the City Council as Local Planning Authority on 8 August 2019. The following matters are outstanding, pursuant to discharge of condition application referenced CDN/19/0674 and shall be submitted and agreed by the City Council as Local Planning Authority in accordance with an agreed timescale.

- Historic England Level 3 archaeological building survey;
- Targeted evaluation trenching;
- Targeted open area excavation, if required.
- 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.
 - Dissemination of the results commensurate with their significance.
 - Provision for archive deposition of the report and records of the site investigation.

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, pursuant to saved policy DC20 of the Unitary Development Plan for the City of Manchester and Section 16 of the National Planning Policy Framework (NPPF).

23) The development hereby approved shall only be implemented in accordance with the submitted details received by the City Council as Local Planning Authority on 8 October 2020, pursuant to discharge of condition applications referenced CDN/20/0645 and CDN/21/0430 Namely:

- Supplementary Geo-Environmental Appraisal produced by GroundTech Consulting (October 2020) - Ref: GRO-19134-1834;
- Calibration Certificate dated 13 March 2020;
- Calibration Certificate dated 19 March 2020.
- Covering letter and ABGi letter dated 04 June 2021, which confirms no ground remediation is required.

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 Manchester Core Strategy.

24) The development hereby approved shall only be implemented in accordance with the agreed window design shown on drawings numbered B10103-AEW-XX-XX-DR-A-616/P3, E100/02, Z100/03, Z101/02, A100/02, A101/02, 11303.10001470C_01/B, Pro Steel Brick Faced Lintel data sheet, screw fix details and associated photographs, received by the City Council as Local Planning Authority on 15 June 2021, pursuant to discharge of condition application referenced CDN/20/0778.

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, pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy.

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the apartments hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

26) The ground floor retail commercial unit hereby approved shall not be used for any other purpose other than Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class E.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

27) The development hereby approved shall only be implemented in accordance with the accessible parking provision detailed on drawing referenced B10103-AEW-XX-00-DR-A-617/P1, received by the City Council as Local Planning Authority on 26 April 2021, pursuant to

discharge of condition application referenced CDN/21/0330. The accessible provision shall be retained thereafter.

Reason To ensure that there is adequate disabled parking provision for future occupants of the development pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

28) The hours of use hereby agreed shall only operate in strict accordance with the measures detailed within the submitted Management Plan received by the City Council as Local Planning Authority on 20 September 2022.

Reason - To safeguard amenity, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

New Cross Dental Surgery, 50 - 52 Oldham Road, Manchester, M4 5EE
2 Anita Street, Manchester, M4 5DU
11 Anita Street, Manchester, M4 5DU
6 Anita Street, Manchester, M4 5DU
Cafe, Express Building, 1 George Leigh Street, Manchester, M4 5DL
First Floor, 6 Oldham Road, Manchester, M4 5DE
29 George Leigh Street, Manchester, M4 5DR
48A Oldham Road, Manchester, M4 5EE
23 George Leigh Street, Manchester, M4 5DR
50A Oldham Road, Manchester, M4 5EE
46A Oldham Road, Manchester, M4 5EE
Suites, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Jungle Jazz Cafe Limited, 44 Oldham Road, Manchester, M4 5EE
31 George Leigh Street, Manchester, M4 5DR
Ground Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
First Floor, Express Networks, George Leigh Street, Manchester, M4 5DL
First Floor, Phase 2 Express Network, George Leigh Street, Manchester, M4 6BD
Apartment 306, 5 Luna Street, Manchester, M4 5LX
Apartment 304, 5 Luna Street, Manchester, M4 5LX
Apartment 212, 5 Luna Street, Manchester, M4 5LX
Apartment 301, 5 Luna Street, Manchester, M4 5LX
Apartment 204, 5 Luna Street, Manchester, M4 5LX
Apartment 209, 5 Luna Street, Manchester, M4 5LX
Apartment 207, 5 Luna Street, Manchester, M4 5LX
Apartment 201, 5 Luna Street, Manchester, M4 5LX
52A Oldham Road, Manchester, M4 5EE
46B Oldham Road, Manchester, M4 5EE
Unit B, 6 Oldham Road, Manchester, M4 5DE
Ground Floor, 6 Oldham Road, Manchester, M4 5DE
Unit C, 6 Oldham Road, Manchester, M4 5DB
5 Luna Street, Manchester, M4 5LX
Flat 317, 43 Oldham Road, Manchester, M4 5ER
Flat 315, 43 Oldham Road, Manchester, M4 5ER
Flat 214, 43 Oldham Road, Manchester, M4 5ER
Flat 210, 43 Oldham Road, Manchester, M4 5ER
Flat 116, 43 Oldham Road, Manchester, M4 5ER
Flat 114, 43 Oldham Road, Manchester, M4 5ER
Flat 110, 43 Oldham Road, Manchester, M4 5ER
41 Oldham Road, Manchester, M4 5FS
Unit 50, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 11, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 514, 6 Oldham Road, Manchester, M4 5DB
Flat 513, 6 Oldham Road, Manchester, M4 5DB
Flat 509, 6 Oldham Road, Manchester, M4 5DB
Flat 412, 6 Oldham Road, Manchester, M4 5DB
Flat 411, 6 Oldham Road, Manchester, M4 5DB
Flat 313, 6 Oldham Road, Manchester, M4 5DB

Flat 5, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 14, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 302, 5 Luna Street, Manchester, M4 5LX
Apartment 206, 5 Luna Street, Manchester, M4 5LX
Apartment 203, 5 Luna Street, Manchester, M4 5LX
Flat 41, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 13, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 10, Connect House, 1 Henry Street, Manchester, M4 5DA
27 George Leigh Street, Manchester, M4 5DR
8 Anita Street, Manchester, M4 5DU
Flat 112, 43 Oldham Road, Manchester, M4 5ER
Flat 611, 43 Oldham Road, Manchester, M4 5ES
Flat 607, 43 Oldham Road, Manchester, M4 5ES
Flat 606, 43 Oldham Road, Manchester, M4 5ES
Flat 602, 43 Oldham Road, Manchester, M4 5ES
Flat 515, 43 Oldham Road, Manchester, M4 5ES
Flat 508, 43 Oldham Road, Manchester, M4 5ES
Flat 505, 43 Oldham Road, Manchester, M4 5ES
Flat 413, 43 Oldham Road, Manchester, M4 5ER
Flat 412, 43 Oldham Road, Manchester, M4 5ER
Flat 316, 43 Oldham Road, Manchester, M4 5ER
Flat 312, 43 Oldham Road, Manchester, M4 5ER
Flat 217, 43 Oldham Road, Manchester, M4 5ER
Flat 207, 43 Oldham Road, Manchester, M4 5ER
Flat 206, 43 Oldham Road, Manchester, M4 5ER
Flat 115, 43 Oldham Road, Manchester, M4 5ER
Flat 104, 43 Oldham Road, Manchester, M4 5ER
Flat 11, 43 Oldham Road, Manchester, M4 5ER
Flat 9, 43 Oldham Road, Manchester, M4 5ER
Flat 4, 43 Oldham Road, Manchester, M4 5ER
Unit 44, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 40, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 36, Express Building, 1 George Leigh Street, Manchester, M4 5DL
MONARCH SOLICITORS LTD, Unit 25, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 18, Express Building, 1 George Leigh Street, Manchester, M4 5DL
PRESTIGE FITNESS, Unit 12, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 9, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 510, 6 Oldham Road, Manchester, M4 5DB
Flat 505, 6 Oldham Road, Manchester, M4 5DB
Flat 502, 6 Oldham Road, Manchester, M4 5DB
Flat 310, 6 Oldham Road, Manchester, M4 5DB
Flat 306, 6 Oldham Road, Manchester, M4 5DB
Flat 302, 6 Oldham Road, Manchester, M4 5DB
Flat 301, 6 Oldham Road, Manchester, M4 5DB
Flat 211, 6 Oldham Road, Manchester, M4 5DB
Flat 206, 6 Oldham Road, Manchester, M4 5DB
Flat 201, 6 Oldham Road, Manchester, M4 5DB
Flat 37, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 28, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 17, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 307, 5 Luna Street, Manchester, M4 5LX
Flat 45, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 36, Connect House, 1 Henry Street, Manchester, M4 5DA

Flat 33, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 29, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 20, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 11, Connect House, 1 Henry Street, Manchester, M4 5DA
7 Anita Street, Manchester, M4 5DU
Flat 905, 43 Oldham Road, Manchester, M4 5ES
Flat 903, 43 Oldham Road, Manchester, M4 5ES
Flat 807, 43 Oldham Road, Manchester, M4 5ES
Flat 709, 43 Oldham Road, Manchester, M4 5ES
Flat 708, 43 Oldham Road, Manchester, M4 5ES
Flat 415, 43 Oldham Road, Manchester, M4 5ER
Flat 514, 43 Oldham Road, Manchester, M4 5ES
Flat 510, 43 Oldham Road, Manchester, M4 5ES
Flat 506, 43 Oldham Road, Manchester, M4 5ES
Flat 410, 43 Oldham Road, Manchester, M4 5ER
Flat 314, 43 Oldham Road, Manchester, M4 5ER
Flat 309, 43 Oldham Road, Manchester, M4 5ER
Flat 304, 43 Oldham Road, Manchester, M4 5ER
Flat 211, 43 Oldham Road, Manchester, M4 5ER
Unit 43, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 30, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 29, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 28, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 20, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 1, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 511, 6 Oldham Road, Manchester, M4 5DB
Flat 508, 6 Oldham Road, Manchester, M4 5DB
Flat 504, 6 Oldham Road, Manchester, M4 5DB
Flat 501, 6 Oldham Road, Manchester, M4 5DB
Flat 404, 6 Oldham Road, Manchester, M4 5DB
Flat 207, 6 Oldham Road, Manchester, M4 5DB
Flat 205, 6 Oldham Road, Manchester, M4 5DB
Flat 26, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 21, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 308, 5 Luna Street, Manchester, M4 5LX
Apartment 214, 5 Luna Street, Manchester, M4 5LX
Apartment 205, 5 Luna Street, Manchester, M4 5LX
Flat 9, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 43, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 24, Connect House, 1 Henry Street, Manchester, M4 5DA
25 George Leigh Street, Manchester, M4 5DR
Flat 710, 43 Oldham Road, Manchester, M4 5ES
Flat 706, 43 Oldham Road, Manchester, M4 5ES
Flat 704, 43 Oldham Road, Manchester, M4 5ES
Flat 613, 43 Oldham Road, Manchester, M4 5ES
Flat 502, 43 Oldham Road, Manchester, M4 5ES
Flat 405, 43 Oldham Road, Manchester, M4 5ER
Flat 302, 43 Oldham Road, Manchester, M4 5ER
Flat 212, 43 Oldham Road, Manchester, M4 5ER
Flat 209, 43 Oldham Road, Manchester, M4 5ER
Flat 102, 43 Oldham Road, Manchester, M4 5ER
Flat 101, 43 Oldham Road, Manchester, M4 5ER
Flat 7, 43 Oldham Road, Manchester, M4 5ER
Unit 47, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 45, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 42, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 35, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 33, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 32, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 24, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 23, Express Building, 1 George Leigh Street, Manchester, M4 5DL
EQUITY, Unit 16, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 13, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 413, 6 Oldham Road, Manchester, M4 5DB
Unit 6, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 4, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 507, 6 Oldham Road, Manchester, M4 5DB
Flat 410, 6 Oldham Road, Manchester, M4 5DB
Flat 408, 6 Oldham Road, Manchester, M4 5DB
Flat 407, 6 Oldham Road, Manchester, M4 5DB
Flat 401, 6 Oldham Road, Manchester, M4 5DB
Flat 311, 6 Oldham Road, Manchester, M4 5DB
Flat 203, 6 Oldham Road, Manchester, M4 5DB
Flat 30, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 19, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 213, 5 Luna Street, Manchester, M4 5LX
Flat 6, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 40, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 802, 43 Oldham Road, Manchester, M4 5ES
Flat 712, 43 Oldham Road, Manchester, M4 5ES
Flat 711, 43 Oldham Road, Manchester, M4 5ES
Flat 705, 43 Oldham Road, Manchester, M4 5ES
Flat 605, 43 Oldham Road, Manchester, M4 5ES
Flat 511, 43 Oldham Road, Manchester, M4 5ES
Flat 402, 43 Oldham Road, Manchester, M4 5ER
Flat 311, 43 Oldham Road, Manchester, M4 5ER
Flat 301, 43 Oldham Road, Manchester, M4 5ER
Flat 205, 43 Oldham Road, Manchester, M4 5ER
Flat 202, 43 Oldham Road, Manchester, M4 5ER
Flat 201, 43 Oldham Road, Manchester, M4 5ER
Flat 105, 43 Oldham Road, Manchester, M4 5ER
Flat 103, 43 Oldham Road, Manchester, M4 5ER
Flat 6, 43 Oldham Road, Manchester, M4 5ER
Flat 5, 43 Oldham Road, Manchester, M4 5ER
Flat 3, 43 Oldham Road, Manchester, M4 5ER
Flat 1, 43 Oldham Road, Manchester, M4 5ER
Unit 31, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 21, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 409, 6 Oldham Road, Manchester, M4 5DB
Flat 406, 6 Oldham Road, Manchester, M4 5DB
Flat 309, 6 Oldham Road, Manchester, M4 5DB
Flat 303, 6 Oldham Road, Manchester, M4 5DB
Flat 214, 6 Oldham Road, Manchester, M4 5DB
Flat 209, 6 Oldham Road, Manchester, M4 5DB
Flat 208, 6 Oldham Road, Manchester, M4 5DB
Flat 44, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 305, 5 Luna Street, Manchester, M4 5LX

Apartment 303, 5 Luna Street, Manchester, M4 5LX
Flat 38, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 27, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 1, Connect House, 1 Henry Street, Manchester, M4 5DA
5 Anita Street, Manchester, M4 5DU
Flat 714, 43 Oldham Road, Manchester, M4 5ES
Flat 703, 43 Oldham Road, Manchester, M4 5ES
Flat 702, 43 Oldham Road, Manchester, M4 5ES
Flat 701, 43 Oldham Road, Manchester, M4 5ES
Flat 616, 43 Oldham Road, Manchester, M4 5ES
Flat 208, 43 Oldham Road, Manchester, M4 5ER
Flat 513, 43 Oldham Road, Manchester, M4 5ES
Flat 406, 43 Oldham Road, Manchester, M4 5ER
Flat 310, 43 Oldham Road, Manchester, M4 5ER
Flat 117, 43 Oldham Road, Manchester, M4 5ER
Flat 111, 43 Oldham Road, Manchester, M4 5ER
Flat 108, 43 Oldham Road, Manchester, M4 5ER
Flat 106, 43 Oldham Road, Manchester, M4 5ER
Flat 10, 43 Oldham Road, Manchester, M4 5ER
Flat 2, 43 Oldham Road, Manchester, M4 5ER
Unit 49, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 41, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 27, Express Building, 1 George Leigh Street, Manchester, M4 5DL
UPROMISE INTERNATIONAL LTD, Unit 22, Express Building, 1 George Leigh Street,
Manchester, M4 5DL
Unit 17, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 312, 6 Oldham Road, Manchester, M4 5DB
Flat 308, 6 Oldham Road, Manchester, M4 5DB
Flat 204, 6 Oldham Road, Manchester, M4 5DB
Flat 35, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 32, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 23, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 211, 5 Luna Street, Manchester, M4 5LX
Apartment 202, 5 Luna Street, Manchester, M4 5LX
Flat 34, Connect House, 1 Henry Street, Manchester, M4 5DA
4 Anita Street, Manchester, M4 5DU
12 Anita Street, Manchester, M4 5DU
Flat 907, 43 Oldham Road, Manchester, M4 5ES
Flat 906, 43 Oldham Road, Manchester, M4 5ES
Flat 804, 43 Oldham Road, Manchester, M4 5ES
Flat 801, 43 Oldham Road, Manchester, M4 5ES
Flat 715, 43 Oldham Road, Manchester, M4 5ES
Flat 617, 43 Oldham Road, Manchester, M4 5ES
Flat 614, 43 Oldham Road, Manchester, M4 5ES
Flat 610, 43 Oldham Road, Manchester, M4 5ES
Flat 608, 43 Oldham Road, Manchester, M4 5ES
Flat 603, 43 Oldham Road, Manchester, M4 5ES
Flat 517, 43 Oldham Road, Manchester, M4 5ES
Flat 512, 43 Oldham Road, Manchester, M4 5ES
Flat 503, 43 Oldham Road, Manchester, M4 5ES
Flat 417, 43 Oldham Road, Manchester, M4 5ER
Flat 416, 43 Oldham Road, Manchester, M4 5ER
Flat 414, 43 Oldham Road, Manchester, M4 5ER
Flat 411, 43 Oldham Road, Manchester, M4 5ER

Flat 409, 43 Oldham Road, Manchester, M4 5ER
Flat 313, 43 Oldham Road, Manchester, M4 5ER
Flat 307, 43 Oldham Road, Manchester, M4 5ER
Flat 306, 43 Oldham Road, Manchester, M4 5ER
Flat 215, 43 Oldham Road, Manchester, M4 5ER
Flat 203, 43 Oldham Road, Manchester, M4 5ER
Flat 113, 43 Oldham Road, Manchester, M4 5ER
Flat 109, 43 Oldham Road, Manchester, M4 5ER
Flat 107, 43 Oldham Road, Manchester, M4 5ER
Flat 8, 43 Oldham Road, Manchester, M4 5ER
Unit 39, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 38, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 15, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 14, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 8, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 7, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 5, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 3, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 506, 6 Oldham Road, Manchester, M4 5DB
Flat 503, 6 Oldham Road, Manchester, M4 5DB
Flat 405, 6 Oldham Road, Manchester, M4 5DB
Flat 307, 6 Oldham Road, Manchester, M4 5DB
Flat 304, 6 Oldham Road, Manchester, M4 5DB
Flat 213, 6 Oldham Road, Manchester, M4 5DB
Flat 7, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 42, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 208, 5 Luna Street, Manchester, M4 5LX
Flat 8, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 31, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 16, Connect House, 1 Henry Street, Manchester, M4 5DA
9 Anita Street, Manchester, M4 5DU
10 Anita Street, Manchester, M4 5DU
Flat 902, 43 Oldham Road, Manchester, M4 5ES
Flat 901, 43 Oldham Road, Manchester, M4 5ES
Flat 803, 43 Oldham Road, Manchester, M4 5ES
Flat 717, 43 Oldham Road, Manchester, M4 5ES
Flat 612, 43 Oldham Road, Manchester, M4 5ES
Flat 609, 43 Oldham Road, Manchester, M4 5ES
Flat 601, 43 Oldham Road, Manchester, M4 5ES
Flat 507, 43 Oldham Road, Manchester, M4 5ES
Flat 408, 43 Oldham Road, Manchester, M4 5ER
Flat 407, 43 Oldham Road, Manchester, M4 5ER
Flat 404, 43 Oldham Road, Manchester, M4 5ER
Flat 403, 43 Oldham Road, Manchester, M4 5ER
Flat 401, 43 Oldham Road, Manchester, M4 5ER
Flat 308, 43 Oldham Road, Manchester, M4 5ER
Flat 305, 43 Oldham Road, Manchester, M4 5ER
Flat 303, 43 Oldham Road, Manchester, M4 5ER
Flat 216, 43 Oldham Road, Manchester, M4 5ER
Flat 213, 43 Oldham Road, Manchester, M4 5ER
Flat 204, 43 Oldham Road, Manchester, M4 5ER
Unit 48, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 46, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 37, Express Building, 1 George Leigh Street, Manchester, M4 5DL

Unit 26, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 19, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 10, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit 2, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Unit A, 6 Oldham Road, Manchester, M4 5DE
Flat 512, 6 Oldham Road, Manchester, M4 5DB
Flat 414, 6 Oldham Road, Manchester, M4 5DB
Flat 403, 6 Oldham Road, Manchester, M4 5DB
Flat 402, 6 Oldham Road, Manchester, M4 5DB
Flat 314, 6 Oldham Road, Manchester, M4 5DB
Flat 305, 6 Oldham Road, Manchester, M4 5DB
Flat 212, 6 Oldham Road, Manchester, M4 5DB
Flat 12, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 210, 6 Oldham Road, Manchester, M4 5DB
Flat 202, 6 Oldham Road, Manchester, M4 5DB
Flat 4, Connect House, 1 Henry Street, Manchester, M4 5DA
Apartment 210, 5 Luna Street, Manchester, M4 5LX
Flat 46, Connect House, 1 Henry Street, Manchester, M4 5DA
Unit 34, Express Building, 1 George Leigh Street, Manchester, M4 5DL
Flat 39, Connect House, 1 Henry Street, Manchester, M4 5DA
Serviced Apartment 3, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 25, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 2, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 18, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 15, Connect House, 1 Henry Street, Manchester, M4 5DA
3 Anita Street, Manchester, M4 5DU
1 Anita Street, Manchester, M4 5DU
33 George Leigh Street, Manchester, M4 5DR
Flat 22, Connect House, 1 Henry Street, Manchester, M4 5DA
Flat 904, 43 Oldham Road, Manchester, M4 5ES
Flat 806, 43 Oldham Road, Manchester, M4 5ES
Flat 805, 43 Oldham Road, Manchester, M4 5ES
Flat 716, 43 Oldham Road, Manchester, M4 5ES
Flat 713, 43 Oldham Road, Manchester, M4 5ES
Flat 707, 43 Oldham Road, Manchester, M4 5ES
Flat 615, 43 Oldham Road, Manchester, M4 5ES
Flat 604, 43 Oldham Road, Manchester, M4 5ES
Flat 516, 43 Oldham Road, Manchester, M4 5ES
Flat 509, 43 Oldham Road, Manchester, M4 5ES
Flat 504, 43 Oldham Road, Manchester, M4 5ES
Flat 501, 43 Oldham Road, Manchester, M4 5ES

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
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 - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRL