

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133143/VO/2022

Date registered valid: 8 March 2022

Proposal: City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works.

Address: Red Bank Neighbourhood, Victoria North, Manchester

Ward(s): Cheetham Ward
Miles Platting & Newton Heath Ward

Applicant: Manchester City Council C/o Agent

Agent (if any): Mr Ed Harvey Avison Young Norfolk House, 7 Norfolk Street, Manchester, M2 1DW

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

Recommendation: Approve

Date of recommendation: 14 July 2022

Application details

Type of application: Regulation 3 Consent

Development type: Largescale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 3 May 2022 Expired: 2 June 2022

Neighbour notifications

Printed: 3 May 2022 Expired: 2 June 2022

Site notice

No site notice has been produced

Press advert

Published: 10 May 2022 Expired: 9 June 2022 Published: 22 March 2022 Expired: 12 April 2022

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

The application site extends to approximately 15.74ha and comprises an irregular shaped parcel of land to the south of Red Bank Road, Manchester. The majority of the works proposed would be undertaken in Red Bank area.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

To the east and south of the application site are areas of hardstanding, trees and vegetation beyond which is the River Irk. Residential uses located at the Green Quarter and industrial uses associated with the Strangeways employment area are located to the north of the application site beyond Red Bank.

Description of development

City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the

improvements of St Catherine's Wood to form part of a City River Park, and other associated works.

The application is also the subject of an Environmental Statement which includes the following chapters:

- Ecology and Trees;
- Archaeology and Heritage;
- Ground Conditions;
- Flood Risk and Drainage;
- Townscape and Visual;
- Transport and Access;
- Air Quality and Dust;
- Noise and Vibration;
- Waste;
- Health;
- Socio-Economics; and
- Climate Change.

Consultations & Notification Responses

Local residents/public opinion – One letter of support has been received. This supports the intention to improve St Catherine's Wood. The proposal correctly identifies that the wood is not currently a space for people to enjoy and the proposals give confidence that the revamped wood would be a true asset to the community. The proposal to increase biodiversity and the trees is also supported and request this is contained to the wood rather than in areas outside of the wood.

Friends of Catherine Wood advise that they support the planning application who are excited to see the last design drawings of the improve wood focus on maintaining the character of the wood itself, and especially improving the number and quality of trees although it is requested that these be on site rather than in neighbouring areas. Support is given to improving biodiversity especially preserving areas of the wood for this purpose.

Highway Services advise that the proposed site access off Red Bank is acceptable in principle subject to the provision of junction visibility and swept paths. There is also likely to be temporary site entrance signing required on Red Bank on either side of the site access. Only an outline design has currently been provided of a standard priority junction. Whilst the submitted transport statement indicates that this type of junction can accommodate the proposed motor vehicle flows, this primary access point could be signalised in future as site development progresses which would support the movement of pedestrian and cycle traffic.

Parking restrictions would be required at the junction which would be introduced via a traffic regulation order as part of a S278 highway agreement to this application.

On the wider road network, as the development progresses, further junction assessment will be needed to determine whether capacity is exceeded at other junctions on the adjacent highway network.

Within this enabling phase, no works are proposed to Dantzig Street/Collyhurst Road, Chase Street, Crabbe Street or Hargreaves Street. Whilst this is noted, we would expect that for future development phases, consideration is given to the wider pedestrian and cycle movements around the development and in this regard, we would suggest that an area wide study is undertaken.

In terms of road geometry, the new estate road (referred to as Plateau Avenue) is 7.3m wide at its junction with Red Bank then narrowing to 6m wide. Whilst this is acceptable in principle, we would request that vehicle tracking be submitted for its entire length to verify that the necessary vehicle movements (including those for a local authority collection vehicle circa 11.5m long) are provided. A one-way "squareabout" is proposed in the northeast corner, and whilst this may have aesthetic appeal it has the disadvantage that highway debris would collect in the corners.

It is not currently clear whether Plateau Avenue is to be offered for highway adoption. In terms of highway geometry, a sufficiently wide footway and carriageway is being provided. However, given the issues relating to unwanted commuter on-street parking in this area, Highways could not adopt the road in this format with the amount of on-street parking proposed. Even if the road were to remain private, it is suggested that some means of onstreet parking management would be required by the landowner to curtail potential issues caused by commuters.

In relation to the proposed road geometry of the new estate road, TfGM have suggested that with regard to cycle movements, it may be preferable to have narrower footways (minimum 2m) and a wider carriageway.

The inclusion of street trees within the adopted highway would require the application of a commuted sum for maintenance and upkeep. If such areas were intended as SuDS soakaways, then these will be reviewed by the MCC Flood Risk Management Team. The highway general arrangement drawing indicates that cyclists will use the main carriageway on Plateau Avenue and if this is the case then appropriate traffic calming features are installed to manage vehicle speeds.

In relation to the woodland works, the elevated walkways provide acceptable gradients for accessibility purposes and are therefore acceptable to Highways.

Boundary treatment proposals are acceptable from a highway perspective.

A construction management plan is required.

Transport for Greater Manchester (TfGM) advise that they are landowner to the north of the application site and will submit further comments on the future phase 4 application.

Environmental Health advise that they require a construction management plan to be agreed together with details of plant and equipment. Further details are required in respect of the ground conditions.

Flood Risk Management Team advise that a drainage scheme is required to be prepared for the development along with a verification report when the works are complete and future management and maintenance. These should be secured by planning condition.

Environment Agency

Greater Manchester Ecology Unit (GMEU) advise that an ecology survey has been carried out and the proposal would not cause any harmful effects on sites designated for their nature conservation value. The most important habitats which could be affected by the scheme are broadleaved woodland and the river Irk watercourse and river corridor. Parts of the woodland have recently been cleared to facilitate site investigations. Impacts on trees and woodland would be off set, at least in part, by the enhancements to St Catherine's Wood as part of the City River Park which is welcome. Tree and shrub planting would take place as part of a detailed landscape proposal of the development platforms.

The enhancements to the river course are planned but would follow as part of a future planning application. A construction environmental method statement should be prepared which includes details of how pollution of the water course would be avoided during the course of the works.

The proposal would not cause substantive harm to protected or priority species except for nesting birds and foraging bats. A condition requiring no vegetation clearance is required.

Details of the proposed lighting is required to protect nocturnal wildlife, particularly bats. There should also be the installation of nesting bird boxes and bat roostings.

A method statement should be prepared to treat Japanese knotweed and Himalayan balsam.

The proposals include the enhancement of St Catherine's Wood as part of the City River Park, improved access to the river corridor, new SuDs scheme and the creation of new public realm. But even including these enhancements to biodiversity, the development proposals included in this application would not achieve the net gain in biodiversity encouraged by the NPPF.

This application is a planned series of inter-connected application for the development site and the wider area and that future applications would include river naturalisation and new ecological enhancements and habitat creation along the river (the river is the most important ecological asset that would be affected by the development).

Extensive new landscaping proposal would form part of the detailed proposal for the platforms, created as part of the current application, and would be an important part of development proposal for the much wider Victoria North development.

There is a high level of confidence that habitat creation would achieve the net gain in biodiversity across the wider Victoria North area. A condition is required that in the event that the residential led development does not take place within a certain period of time of completion of the HIF infrastructure works, the land is restored in line with submitted details.

Greater Manchester Archaeology Advisory Service (GMAAS) advise that the application site has a moderate to high potential to contain archaeological remains of interest deriving from historic industrial activity. The site of the former Travis Isle Mill, a water-powered corn mill that was in operation from at least the mid-17th century is of particular archaeological interest. Other sites of potential archaeological interest within the application area include the 19th-century Collyhurst Dyeworks, and a group of buildings that previously occupied the south-western part of the site, such as the Dolphin Baths, Clough Mill, Union Bridge Ironworks, Little Green Brewery, and back-to-back workers' housing. All of these sites of potential archaeological interest warrant further investigation in advance of development to establish the presence, extent and significance of any surviving below-ground remains

Policy

Manchester Core Strategy (2012) relevant policies include SP1, EC1, H3, EN9, EN14, EN16, EN18 and DM1

Unitary Development Plan for the City of Manchester (1995) relevant saved policy DC26

Manchester Northern Gateway Strategic Regeneration Framework (2019)

Lower Irk Valley Neighbourhood Development Framework (2016)

North Manchester Strategic Regeneration Framework (2012)

National Planning Policy Framework (2021)

Other legislative requirements

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Environmental Impact Assessment The applicant has submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and has considered the following topic areas:

- Ecology and Trees;
- Archaeology and Heritage;
- Ground Conditions;
- Flood Risk and Drainage;
- Townscape and Visual;
- Transport and Access;
- Air Quality and Dust;
- Noise and Vibration;
- Waste;
- Health;
- Socio-Economics; and

- Climate Change

The Proposed Development is an “Infrastructure Project” (Schedule 2, 10 (b)) as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are judged to be significant environmental impacts as a result of the development and its change from the current use of the site as a car park.

The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects.

In accordance with the EIA Regulations, this ES sets out the following information:

- A description of the proposal comprising information about its nature, size and scale;
- The data necessary to identify and assess the main effects that the proposal is likely to have on the environment;
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the proposals possible impact on human beings, water, air, climate, cultural heritage, townscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects; and
- Summary, in non-technical language, of the information specified above.

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

Issues

Principle of development and impact on regeneration

The application site is located in an area known as “Victoria North”. The Northern Gateway Strategic Regeneration Framework sets out the strategic objectives for this area and identifies 7 seven neighbourhoods where development activity will take place in order to deliver upon the vision for new homes, green spaces and infrastructure connecting the City Centre to Collyhurst.

The application site is located in the Red Bank Neighbourhood and this proposal represents the second phase of 4 key projects in the delivery of this neighbourhood. In order to unlock the potential of this area, a programme of infrastructure investment has been secured to facilitate its development. Housing Investment Funding (HIF) has been secured to deliver the early critical phases of work in the Red Bank neighbourhood. This includes infrastructure and flood works.

Planning permission was granted early this year for the following planning permission:

City Council Development for enabling works including tree and vegetation removal, creation of a temporary haul road and demolition of the Creamline Dairies buildings in association with the future delivery of the new Red Bank Neighbourhood.

132252/VOI/2021

The proposal which forms part of this planning application consists of distinct areas of which include:

- The creation of development platforms;
- Formation of a new spine road (Phase 1);
- New utilities and services connections that will allow for future residential-led development (to be applied for in a future planning application); and
- New and improved green infrastructure, including the revitalisation St Catherine's Wood as part of the City River Park, are the subject of this planning application.

The enhancement of St Catherine's Wood park to deliver approximately 4.5ha of the City River Park, including vegetation planting, lighting and security, and a new circulation route access for pedestrian and cyclists leading from St Catherine's Wood bridge, including some minor reprofiling of slopes to the rear of the park and tree and shrub clearance.

In addition, there would be the creation of new public realm in the form of Red Bank Terraces, and Union Waterfront at the southern-most extent of the site, and connecting pedestrian and cycling circulation routes.

A series of preparatory works are required including the demolition of sections of retaining wall. Three sections of the existing river wall adjacent to the northern banks of the River Irk are proposed to facilitate the proposed earthworks and landscaping in these areas. Tree and shrub clearance would also take place to facilitate the construction of the residential led development platforms (Red Bank Plateau) and proposed areas of landscaping improvements. There would also be the cut and fill and remediation of the Red Bank Plateau and Red Bank Terraces including the regrading/reprofiling of existing slopes and changing the Red Bank Plateau platform levels. The reprofiling of stretches of the northern bank of the River Irk and the erection of a bund to assist with flood alleviation would also be created.

A series of highway works would also be proposed. The formation of the new spine road was agreed as part of the first planning application. This proposal is seeking permission for the road at plateau avenue. The final finish to the highway would form part of the later residential planning application. There would also be the creation of a circulation route leading from Red Bank Terraces and Union Waterfront at the western extent of the site to the eastern most point for emergency access. A new priority junction would also be created at Red Bank.

Utilities are also proposed in the area including SuDs.

A series of temporary measures are also proposed which include creation of a temporary construction access at the eastern point of the site and temporary site security including gate and fencing to be erected during construction.

These works are essential to unlocking the Red Bank neighbourhood and mark the second phase of the HIF spending. The proposed works are therefore considered to be acceptable in principle as they mark a significant step in supporting the objections of the SRF and the ongoing regeneration of this part of Manchester city centre in order to deliver upon the economic growth, new homes and green infrastructure required.

Matters which require consideration are visual amenity, ecology, traffic and transport, surface water drainage, ground conditions, air quality. These matters will be considered below.

Revitalisation of St Catherine's Wood

St Catherine's Wood at present is a part planted, part self-seeded mixed woodland on the site of the former Travis Isle Mill and house and St Catherine's School and Church, from whom it takes

its name. This character area will retain its woodland identity yet with appropriate management in place in order to secure safety and enhance its benefits to wildlife.

The proposals for new and improved green infrastructure include the revitalisation of St Catherine's Wood to deliver approximately 4.5ha of landscaped green space as part of the new City River Park, which is proposed as part of the Northern Gateway SRF. The proposals for St Catherine's wood comprise fully accessible walking and cycling routes.

St Catherine's Wood drops c. 10m in level from Red Bank Plateau down to the River Irk. A fully accessible 1 in 21 or greater slope is proposed within the woods for pedestrians and cyclists, that winds its way up the slope through the woodland, with shorter more direct stepped routes also available.

A riverside walk is proposed to run the entire length of the woodland, from Union Waterfront to meet the Red Bank Plateau development plots. Some areas the existing river wall are proposed to be removed and the land reprofiled. This will allow wildlife to move freely between the river and woods, underneath a raised metal board-walk.

To create the circulation route and vision through St Catherine's Wood, access into the existing park would be temporarily created from the Red Bank Plateau through an area of low quality and lower density vegetation adjacent to future Plot RB04. This would allow the riverbank wall to be removed in two short sections and the bank reprofiled to improve connectivity with the river. The excavated material will be retained within the park and used to reprofile the slope forming the circulation route through the park. The temporary access will be reinstated once the wood works have been completed.

Woodland play and artwork is also proposed, with a focus on timber structures that will integrate within the existing trees and topography to provide interactive play elements for a wide range of child ages.

Equipment will be installed with sensitivity around the existing trees and with an aim to encourage children's appreciation of nature. Water play will provide a different type of engagement and a sense of connection to the River Irk.

Lighting will be applied to the primary route through the woodland connecting the Plateau and Dantzic Street. Low intensity lighting to some areas of play will allow passive surveillance for night-time use. Areas of darkness away from the routes will be preserved for the benefit of ecology.

There would be some tree removal which, would be considered elsewhere within this report, in order to open up the woodland and incorporate new accessible footways. The majority of tree would be retained and integrated into the design. There would also be new areas of landscaping and trees.

The existing river wall will be removed along the northern bank of the River Irk, to the east of Union Bridge (which will be unaffected by the works), and reprofiled with terraces and steps, providing a new piece of engaging public realm with strong connectivity to the river.

The existing topographical slope which is present between future Plots RB02 and RB03 and the River Irk will be regraded to address slope stability. In addition, the ground level future Plots of RB02 and RB03 will be reduced from current ground levels on the plateau to maximise the

development footprint of these plots (taking consideration of the reprofiled slope). The 10m level change will be reprofiled in a series of steps and is referred to as Red Bank Terraces.

Informal seating terraces are proposed to nestle into the existing contours where there is currently a clearing in the woodland. A variety of seating will be provided to suit all user groups, including options with backrests, as well as benches, and picnic tables.

Red Bank Terraces

Red Bank Terraces will see a new fully accessible cycle and pedestrian route up through the site from the River Irk alongside stepped more direct routes and informal play. The 10 metre level change between the River Irk and the development plots on the Red Bank Plateau above is currently pinched in at the point of the proposed feature steps. This significant drop is elongated out towards the river to allow for a route for both pedestrians and cyclists with a central more direct stepped route up through the centre.

A large amount of tree removal would need to take place to facilitate this, the terraces would be heavily planted with a wide range of species. Planting will flow throughout this area of the site with several new trees of a variety of species proposed.

This area also includes the upper and lower existing viaduct areas which will be transformed into new destination areas of public realm. Secondary, more meandering routes of perforated metal cantilevered steps will provide a less formal means of access and allow for planting to flow beneath them.

A linear park will link directly into the top of the feature steps and can also be accessed via steps from the south. The form of the space is planned to be retained as much as possible as an attractive raised green and destination public realm.

Lighting will be applied to the winding pathways and stairs, seating areas and soft landscaping. Enhanced levels of light will be provided to changes in level at ramps and stepped routes. The Viaduct route from the top of the terraces into the city will have low level lighting to allow the sky and surrounding cityscape to take precedent.

Riverside / Union Waterfront

Riverside consists of those areas immediately adjacent to the River Irk. The river is at present neglected, largely walled along its length within the site and seemingly devoid of wildlife. With the removal of the river wall in places, clearance of rubbish and introduction of new river banks, rip rap boulders and planting it is hoped that wildlife will soon return to this ex industrial length of the river.

The influence of Red Bank Terraces will make its way to the river's edge with terraced seating steps and standard steps allowing access down towards the river. The removal of the existing high river walls and the introduction of new river banks and planting will allow wildlife to populate the water's edge.

Seating terraces and steps will create informal routes down to the water's edge and allow for small groups to congregate and enjoy being by the reinvigorated River Irk. The river banks will be cleaned and planted with a range of biodiverse species to encourage life back to the river and allow wildlife to reach its banks.

Preparatory Works Including Creation of Development Platforms

Demolition of Sections of Retaining Wall

The proposed development includes the demolition of sections of the existing river wall adjacent to the northern banks of the River Irk.

Access into the existing St Catherine's Wood will be temporarily created from the Red Bank Plateau. This will allow the riverbank wall to be removed in two short sections and the bank reprofiled to improve connectivity with the river. The excavated material will be retained within the Site and used to reprofile the slope forming a circulation route through the park. The temporary access will be reinstated once the wood works are complete.

The proposed removal of the wall upstream of Union Bridge will result in a slight increase to flooding levels to the south-west of the site (around Scotland Street). Therefore, mitigation measures are required with this application in order not to worsen the existing condition. Consequently, a bund is proposed to be constructed within Plot RB07 with a crest height of the 1 in 100-year event plus 40% and including 100mm freeboard. The proposed bund would be a similar length to the existing wall to provide sufficient restriction to the flows. The ultimate requirement for this bund will be reviewed in future applications for the flood alleviation works (Application 3) and for the residential-led development (Application 4) if and when additional flood alleviation works are known.

The Environment Agency have indicated that the river bank is sensitive to change and therefore further information is required in regard particularly in respect of the proposed channel re-profiling. This should form part of a condition of any planning approval in order to not increase flood risk.

Tree and Shrub Clearance

Tree and vegetation clearance will be undertaken, predominantly on Red Bank Plateau and in St Catherine's Wood, to allow for the delivery of the proposed terraced routes, the formation of new development platforms and development plots. The area of vegetation to be removed on Red Bank Plateau is largely of poor quality in ecological terms, due to its self-seeded nature, young age, lack of species diversity and poor ground flora. 5.35 In St Catherine's Wood, and on slopes associated with Red Bank Plateau, the scheme will look to enhance existing vegetation, and tree clearance will be limited to individual tree removal where required or appropriate to enhance the quality of the woodland.

Due to the level changes in St Catherine's Wood, in order to create accessible and compliant pedestrian routes a number of trees will have to be felled as the changes in contours will negatively impact their root protection areas too greatly. There are also several trees in poor condition or dead which will also be removed. Where possible, it is proposed that felled timber from the site is used within the design; for artwork, seating and log piles to act as habitats and as informal fence lines to discourage people accessing areas of the site designated as ecological / habitat zones.

Reclamation of Development Platforms, Cut and Fill and Remediation

Red Bank Plateau and Circulation Route to Union Waterfront

The proposed development comprises the creation of a development platform within the Red Bank Plateau.

The Red Bank Plateau area will have obstructions removed to a depth of 2m and the site turned over to a depth of 500mm over the main Red Bank Neighbourhood area, including future Plots RB01 to RB05b and RB12b. This strategy will also be applied to the circulation route between Red Bank Terraces and the Union Waterfront and along the Public Realm area of Union Waterfront between future Plots RB07 and PB06 and the River Irk. The remediation requirements are likely to be limited to addressing any localised contamination hotspots or soft spots through excavation. Any hazardous waste will be removed from the site.

Red Bank Terraces

The 10m level change between the lower area adjacent to the River Irk and the upper plateau is clearly evident at the Red Bank viaduct area where the contours tighten creating a steep embankment with no access. This significant drop is elongated out towards the river to allow for a fully accessible route (1 in 21 slope) for both pedestrians and cyclists with a central more direct stepped route up through the centre.

The Red Bank Terrace area has been designed to primarily provide accessible water-fronting and cycling routes connecting the Red Bank Plateau area with the bottom of the bank and Union Waterfront, also creating a terraced public realm. Red Bank Terraces will be created on the existing slope through a cut and fill exercise and a series of small retaining walls aiming to minimise surplus material. A retaining wall up to 4m in height will be created to address changes in ground level between the new access adjacent to RB12b and Red Bank Terrace.

Creation of green spaces

The proposal represents a significant investment in green infrastructure creating 4.5 hectares of new or improved green space for this new neighbourhood of the city centre. This also includes the regeneration of St Catherine's wood as part of the new city park – a key objective of the SRF – forming one of the largest green space in the city centre.

Trees

A tree survey has been undertaken which details that there are 12 individual trees and 20 group trees and 1 woodland. The trees are mainly young to middle aged self seeded silver birch. None of the trees are located in a conservation area or protected by a tree presentation order. The trees are however located within the Manchester City of Trees Community Forest.

To facilitate the proposed development, 3 individual trees and tree groups comprising approximately 1.7595ha, and 0.1849ha of woodland, would be removed to accommodate the proposals.

The loss

Ecology

An ecological assessment has been prepared and forms part of the Environmental Statement. The assessment identifies the semi-natural woodland as the main ecological feature at the site, albeit with a low value, with two further ecological features being the potential for bat foraging/commuting and breeding birds.

The application site consists of a relatively young semi natural woodland which would be removed as part of the works. Greater Manchester Ecology Unit concur with the findings of the report and have confidence that the mitigation strategy included in the supporting documentation would provide the necessary mitigation for the green infrastructure that would be lost.

This strategy centres on 3 further phases of development which are due to take place in the Red Bank Neighbourhood. This includes a further phase of enabling works, flood alleviation works to the River Irk and a residential development which would see improvements made to St Catherine's wood.

It is essential that the ecological and biodiversity value of the 4 phases of development are fully understood and quantified and the applicant has committed to a 10% net biodiversity net gain across the four phases.

The mechanisms to secure the strategy including implementation and monitoring should be secured by planning condition.

Drainage

SuDS are proposed across the site including permeable paving, swales, and a detention basin to provide storage. Owing to potential contamination, all SuDS features are designed with impermeable linings to prevent infiltration. The sitewide SuDS will drain highways and public realm only, attenuation for the future residential plots will be achieved on-plot. The SuDS features will drain to a carrier pipe system, which also connects with the plot surface water drainage. A new foul network will be installed to drain the plots, this will connect to the existing combined sewers in and around the site. Foul water generation has been calculated based on the proposed building uses, and a peak flow rate is applied for both residential and non-residential land uses.

A final drainage scheme shall be agreed by planning condition.

Ground Conditions

The ground conditions in the area are complex and remediation is required. Further details are required in this regard which would be secured by planning condition.

Archaeology

There is moderate to high potential to contain archaeological remains of interest deriving from historic industrial activity. The site of the former Travis Isle Mill, a water-powered corn mill that was in operation from at least the mid-17th century is of particular archaeological interest. Other sites of potential archaeological interest within the application area include the 19th-century Collyhurst Dyeworks, and a group of buildings that previously occupied the south-western part of the site, such as the Dolphin Baths, Clough Mill, Union Bridge Ironworks, Little Green Brewery, and back-to-back workers' housing. Greater Manchester Archaeology Unit consider that the site warrants further investigation in advance of development to establish the presence, extent and significance of any surviving below-ground remains. This should be secured as part of the planning conditions.

Impact on the historic environment

There are no designated built heritage assets within the site, however the Grade II listed Union Bridge is immediately adjacent to the southern site boundary. Within the application site boundaries are the non-designated low value Lowry Footbridge, River Irk walls and the negligible value northern retaining walls.

The River Irk walls and the northern retaining walls will experience partial removal of or alterations to sections of their length. Additional mitigation is proposed in the form of a Level 2 descriptive historic building record of the historic river walls and retaining walls at the site prior to any alteration, which will allow for the historic wall sections to be seen, described and photographed.

There would be some modest changes to the setting of the Union Bridge but this would not amount of heritage harm as it would removed areas of hardstanding or landscaping and improved with a new landscaped area.

Air quality

The application site is not located in an air quality management area (AQMA). However, the AQMA is located in close proximity to the application along Cheetham Hill Road. It is noted that there are likely to be construction impacts on local air quality conditions which are likely to require mitigation. It is noted that there are sensitive receptors located near to the site including residential properties. Environmental Health require mitigation measures to be put in place to minimise the impact on local air quality during construction and demolition and this should be agreed as part of the construction management plan which would form part of the conditions of the planning approval.

Traffic and transport

The proposal would involve the installation a series of temporary and permanent highway works.

Highway Services have considered the proposal and requested further details are conditioned as part of the planning approval to ensure details are satisfactory. A construction management plan is also required.

Residential amenity

There are residential properties which are in close proximity to the application site at the Green Quarter. Residents may notice activities associated with construction which would be temporary in nature for the duration of the clearance, demolition and creation development plateaus. It is considered that these impacts can be suitably mitigated against through a construction management plan which should form part of the conditions of the planning approval.

Visual amenity

The significant tree and vegetation removal and creation of the development plateaus would alter and change the character of the local area. The applicant has considered the effects of this within the Environmental Statement.

It is considered that the proposed tree removal in particular will alter an established band of tree coverage at the application which would have a material impact on the visual amenity and character of the area. The application site is however a development site within the SRF and its character is likely to change significantly as a result of this. The works associated with this application represent a transition for the application and it is anticipated that the future development would provide a high quality proposal in line with the SRF.

Human Rights Act 1998 considerations

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

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including

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

Recommendation: Approve

Article 35 Declaration

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

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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

VNIF-ARP-00-YYY-DR-G-0009_P05, VNIF-PLA-ZZ-YYY-DR-L-1011 Rev P02.08, VNIF-PLA-ZZ-YYY-DR-L-1002 Rev P02.05, VNIF-PLA-ZZ-YYY-DR-L-1005 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-1006 Rev P02.06, VNIF-PLA-ZZ-YYY-DR-L-1007 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1008 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1009 Rev P02.01, VNIF-PLA-ZZ-YYY-DR-L-1010 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1012 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1013 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-1014 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-1015 Rev P02.02, VNIF-PLA-ZZ-YYY-DR-L-3001 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3002 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3003 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3004 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3005 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-3006 Rev P02.03, VNIF-PLA-ZZ-YYY-DR-L-4000 Rev P02.04, VNIF-PLA-ZZ-YYY-DR-L-4001 Rev P02.02, VNIF-ARP-00-YYY-DR-CH-0001_P06, VNIF-ARP-00-YYY-DR-CH-0002_P05, VNIF-ARP-00-YYY-DR-CS-0002_P02, VNIF-ARP-00-YYY-DR-CD-0001_P02, VNIF-ARP-00-YYY-DR-CD-0002_P05, VNIF-ARP-00-YYY-DR-CD-0003_P04, VNIF-ARP-00-YYY-DR-CD-0010_P04, VNIF-ARP-00-YYY-DR-CD-0011_P04, VNIF-ARP-00-YYY-DR-CD-0012_P04, VNIF-ARP-00-YYY-DR-CD-0018_P04, VNIF-ARP-00-YYY-DR-CD-0019_P05 stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022.

Supporting documents

Lighting Strategy prepared by Arup, Project Execution Plan (Construction Management) prepared by BAM, Crime Impact Statement prepared by Greater Manchester Police, Demolition Method Statement prepared by BAM, Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy (including updated BNG metric) prepared by Avison Young/ TEP; Design and Access Statement prepared by Plan-it, Landscape Management Plan prepared by Plan-it, Local Labour Agreement prepared by Avison Young, Planning Statement prepared by Avison Young, Social Value Summary prepared by MCC/ Avison Young, Statement of Community Involvement prepared by Counter Context; and Environmental Statement prepared by Avison Young, including the following technical chapters:

- a. Ecology and Trees
- b. Archaeology and Heritage
- c. Ground Conditions
- d. Flood Risk and Drainage
- e. Townscape and Visual
- f. Transport and Access
- g. Air Quality and Dust
- h. Noise and Vibration
- i. Waste
- j. Health
- k. Socio-Economics
- l. Climate Change

stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022.

Flood Risk Assessment (ref: VNIF-ARP-ZZ-YYY-RP-CD-0002 | P04, dated 28 April 2022) stamped as received by the City Council, as Local Planning Authority, on the 29 April 2022

Arup FRA clarification note Ref P02 (26th May 2022) and Arup Hydraulic Assessment of HIF Infrastructure Proposals – Rev 4 (10th June 2022)

Stage One Road Safety Audit stamped as received by the City Council, as Local Planning Authority, on the 29 April 2022

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

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

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

4) Prior to the commencement (excluding vegetation clearance and tree removal) a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include:

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust and dirt suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents and businesses;
- o Location, removal/loading, storage and recycling of waste, plant and materials;
- o Routing strategy and swept path analysis including details;
- o Parking of construction vehicles and staff;
- o Sheeting over of construction vehicles;

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

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

Reason - To safeguard the amenities of nearby residents, highway safety and the safety and operations of the adjacent tramway, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) a) Prior to the commencement of the development (excluding vegetation clearance and tree removal), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

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

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

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

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

6) No development works shall take place (excluding vegetation clearance and tree removal) until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

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

- archaeological evaluation trenching;
- pending the results of the above, a targeted open-area excavation.

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

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

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

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including installation of a permanent information panel.

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

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

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

7) a) Notwithstanding the Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated: 31 January 2022 and Ground Investigation Interpretative Report, Victoria North Infrastructure Works, ARUP, Reference: VNIF-ARP-ZZ-YYY-RP-CG-0009, Dated 23 February 2022., (a) before the development hereby approved commences (excluding vegetation clearance and tree removal), the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of the further Site Investigation and Risk Assessment Reports
- Submission of a detailed Remediation Strategy

The development shall then be carried out in accordance with the approved details.

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

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

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

8) No infiltration of surface water drainage into the ground where adversely elevated concentrations of contamination are known or suspected to be present is permitted. Should any infiltration be required, prior to the commencement of any works, details shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details to

demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - For the ongoing protection of the Water Environment from risks arising from land contamination, and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution pursuant to policy EN14 of the Manchester Core Strategy (2012).

9) Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason- For the ongoing protection of the Water Environment from risks arising from land contamination, and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution pursuant to policy EN14 of the Manchester Core Strategy (2012).

10) Notwithstanding the details submitted on the flood risk and drainage chapter of the Environmental Statement stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, (a) the development shall not commence (except for enabling works including groundworks, tree clearance and vegetation removal) until a scheme for the drainage of surface water has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- The proposed works does not consider the existence of the culverted ordinary watercourse, the Cheetham Hill Junction Drain. Investigation works should be carried out to identify the exact location of the asset, the catchment of the watercourse and if needed a diversion route should be submitted to the LPA for approval. Note diversions works to existing ordinary watercourses require a Land Drainage Consent from the LLFA.

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

- Proposed discharge rates should be accompanied by a breakdown of catchment areas which are comparable to points of outfall.

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building;

- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland

flow routes with regards to the properties on site and adjacent properties off site. This should include proposed elevations.

- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24

hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water

disposal routes (as follows) is required.

-Where surface water is connected to a Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of the proposed new connections will suffice.

- Where alterations are proposed to the Main River, any works within or adjacent to the river that would affect it would require consent from the Environment Agency.

- An email of acceptance is required from the EA, confirming that the proposed works to the existing channel and flood plain areas are acceptable.

- Confirmation that the EA approve of the 'precautionary approach' flood model to be used for the scheme.

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- For sites where proposed development would cause unusual pollution risk to surface water, evidence of pollution control measures (preferably through SuDS) is required.

- Hydraulic calculation of the proposed drainage system;

-Construction details of flow control and SuDS elements

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

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

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

For the avoidance of doubt the scheme shall include the following:

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

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

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

12) Prior to the commencement of works to install the planters and Union Plaza Steps full details of the proposed channel re-sectioning shall be submitted for approval in writing by City Council as, local planning authority. The details shall include long and cross sections at appropriate intervals to clearly show the proposed changes in cross section and be supported by river modelling as necessary together with timescale for implementation.

The approve scheme shall be implemented within a timescale agreed and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason - To ensure that there are no detrimental impacts to flood levels, flood storage or flood flow routes in accordance with policy EN14 of the Manchester Core Strategy (2012) and the NPPF.

13) Prior to the commencement of the works to the River Irk, including riverbed and riverbank proposals (except surface water outfalls), detailed design for the proposed river restoration and works to the riparian corridor shall be submitted for approval in writing by the City Council as local planning authority.

The proposals shall include the following:

- A detailed river restoration design supported by hydromorphological survey of the channel, both at the reach to be restored and upstream catchment, to aid design and selection of River Irk restoration options outlined in indicative plans for St Catherine's Wood (DR-L-3001 & 3002 Rev. P02.03) and Union Plaza (DR-L- 3003 Rev. P02.03).
- Sufficient cross-sections to represent all riparian design proposals outlined (DRL- 1011 Rev. P02.08) within the proposed development (i.e., any proposed introduction of channel boulders/riffle areas added for flow variation, sections of channel narrowing, river wall removal and what type of new revetment techniques proposed; that is preferably based on softer bio-engineered solution where feasible.
- Water levels to be marked on cross sections in m.
- Proposed and existing bed levels to be marked on cross-sections in m AOD.
- Details of any new in channel structures or bed substrate added to river, and where sourced from.

Detailed proposals for any new river toe protection, marginal berms/deflectors areas and their installation.

- Timing of works
- Access to banks and channel
- pollution prevention techniques adopted during construction.
- Site supervision
- Biosecurity

- A pre and post construction monitoring plan for the River Irk channel

The approved scheme shall be implemented within a timescale agreed and subsequently maintained, in accordance with the scheme's timing/phasing arrangements.

Reason - To secure opportunities for enhancing the site's nature conservation and geomorphological value in accordance with policies EN9 and EN12 of the Manchester Core Strategy and the NPPF.

14) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars as outlined in the arboricultural impact assessment prepared by TEP stamped as received by the City Council, as Local Planning Authority on the 8 March 2022 (Appendix 6.4 ES); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

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

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

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

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

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

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

16) Prior to the commencement of the development, a method statement for removing or the long-term management / control of Japanese knotweed, Giant hogweed & Himalayan Balsam identified on the site (TEP, Feb 2022) shall be submitted for approval in writing by the City Council, as local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam during any operations e.g., mowing, strimming, bank regrading or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant. Development shall be carried out in accordance with the approved method statement.

Reason – In the interest of preventing the spread of Japanese knotweed, Giant hogweed & Himalayan Balsam which are invasive species in accordance with policy EN15 of the Manchester Core Strategy and the NPPF.

17) In the event that a phase of development and mitigation works in the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy (including updated BNG metric) prepared by Avison Young/ TEP stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, do not commence within 12 months of the completion of the enabling works hereby approved, a "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" to mitigate against the loss of green infrastructure, tree planting and biodiversity at the application site (including 10% biodiversity net gain) site shall be submitted for approval in writing by the City Council, as Local Planning Authority within one month of the expiration period.

The strategy shall include location/quantum of any mitigation measures within the Northern Gateway Strategic Regeneration Framework (SRF) area including details of planting, tree planting and biodiversity enhancement measures which equate to a 10% biodiversity net gain.

The mitigation Strategy shall be implemented in accordance with timescale agreed in writing with the City Council, as Local Planning Authority and thereafter retained and maintained in situ.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - In the interest of visual and residential amenity should the redevelopment of the site not be forthcoming in line with regeneration aspirations together with mitigating against the loss of vegetation at the application site pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

18) (a) Prior to the commencement of this development (excluding vegetation and tree clearance), an updated "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" for the four phases of development in the Red Bank Neighbourhood (and/or within the Northern Gateway Strategic Regeneration Framework (SRF) area) on land that MCC has a freehold interest in, as indicated in Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy (including updated BNG metric) prepared by Avison Young/ TEP stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Ecological evaluation of the current condition and value of development hereby approved (both quantitative and qualitative);
- Ecological evaluation of the current condition and value of the subsequent phases of development in the Red Bank Neighbourhood (both quantitative and qualitative);
- A mitigation and implementation strategy (including a commitment to 10% biodiversity net gain) across all phases of the Red Bank Neighbourhood on land that MCC has a freehold interest in; and

- A monitoring, management and verification strategy to ensure that the mitigation is achieved across the four phases of development (and/or within the Northern Gateway SRF area) including details to update the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy following the completion each phase of development.

(b) As part of a planning application for each subsequent phase of the Red Bank Neighbourhood development on land that MCC has a freehold interest in, an updated version of the "Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy" will be submitted to the Local Planning Authority for approval. This will provide any updates required to the document approved under part (a) of this condition to reflect the detailed design proposals contained within that phase, and any subsequent updates to the ecological assumptions required to meet the overall target of 10% biodiversity net gain.

(c) Prior to the first use of each phase of development agreed within part (a) of this condition, a verification report will be requirements to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the 10% biodiversity net gain.

(d) In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the Tree Replacement, Ecology and Biodiversity Net Gain Mitigation Strategy. A verification report and measures shall be agreed until such a time as all four phases of development comply with parts (a), (b) and (c) 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.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - In the interest of securing a biodiversity mitigation strategy for the Red Bank Neighbourhood pursuant to policies SP1, EN9, EN17 and DM1 of the Manchester Core Strategy (2012).

19) Prior to the commencement of development (excluding vegetation clearance and tree removal), a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme of highway works shall include:

- Details of any dropped kerbs and tactile paving at the junction of Red Bank to be provided as part of this development hereby approved;
- Parking at the junction which with Red Bank via a traffic regulation order;
- Temporary site entrance signing on Red Bank on either side of the site access;
- Provision of any traffic calming along Red Bank to be provided as part of this development hereby approved and implemented within six months of the development commencing;
- Final details of carriageway design for the Red Bank access (including provision of 2 metre wide footways).

The approved scheme shall be implemented and be in place for the duration and completion of the development and thereafter retained and maintained in situ.

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

20) Notwithstanding drawing VNIF-PLA-ZZ-YYY-DR-L-1014 REV P02.03 stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022, prior to the commencement of the development (excluding vegetation clearance and tree removal) details of the siting, scale and appearance of the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details that all boundary treatment is visually permeable from 600mm upwards and that gates open inwards and are set back a minimum of 5 metres from the edge of the carriageway. The approved details shall be implemented upon commencement of the development and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - In the interest of visual amenity, highway and pedestrian safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

21) Prior to the commencement of the development, a landscape and ecological management plan (30 year plan), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted for approval in writing by the City Council as, the local planning authority.

The scheme shall include the following:

- detailed soft and hard landscaping plans including planting schedule, and associated planting density for all new tree, scrub, groundflora and riparian corridor planting based on principles outlined in planting and habitats plan DR-L- 1008/P02.04 together with hard landscaping materials;
- details of maintenance regimes of all new or retained habitats;
- details of any new habitat created on site including SUDs ponds, swales.
- details of boundary treatment and river restoration techniques adopted alongside and within River Irk waterbody.

The agreed landscape and ecological management plan shall be implemented and thereafter retained and maintained.

Reason- To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012) and the NPPF.

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

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

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

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

24) Prior to the first use of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

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

25) Prior to the first use of the development, a signage and wayfinding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the development.

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

26) The development hereby approved shall include for full disabled access to be provided to walkways.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

27) Prior to any above ground works, details of the natural play equipment to St Catherine's Wood shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any equipment. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason – In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

28) Prior to any above ground works, final details of accessible routes, elevated decks, feature steps, elevated boardwalks and seating terraces shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materiality of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason – In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Network Rail
Planning Casework Unit
United Utilities Water PLC
Planning Casework Unit
Network Rail
Environmental Health
MCC Flood Risk Management
Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Environment Agency
Greater Manchester Archaeological Advisory Service
Greater Manchester Police
Historic England (North West)
Transport For Greater Manchester
United Utilities Water PLC

Arch 8, Bromley Street, Manchester, M4 4JS
Mixamate Ltd, Hargreaves Street, Manchester, M4 4EJ
15 Chase Street, Manchester, M4 4FJ
1A Knowsley Street, Manchester, M8 8QN
Apartment 106, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 905, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 302, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 807, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 710, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 312, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 102, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 113, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 201, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 912, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 701, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 308, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1209, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1208, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1206, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 805, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 801, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 704, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 609, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 608, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Flat 602, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 508, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 503, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 305, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 901, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 809, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 207, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 206, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 205, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 110, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 105, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 101, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 23, Red Bank, Manchester, M4 4HF
Apartment 604B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 607B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 704B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 802B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 902B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 605B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1201, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1002, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 902, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 603, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 505, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 502, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 501, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 305, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 301, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 201, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 104, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 103, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 101, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Apartment 703, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 602, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 511, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 406, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 806A, Melia House, 19 Lord Street, Manchester, M4 4AX
82 Dalton Street, Manchester, M40 7GS
76 Dalton Street, Manchester, M40 7GS
Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 9, Bromley Street, Manchester, M4 4JS
Apartment 610, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 311, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 303, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 14, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 11, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 108, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 805A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 707A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 605A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 603A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 506A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 303A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 201A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 1103A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 406A, Melia House, 19 Lord Street, Manchester, M4 4AX
70 Dalton Street, Manchester, M40 7GS
Apartment 518, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 911, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 215, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 811, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 603, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 415, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 714, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 318, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 111, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 417, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 516, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 706, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 914, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 409, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 608, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1004, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 515, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1408, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1405, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1307, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1306, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1304, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1002, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1108, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1107, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1003, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1001, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 708, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 706, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 501, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 408, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 407, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 906, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 104, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 9, Red Bank, Manchester, M4 4HF
SPORTS SPECIFIC, Arch 18, Red Bank, Manchester, M4 4HF
Apartment 502B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 506B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 706B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 804B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 705B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 806B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1203, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1102, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1004, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 904, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 903, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 705, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 602, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 601, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 205, Emmeline, 17 Dalton Street, Manchester, M40 7EB

Flat 105, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 16, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 4, Caravan Site, Dantzic Street, Manchester, M4 4JW
Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 705, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 2, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 113, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 704A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 701A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 12, Bromley Street, Manchester, M4 4JS
Apartment 9, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 706, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 702, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 611, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 608, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 603, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 6, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 505, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 414, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 403, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 209, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 204, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 803A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 15, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 102, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 906A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 306A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1101A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1005A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 10, Red Bank, Manchester, M4 4HF
Apartment 802, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 317, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 403, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 1001, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 402, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 815, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 114, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 506, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 507, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 411, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 218, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 412, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 109, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 508, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1402, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1204, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1106, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1006, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 807, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 804, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 803, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 802, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 703, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Flat 702, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 605, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 601, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 504, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 502, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 409, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 903, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 304, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 209, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 201, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Apartment 401B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 606B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 707B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 807B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 603B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 701B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 703B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 903B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1001, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 503, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 14, Caravan Site, Dantzic Street, Manchester, M4 4JW
Flat 202, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 13, Caravan Site, Dantzic Street, Manchester, M4 4JW
Bridge Works, 151 Dantzic Street, Manchester, M4 4NL
Apartment 609, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 607, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 413, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Arch 10, Bromley Street, Manchester, M4 4JS
Apartment 707, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 7, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 512, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 504, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 412, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 313, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 304, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 210, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 101, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 801A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 405A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 206A, Melia House, 19 Lord Street, Manchester, M4 4AX
2 Davy Street, Manchester, M40 7GY
84 Dalton Street, Manchester, M40 7GS
Apartment 314, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 810, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 408, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 513, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 418, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 703, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 214, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 503, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 605, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 602, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 501, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 310, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 101, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1102, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1406, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1401, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1205, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 707, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 607, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 606, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 404, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 403, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 402, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 203, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 111, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 108, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 20, Red Bank, Manchester, M4 4HF
Apartment 907B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 302B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 307B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 803B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1104, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 801, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 702, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 504, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 9, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 15, Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 803, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 107, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 706A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 606A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 604A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 601A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1102A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1006A, Melia House, 19 Lord Street, Manchester, M4 4AX
19 Dalton Street, Manchester, M40 7GX
Arch 3, Bromley Street, Manchester, M4 4JS
Apartment 806, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 606, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 510, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 502, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 306, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 301, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 213, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 211, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 203, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 114, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 905A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 903A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 501A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 401A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 204A, Melia House, 19 Lord Street, Manchester, M4 4AX
204 Dantzic Street, Manchester, M4 4DD
Apartment 103, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 910, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 906, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 805, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 216, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 510, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 108, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 614, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 301, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 406, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 203, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 611, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 616, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 404, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 618, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 702, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 902, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 512, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1403, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Unit 3, 151 Dantzic Street, Manchester, M4 4JL
Flat 1409, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1407, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1301, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1109, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1105, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1101, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1008, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 806, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 705, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 603, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 505, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 309, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 905, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 904, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 902, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 303, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 202, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 106, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 102, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 24, Red Bank, Manchester, M4 4HF
Apartment 306B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 404B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 702B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 904B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 905B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 402B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 505B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1103, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 901, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 803, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 802, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 703, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 701, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 605, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 604, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 402, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 302, Emmeline, 17 Dalton Street, Manchester, M40 7EB

Flat 2, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 2, Caravan Site, Dantzic Street, Manchester, M4 4JW
Units 1 And 2, Bridge Works, 151 Dantzic Street, Manchester, M4 4NL
Apartment 701, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 508, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 503, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 501, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 411, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 404, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 309, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 202, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 109, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1003A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 904A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 203A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1104A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1001A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 807, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 601, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 310, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 208, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 111, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 807A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 602A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 502A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1004A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 1002A, Melia House, 19 Lord Street, Manchester, M4 4AX
29 Dalton Street, Manchester, M40 7GX
2 Almond Street, Manchester, M40 7GU
72 Dalton Street, Manchester, M40 7GS
50 Red Bank, Manchester, M4 4HF
Apartment 514, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 307, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 117, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 613, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 502, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 718, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 707, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 716, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 209, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 202, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 410, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 812, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 204, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 405, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 610, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 615, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1003, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 1005, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 311, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 617, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 704, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 315, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ

Apartment 713, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 715, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 306, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 708, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 110, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 112, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 504, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 505, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 612, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1303, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1004, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1202, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1104, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1103, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 701, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 507, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 308, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 306, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 302, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 107, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 103, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 22, Red Bank, Manchester, M4 4HF
Apartment 301B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 403B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 406B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 602B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 305B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 901B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1205, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1202, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1105, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1005, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 1003, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 404, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 303, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 102, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 11, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 3, Caravan Site, Dantzic Street, Manchester, M4 4JW
151 Dantzic Street, Manchester, M4 4JL
Apartment 604, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 513, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 401, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 207, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 205, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 12, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 10, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 802A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 302A, Melia House, 19 Lord Street, Manchester, M4 4AX
31 Dalton Street, Manchester, M40 7GX
Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 408, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 302, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 106, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 907A, Melia House, 19 Lord Street, Manchester, M4 4AX

Apartment 705A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 703A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 702A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 402A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 305A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 301A, Melia House, 19 Lord Street, Manchester, M4 4AX
5 Knowsley Street, Manchester, M8 8QN
78 Dalton Street, Manchester, M40 7GS
121A Dantzic Street, Manchester, M4 4DW
68 Dalton Street, Manchester, M40 7GS
Unit 4, 151 Dantzic Street, Manchester, M4 4JL
Millgate, Dantzic Street, Manchester, M4 4DW
Apartment 717, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 211, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 606, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 206, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 213, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 305, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 604, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 414, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 705, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 913, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 208, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 217, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 309, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 607, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 801, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 904, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 916, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 316, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 304, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 814, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 907, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 107, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 116, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 517, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Flat 1309, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1302, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1203, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1201, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1007, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1005, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 909, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 907, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 604, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 406, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 405, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 307, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 808, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 211, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 210, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 208, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 204, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 109, Vallea Court, 1 Red Bank, Manchester, M4 4FE

Arch 19, Red Bank, Manchester, M4 4HF
Arch 11, Red Bank, Manchester, M4 4HF
Apartment 304B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 504B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 601B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 805B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 801B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 503B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 507B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1204, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 905, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 805, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 704, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 405, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 403, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 401, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 304, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 7, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 8, Caravan Site, Dantzic Street, Manchester, M4 4JW
Pitch 6, Caravan Site, Dantzic Street, Manchester, M4 4JW
Apartment 708, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 409, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 312, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 104, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 804A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 304A, Melia House, 19 Lord Street, Manchester, M4 4AX
66 Dalton Street, Manchester, M40 7GS
Apartment 801, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 507, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 5, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 410, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 402, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 308, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 305, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Flat 105, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 901A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 507A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 505A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 404A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 202A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 2, Bromley Street, Manchester, M4 4JS
27 Dalton Street, Manchester, M40 7GX
23 Dalton Street, Manchester, M40 7GX
74 Dalton Street, Manchester, M40 7GS
62 Dalton Street, Manchester, M40 7GS
121 Dantzic Street, Manchester, M4 4DW
Apartment 908, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 709, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 712, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 313, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 511, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 115, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 804, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 806, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ

Apartment 917, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 104, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 803, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 813, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 303, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 416, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 207, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 401, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 601, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 205, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 711, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 809, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 901, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 903, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 210, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 212, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 407, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 808, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 816, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 915, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 413, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Apartment 909, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 609, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Apartment 509, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
Arch 8, Red Bank, Manchester, M4 4HF
Apartment 1002, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ
Flat 1404, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1308, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1305, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 1207, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 908, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Flat 709, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 509, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 506, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 401, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Flat 301, Vallea Court, 1 Red Bank, Manchester, M4 4FE
Arch 21, Red Bank, Manchester, M4 4HF
43 Red Bank, Manchester, M4 4HF
Apartment 303B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 501B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 906B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 405B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Apartment 407B, Melia House, 2 Hornbeam Way, Manchester, M4 4AY
Flat 1101, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 804, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 204, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Flat 203, Emmeline, 17 Dalton Street, Manchester, M40 7EB
Pitch 10, Caravan Site, Dantzic Street, Manchester, M4 4JW
Flat 1009, Vallea Court, 1 Red Bank, Manchester, M4 4FH
Apartment 808, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 805, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 8, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 506, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 110, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB

Apartment 103, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
25 Dalton Street, Manchester, M40 7GX
Apartment 902A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 307A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 205A, Melia House, 19 Lord Street, Manchester, M4 4AX
21 Dalton Street, Manchester, M40 7GX
Apartment 802, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 704, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 307, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 605, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 509, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 407, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 405, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD
Apartment 3, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 212, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 201, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 112, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 1, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 206, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
Apartment 607A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 504A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 503A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 407A, Melia House, 19 Lord Street, Manchester, M4 4AX
Apartment 403A, Melia House, 19 Lord Street, Manchester, M4 4AX
Arch 6, Bromley Street, Manchester, M4 4JS
33 Dalton Street, Manchester, M40 7GX
80 Dalton Street, Manchester, M40 7GS
Apartment 214, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
FARLAM WASTE MANAGEMENT, Dulwich Street, Manchester, M4 4DD
Apartment 314, Lincoln Gate, 39 Red Bank, Manchester, M4 4AB
64 Dalton Street, Manchester, M40 7GS
60 Dalton Street, Manchester, M40 7GS
Arch 15, Red Bank, Manchester, M4 4HF
1 Knowsley Street, Manchester, M8 8QN
35 Dalton Street, Manchester, M40 7GX
J Ryan And Co Ltd, Dulwich Street, Manchester, M4 4JJ
Arch 17, Red Bank, Manchester, M4 4HF
Samuel House, St Chad's Street, Manchester, M8 8QA
56 - 58 Red Bank, Manchester, M8 8TS
First Floor, 7 - 9 Stanley Street, Cheetham, Manchester, M8 8GQ
Ground Floor, 7 - 9 Stanley Street, Cheetham, Manchester, M8 8GQ
Unit 1 To 2, Millgate, Dantzic Street, Manchester, M4 4DW
Unit 4, Millgate, Dantzic Street, Manchester, M4 4JW
Arch 11, Bromley Street, Manchester, M4 4JS
Arch 4, Bromley Street, Manchester, M4 4JS
Arch 7, Bromley Street, Manchester, M4 4JS
Apartment 105, Masson Place, 1 Hornbeam Way, Manchester, M4 4AJ
46 Stanley Street, Cheetham, Manchester, M8 8SH
Plot 1, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Christian Mana Church, Beauty Line House, 1A Derby Street, Manchester, M8 8QE
19 Fairholme, Collingham Street, Manchester, M8 8RQ
Sisco, Beauty Line House, 1A Derby Street, Manchester, M8 8QE
Inter Delta, Beauty Line House, 1A Derby Street, Manchester, M8 8QE

123 Collyhurst Road, Manchester, M40 7RT
1 North Street, Manchester, M8 8RE
Unit 2, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Plot 2, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Unit 1, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Plot 5, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Plot 3, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Plot 4, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
1 Derby Street, Manchester, M8 8QE
14 Honey Street, Manchester, M8 8RG
23 Honey Street, Manchester, M8 8RG
Plot 7, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
Motor Caravan Conversions Ltd, Collingham Street, Manchester, M8 8RQ
5 - 7 St Thomas' Place, Manchester, M8 8QD
Eglise En Mission Christian Centre, North Street, Manchester, M8 8RE
Ground Floor, 1 Derby Street, Manchester, M8 8QE
First Floor, 1 Derby Street, Manchester, M8 8QE
133 - 133A Collyhurst Road, Manchester, M40 7RT
18 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 1-Unit 2, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
29 Honey Street, Manchester, M8 8RG
31 Honey Street, Manchester, M8 8RG
25B Honey Street, Manchester, M8 8RG
25A Honey Street, Manchester, M8 8RG
Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RX
10 Collingham Street, Manchester, M8 8RQ
6 Collingham Street, Manchester, M8 8RQ
52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
15 Collingham Street, Manchester, M8 8RQ
4 Collingham Street, Manchester, M8 8RQ
2 Collingham Street, Manchester, M8 8RQ
12 Honey Street, Manchester, M8 8RG
Plot 6, Chadwicks Amusement Depot, Collingham Street, Manchester, M8 8RQ
16 Honey Street, Manchester, M8 8RG
Unit 19, 3 Peel Lane, Manchester, M8 8RJ
14C Honey Street, Manchester, M8 8RG
14A Honey Street, Manchester, M8 8RG
14B Honey Street, Manchester, M8 8RG
14D Honey Street, Manchester, M8 8RG
First Floor, 53 Collingham Street, Manchester, M8 8RQ
Ground Floor, 53 Collingham Street, Manchester, M8 8RQ
Unit 1, 52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
Unit 2, 52 - 58 Stanley Street, Cheetham, Manchester, M8 8SH
Unit 3A, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 3B, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
Unit 2A, 15 Collingham Street, Manchester, M8 8RQ
Unit 3, 15 - 17 Collingham Street, Manchester, M8 8RQ
70 North Street, Manchester, M8 8RA
78 North Street, Manchester, M8 8RA
Unit 10, 3 Peel Lane, Manchester, M8 8RJ
Unit 3, 3 Peel Lane, Manchester, M8 8RJ
Unit 1 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 1 Lower Ground, 62 Red Bank, Manchester, M8 8RG
First Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ

Unit 2, 4 Collingham Street, Manchester, M8 8RQ
48 Fairholme, Collingham Street, Manchester, M8 8RQ
40 Fairholme, Collingham Street, Manchester, M8 8RQ
33 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 2B, 15 Collingham Street, Manchester, M8 8RQ
25 Fairholme, Collingham Street, Manchester, M8 8RQ
4 Fairholme, Collingham Street, Manchester, M8 8RQ
16 Derby Street, Manchester, M8 8RW
15 - 17 Collingham Street, Manchester, M8 8RQ
Unit 1, 74 North Street, Manchester, M8 8RA
Unit 4, 3 Peel Lane, Manchester, M8 8RJ
Unit 1 Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Former Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RX
59 Red Bank, Manchester, M8 8QF
Unit 5, 10 Collingham Street, Manchester, M8 8RQ
Unit 1, 2 Collingham Street, Manchester, M8 8RQ
7 Fairholme, Collingham Street, Manchester, M8 8RQ
45 Fairholme, Collingham Street, Manchester, M8 8RQ
44 Fairholme, Collingham Street, Manchester, M8 8RQ
28 Fairholme, Collingham Street, Manchester, M8 8RQ
26 Fairholme, Collingham Street, Manchester, M8 8RQ
23 Fairholme, Collingham Street, Manchester, M8 8RQ
22 Fairholme, Collingham Street, Manchester, M8 8RQ
14 Fairholme, Collingham Street, Manchester, M8 8RQ
12 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 2C, 15 Collingham Street, Manchester, M8 8RQ
82 North Street, Manchester, M8 8RA
Unit 2, 74 North Street, Manchester, M8 8RA
Unit 2B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Ground Floor, Empress House, 2 Peel Lane, Manchester, M8 8RJ
46 Fairholme, Collingham Street, Manchester, M8 8RQ
39 Fairholme, Collingham Street, Manchester, M8 8RQ
36 Fairholme, Collingham Street, Manchester, M8 8RQ
15 Fairholme, Collingham Street, Manchester, M8 8RQ
1 Fairholme, Collingham Street, Manchester, M8 8RQ
68 North Street, Manchester, M8 8RA
84 North Street, Manchester, M8 8RA
Unit 8, 3 Peel Lane, Manchester, M8 8RJ
Unit 7, 3 Peel Lane, Manchester, M8 8RJ
Unit 3 Part Front And Rear Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
8 Collingham Street, Manchester, M8 8RQ
49 Fairholme, Collingham Street, Manchester, M8 8RQ
32 Fairholme, Collingham Street, Manchester, M8 8RQ
30 Fairholme, Collingham Street, Manchester, M8 8RQ
29 Fairholme, Collingham Street, Manchester, M8 8RQ
12A Fairholme, Collingham Street, Manchester, M8 8RQ
10 Fairholme, Collingham Street, Manchester, M8 8RQ
5 Fairholme, Collingham Street, Manchester, M8 8RQ
3 Fairholme, Collingham Street, Manchester, M8 8RQ
2 Fairholme, Collingham Street, Manchester, M8 8RQ
72 North Street, Manchester, M8 8RA
Upper Ground, 62 Red Bank, Manchester, M8 8RG
First Floor, 15 Collingham Street, Manchester, M8 8RQ

47 Fairholme, Collingham Street, Manchester, M8 8RQ
43 Fairholme, Collingham Street, Manchester, M8 8RQ
41 Fairholme, Collingham Street, Manchester, M8 8RQ
38 Fairholme, Collingham Street, Manchester, M8 8RQ
24 Fairholme, Collingham Street, Manchester, M8 8RQ
11 Fairholme, Collingham Street, Manchester, M8 8RQ
18 Honey Street, Manchester, M8 8RG
Unit 1, 15 - 17 Collingham Street, Manchester, M8 8RQ
Unit 6, 3 Peel Lane, Manchester, M8 8RJ
Unit 4A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4, 8 Collingham Street, Manchester, M8 8RQ
42 Fairholme, Collingham Street, Manchester, M8 8RQ
9 Fairholme, Collingham Street, Manchester, M8 8RQ
8 Fairholme, Collingham Street, Manchester, M8 8RQ
6 Fairholme, Collingham Street, Manchester, M8 8RQ
Unit 5, 3 Peel Lane, Manchester, M8 8RJ
Unit 2 First Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2A Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Basement, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Empress Quilts And Textiles, Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 3, Hytech Industrial Estate, 1 Peel Lane, Manchester, M8 8RJ
37 Fairholme, Collingham Street, Manchester, M8 8RQ
20 Fairholme, Collingham Street, Manchester, M8 8RQ
63 Red Bank, Manchester, M8 8RD
76 North Street, Manchester, M8 8RA
80 North Street, Manchester, M8 8RA
66 North Street, Manchester, M8 8RA
Unit 9, 3 Peel Lane, Manchester, M8 8RJ
Unit 3 Part Front Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 4B Ground Floor, 19 Collingham Street, Manchester, M8 8RQ
Unit 2 Lower Ground, 62 Red Bank, Manchester, M8 8RG
Unit 2, Empress House, 2 Peel Lane, Manchester, M8 8RJ
61 Collingham Street, Manchester, M8 8RQ
19 Collingham Street, Manchester, M8 8RQ
Packaging Products Ltd, Little Green Dyeworks, Collyhurst Road, Manchester, M40 7RT
27 Honey Street, Manchester, M8 8RG
Empress House, 2 Peel Lane, Manchester, M8 8RJ
Unit 3, 6 Collingham Street, Manchester, M8 8RQ
51 Fairholme, Collingham Street, Manchester, M8 8RQ
35 Fairholme, Collingham Street, Manchester, M8 8RQ
34 Fairholme, Collingham Street, Manchester, M8 8RQ
31 Fairholme, Collingham Street, Manchester, M8 8RQ
16 Fairholme, Collingham Street, Manchester, M8 8RQ
27 Fairholme, Collingham Street, Manchester, M8 8RQ
Fairholme Caravan Site, Collingham Street, Manchester, M8 8RQ
6 Honey Street, Manchester, M8 8RG
17 Fairholme, Collingham Street, Manchester, M8 8RQ
21 North Street, Manchester, M8 8RE

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

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

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

Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 3 (high risk) -

Historic Landfill Site 250m Buffer -

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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