

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133998/JO/2022

Date registered valid: 8 June 2022

Proposal: Variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 31, 32 and 36 of planning permission 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a tripe height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works

Address: Former Bauer Millett Site , Albion Street, Manchester

Ward(s): Deansgate Ward

Applicant: Salboy Central Ltd C/o Agent

Agent (if any): Mr Joe McElhone Deloitte Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Jennifer Atkinson
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Recommendation: Approve

Date of recommendation:

Application details

Type of application: Variation or Removal of Condition

Development type: Largescale Major Dwellings

Date of site visit:

Standard consultations:

Printed: 16 June 2022 Expired: 7 July 2022

Neighbour notifications

Printed: 16 June 2022 Expired: 7 July 2022

Site notice

Posted: 28 June 2022 Expired: 28 July 2022

Press advert

Published: 22 June 2022 Expired: 22 July 2022

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

The Site is 0.72 hectares and comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. It is bounded by the Grade II* Listed former Manchester Central Railway Station, now Manchester Central, Albion Street, the rear service courtyard to Beetham Tower and the Deansgate-Castlefield Metrolink station and Deansgate Locks.

It has two levels and at street level comprises railway arches that were previously use as a car showroom which had a forecourt onto Albion Street and now in temporary use as a multi-arts venue, and public car parking accessed via Trafford Street. There is also a primary sub-station at this level. On top of the viaduct is a car park and service yard and temporary and semi-permanent structures associated with the service yard.

Great Bridgewater Street is an important east-west route connection and a busy traffic route. The viaduct essentially forms a tunnel creating a dark and unwelcoming environment and is not heavily used by pedestrians. Trafford Street is mainly used by vehicles servicing Deansgate Locks and is dissected by a ramp leading onto the viaduct deck.

A number of staircases and lifts provide access to the viaduct from the south and west. It can be accessed from the north through the Great Northern Warehouse and across a footbridge over Watson Street or via a ramp alongside Manchester Central. Pedestrians also use the Trafford Street ramp as a shortcut to the Metrolink Station stop.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

The site is close to entertainment and leisure facilities at Manchester Central, Bridgewater Hall, the Great Northern Complex and Deansgate Locks. Nearby residential accommodation includes the Hacienda, Beetham Tower and the Great Northern Tower.

The proposal is not within a conservation area but could impact upon the character and appearance of the St Peter's Square, Albert Square, Deansgate / Peter Street, St John Street and Castlefield Conservation Area's. The majority of the site comprises the eastern-most section of the Grade II Listed Castlefield Viaduct. The brick arches underneath the viaduct and the bridge over Great Bridgewater Street are included under the listing.

The Site is adjacent to the Grade II* Listed former Manchester Central Railway Station and there are listed buildings and structures within a 250m radius including: Manchester Town Hall – Grade I; Albert Memorial – Grade I; Town Hall Extension – Grade II*; Central Library – Grade II*; Great Northern Warehouse – Grade II*; Midland Hotel – Grade II*; Castlefield Railway Viaduct, Grade II; Deansgate Goods Station and attached Carriage Ramp, Grade II*; 235-291 Deansgate, Grade II; Rochdale Canal Lock Number 90, Grade II; Rochdale Canal Lock Number 91, Grade II; Rochdale Canal Lock Keepers Cottage AT Lock Number 91, Grade II; Castlefield Information Centre, Grade II; Former Market Hall, Grade II; K6 Telephone Kiosk Beside South West Corner of Number 330 Deansgate; 13-17 Albion Street, Grade II; The Britons Protection Public House, Grade II; Rochdale Canal Lock Number 89 (Tib Lock), Grade II; Manchester South Junction and Altrincham Railway Viaduct, Grade II; Chepstow House, Grade II; Floodgate on East Side of Knott Mill Bridge, Grade II; Boundary Stone on Knott Mill Bridge, Grade II; Artingstalls Auctioneers, Grade II.

Description of development

Variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 31, 32 and 36 of planning permission 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a tripe height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works ,

Consultations & Notification Responses

A site notice has been displayed at the site to advertise that this is affected the setting of a conservation area, listed building and is a major development.

Local residents/public opinion – no comments received

Highway Services advise that the office floor area has been increased by 1,125 sqm (from 23,355 to 24,480 sqm) and the additional traffic from this can be accommodated in the highway network. The office cycle store is now positioned within the historic arches under the tram bridge with the residential cycle store moved into the same arch. Access is provided from Albion Street and visitor cycle parking is also now provided to the south of the Albion Street entrance.

The number of cycle spaces for the office workers has increased to 267 spaces (up from 114) while the residential cycle parking remains at 375 or one space per apartment. The cycle parking arrangements are acceptable.

The office entrance has now been moved further down Albion Street to avoid ground level differences and improve the headroom under the tram bridge and this is acceptable.

The highway layout at Albion Street/Great Bridgewater Street and at Watson Street/Great Bridgewater Street are proposed for amendment and such design changes will be reviewed alongside MCC Highways and TfGM. As per our comments on application 126868/JO/2020, given the reduction in on-site car parking we require that an on-street car club bay is provided.

The revised alignment to Albion Street will require a section of highway to be stopped up which will need to be undertaken via S247 of the TCP Act 1990. Proposed paving materials will need to conform to agreed palettes and any non-standard materials on the highway will be subject to the application of commuted sums.

Whilst the proposed outdoor seating areas are acceptable in principle, the requirement for any hostile vehicle mitigation measures should be considered and agreed with the police authorities.

Office servicing is proposed to be moved from level 1 of the Manchester Central service yard to Trafford Street and the office refuse store relocated. Use of the existing service cage on Trafford Street underneath the ramp for office waste storage is proposed and servicing and waste collection will occur as per the existing arrangements to Deansgate Locks. The proposed lay by to Albion St has therefore been omitted providing for a better pedestrian environment. Servicing to the ground floor commercial units will be via the loading bay on Great Bridgewater Street. The servicing arrangements for this development are acceptable to Highways

It is noted that an illuminated canopy is proposed to the lounge/bar fronting Great Bridgewater Street and we seek clarification that necessary pedestrian headroom and carriageway clearance is being provided (2.4m and 0.45m respectively). The proposed illumination design should ensure that passing road users are not subject to glare, and a highway licence will be required if the canopy oversails the footway by more than 350mm.

Flood Risk Management Team advise that they have no objections on the basis that phase 1 drainage has been built out as approved under CDN/20/0624 and is not affected by these changes. If the LPA is to approve this application, then conditions 5 and 17 from the original permission should be transferred and it should be noted that phase 2 drainage has yet to be approved.

Environmental Health advise that the outdoor seating has been stated that it daytime only and for no more than 20 people. The noise report states that the coffee shop would be operating between 07:00 to 23:00 and has concluded that there will be no significant noise impact due to noise from users of the outdoor seating area.

A condition will be required to acoustically insulate the commercial units along with plant and fume extraction. Opening hours will need to be specified. The amendments to the waste management strategy for the development is acceptable.

Network Rail advise that this proposal will require a basic asset protection agreement and an interface with Network Rail.

Metrolink advise that they do not believe the proposed variations impact on the principles previously agreed with regards to the tram encapsulation and Metrolink interfaces. The ventilation report does need to be updated to address the ventilation required in the inspection space that is being created below the track. The plant area is also be relocated to underneath the Metrolink viaduct this may create EMC issues for Metrolink and these should be addressed through the discharge of condition 10 of the original approval.

Greater Manchester Ecology Unit (GMEU) advise that they have no objection to the proposed amendment as they have no direct relevance to ecological issues. If works haven't commenced then it is recommended the ecological report should be updated.

Greater Manchester Archaeology Advisory Services (GMAAS) advise that the archaeological requirements are already set out under condition 6 attached to the original application and the variation has not bearing on the archaeological works.

Aerodrome Safeguarding advise that they have no objections to the proposal.
Policy

Relevant Local Policies

Local Development Framework

The relevant development plan in Manchester is the Core Strategy Development Plan Document 2012-2027 (the “Core Strategy”), adopted in July 2012, and the saved policies from the Manchester Unitary Development Plan (UDP), adopted July 1995. The Core Strategy is the key document and sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC3, CC5, CC6, CC8, CC9, CC10, H1, H8, T1, T2, EN1, EN2, EN3, EN6, EN8, EN14, EN15, EN16, EN17, EN18, EN19, PA1, DM1 and for the reasons set out below.

Unitary Development Plan for the City of Manchester (1995) relevant policies include DC18, DC19 and DC20

National Planning Policy Framework

Legislative requirements

Section 66 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area

Section 149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

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 (as amended 2011) and Circular 2/99 ('The Regulations') and has considered the following topic areas:

- Construction management and phasing;
- Socio-economic;
- Townscape and visual impacts;
- Built heritage;
- Noise and vibration;
- Daylight and sunlight;
- Wind microclimate;
- Flood risk, drainage and water;
- Air quality;
- Traffic and transport;
- Archaeology;
- Ground conditions and
- TV reception.

The Proposed Development is an "Infrastructure Project" (Schedule 2, 10 (b)) as described in the EIA Regulations. The Site covers an area of approximately 1.14 hectares, but is above the indicative applicable threshold of 150 residential units. It has therefore been identified that an EIA should be carried out in relation to the topic areas where there is the potential for there to be a significant effect on the environment as a result of the Development. A formal EIA scoping request was submitted to Manchester City Council in October 2015.

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, flora, fauna, soil, water, air, climate, cultural heritage, landscape 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

The siting and use of the development remain unchanged from that which was approved by the City Council on 20 August 2020, with minor changes proposed to the height and layout of the development.

The proposed changes are summarised below:

Office core

- The office core has been rotated through 90 degrees and an additional passenger lift added to improve the performance / waiting times.
- The goods lift has been updated to include a double-sided opening car with direct access to back of house for servicing.
- The rotation of the core reduces the impact and demolition of the Grade II listed Castlefield Viaduct.

Servicing and substations

- The main servicing of the office has been moved from Level 01 (Manchester Central service yard) to Trafford Street.
- The refuse storage at Level 01 has been relocated underneath the existing servicing ramp to the Manchester Central service yard.
- The layby to Albion Street has been omitted and the full pavement width has been restored, improving the pedestrian environment.
- The lounge bar / coffee shop servicing remains from the loading area on Great Bridgewater Street.
- The substations have been relocated from Level 01 Manchester Central service yard to the ground floor with direct access from the service road to Albion Street.

Retail use

- Retail unit 2 has been combined into the adjacent residential lounge / bar fronting Great Bridgewater Street. This results in a change to the phasing at ground floor with the lounge bar being constructed as part of phase 2.
- An illuminated canopy has been incorporated to provide emphasis to the main lounge / bar entrance.
- Retail unit 3 has become a coffee shop serving the office as part of the amenity provision and public realm from Great Bridgewater Street.
- An external seating area has been added underneath the tram bridge adjacent to the junction of Great Bridgewater Street and Albion Street.
- The combined width of the coffee shop service corridor and office escape and firefighting access route to Great Bridgewater Street will result in the need to increase the size of opening through the listed Viaduct arch.

Office foyer & entrance

- The pavilion building upper office floors and core (2 no. 250sqm floors) have been omitted to provide a triple height entrance foyer and a sense of arrival commensurate with an office development of this size.
- The office entrance has been moved further down Albion Street to remove internal level changes and increase the headroom available underneath the tram bridge. This enables the reception desk to be located under the bridge, closer to the main core which improves the sense of arrival, visibility and accessibility.
- The office cycle store, changing facilities and plant have been reconfigured to enable the cycles to be positioned within the historic arches and plant under the Metrolink bridge.
- The residential cycle store has also been repositioned into the same arch as the office cycle store which is located closer to the entrance from Albion Street. This enabled the swimming pool changing facilities and plant to be exchanged, repositioning the changing facilities closer to the main residential core.

Tram Encapsulation

- The tram has been encapsulated within a precast concrete tunnel which will be seen externally and from within the reception foyer. The sides of the encapsulation will feature a mural / relief providing visual interest.
- The encapsulation deals with issues of fire, acoustics, derailment and bomb blast and creates a safe zone for construction. It will also provide a safe landing zone for the BMU during the cleaning & maintenance of the building.
- Along with full height glazing edge protection, the encapsulation will also assist with the planning condition which requires a scheme to be presented to protect the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens.

Office Amenity Space / Green rooms

- The office design has evolved considerably since the application was approved in 2017 and the provision of amenity space has become an important addition for users. Shared amenity space has therefore been added at level 02 with access to external terraces to the east and west.
- Amenity space for each office floorplate (level 03 upwards) has been added through the creation of a landscaped, naturally ventilated winter gardens which provides a focal point and visual interest to the floorplates.
- The winter gardens consist of double and single height spaces to allow for different scales of planting and provide a connection to nature through Biophilic design principles. The double height spaces have been designed as naturally ventilated wintergardens with a glass louvred façade. The position on the south-east façade assists with solar control and provides uninterrupted views to the surrounding streetscape.
- The winter gardens are naturally ventilated with a glass louvred façade and consist of double and single height spaces to allow for different scales of planting. They will provide a connection to nature through Biophilic design principles.

- The upper roof terrace has been increased in size and repositioned to the full length of the south-east façade, providing a 180 degree view across the city and assisting with solar control.

Changes to structure

- The two-storey structural transfer truss expressed at levels 02 and 03 has been developed, enabling all columns to be positioned adjacent to the façade providing a column free floorplate.
- The number of columns passing through the service yard at level 01 and the Grade II listed Castlefield Viaduct have been reduced and repositioned to improve the circulation and manoeuvrability within the Manchester Central service yard.

Change to floor-to-floor height and an additional floor

- The office floor-to-floor height has been reviewed following a review of the main structural beam depth and the client decision to have exposed soffits and services and no ceilings.

As a result, the floor-to-floor height has been revised from 4100mm to 3950mm with a 2900mm floor to underside of structure ('BCO Guide to Specification - Best practice for offices – 2019' recommends a clear height of 2.8 to 3.2m for spaces over 18m in depth).

This provides a saving of 150mm per floor which equates to 1800mm over the 12 office floors. The structural review also resulted in Level 02 being lowered by 100mm.

Further co-ordination of the distance required between the top of the Tram Encapsulation and the underside of the office level 02 structure slab also resulted in the need to raise the upper floors by 350mm. This ensures an adequate maintenance zone of 1200mm is maintained to allow for the inspection of the steelwork to the underside of level 02.

- A further office floor (3950mm) has been added. The additional floor offsets the omission of the pavilion building office floors, together with the provision of amenity space and wintergardens to the main office floors. The approved office building height is +108.300m AOD and the proposed office building height is +110.800mm AOD, a nett increase in height of 2500mm.
- The overall office Net Internal Area (NIA) has been increased by 1,125sqm from approved 23,355sqm to proposed 24,480sqm.
- The office floor NIA increase and resultant occupancy change has been reviewed in terms of the provision of WCs, cycle spaces and facilities.

Façade changes

- Glass louvres have been introduced to naturally ventilate the green rooms / winter gardens.
- The repositioned upper roof terrace is fronted by a full height clear balustrade as a continuation of the façade. This runs the full length of the east façade, reduces the area of opaque glazing and provides more visual interest to the top of the building.
- The façade has been modelled and tested within its context to understand the solar radiation and inform the solar control coating and density of fritting to provide shading. This

has informed the percentage of ceramic fritting applied to the glass to control the level of shading and subsequent reduction in heat gain. Rather than remaining constant, the level of opacity has been amended to respond to orientation; the south elevation employs 66% fritted panels, the east & west 33% and the north remains clear. This reduces overheating, cooling costs and saves heating energy.

- The fritting fenestration changes at Levels 02 & 03 to respond to the two-storey transfer truss, amenity provision and access to roof terraces.

Amendments to Phase 1 Building 2 (Residential) (Following Phase 2 Building 3 (Office) Coordination)

- Phase 1 Ground Floor residential cycle store, plant and swimming pool changing area have been interchanged. The swimming facilities have moved nearer to the residents' reception and main core and the cycles towards the entrance from Albion Street.
- Following further design development, the 3 gates into the service yard have been designed to slide behind the façade (internally rather than externally). This has enabled the retention of the residential façade fins which had been omitted to allow for the main service yard gate.
- The residential terrace at Level 02 has been amended to include a defensible landscape strip for privacy and to prevent overlooking into apartments from the terrace.

Consideration has been given to the amendments as follows:

Air Quality

The amendments do not impact on the previous conclusions in respect of air quality.

Archaeology

The amendments do not impact on the previous conclusions in respect of archaeology and GMAAS concur with this.

Construction Management and Phasing

The amendments do not impact on the previous conclusions in respect of construction and phasing. The previously imposed conditions should be imposed on any planning permission.

Daylight, Sunlight and Solar Glare Assessment

The minor nature of the changes proposed will not cause any additional significant effects and, as a result, the conclusions of EIA deliverables in the original application remain the same so no further work is required.

Ground Conditions

The amendments do not impact on the previous conclusions in respect of ground conditions.

Heritage

The applicant has undertaken a further review of the impact upon the Grade II Listed Castlefield Viaduct as a result of these changes. This concludes that the revised proposals to the office core would amount to a reduction in direct heritage impact when compared to the approved development. The heritage review goes on to state that the change to the height and façade would not result in significant additional visual impact on the setting of designated heritage assets in the surrounding area.

It is considered that there is no reason to dispute the findings of the heritage review. The proposal originally amounted to Less than substantial harm as defined by the NPPF. The changes outlined would not increase the level of harm previously identified and the required public benefits exist to outweigh any harm due to the substantial regeneration benefits that exist in terms of realising the economic, social and environmental objectives as previously outlined.

Noise and Vibration

A review of the previously submitted information has been undertaken to assess the impact of the changes in respect of the commercial units and the addition of a coffee shop.

Environmental Health concur with the finding of the report in that no unacceptable noise would be created from these variety of uses proposed subject to mitigation previously identified within the previous permission including controls over the outside seating area.

Socio-Economic

There are no changes to this proposal which affect the previous conclusions.

Television Impact

The amendments do not impact on the previous conclusions in respect of TV reception.

Townscape and Visual Impact

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Traffic and Transport

The main changes to the scheme are relatively minor in highways and transport terms. The service activity is to be located off Trafford Street and the layby on Albion Street is to be removed, allowing for an improved public realm, entrance and external seating.

In addition, there is now a larger cycle store accessible from Albion Street with some visitor cycle parking spaces located to the south of the entrance in between trees located there.

The highway layout on Albion Street and Great Bridgewater Street is being developed as part of the Section 278 design process and presents improved pedestrian crossing facilities and traffic movement.

These amendments result in changes in traffic implications and road safety that are only marginal and would not affect the conclusions made in the original report. Highway Services concur with the conclusions in this regard.

Water Resources

The amendments do not impact on the previous conclusions in respect of water resources.

Wind Microclimate

The proposed changes are negligible in terms of wind and will have no impact in terms of wind conditions with respect to pedestrian comfort or safety.

The updated scheme will be tested to confirm whether any further enhancements to the landscaping scheme are required. It is proposed that this testing will take place once the final landscaping scheme is confirmed and ready to be submitted for approval. The planning condition should be amended to take account of this.

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 the changes. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than 27 July 2020.

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

2) The development shall be carried out either as one development or on a phased basis in accordance with drawing 10053-MP-A-B5D9-F000-P-AL-001 Rev 02 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020

In these conditions, the following phrases shall have the meanings set out below:

Phase 1 - Shall mean the construction of the residential block and associated landscaping, public realm, highway and any other associated works

Phase 2 - Shall mean the construction of the office block and associated landscaping, public realm, highway and any other associated works

Reason - To allow the development to be constructed on a phased basis pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

Drawings and documents approved as part of planning permission 133998/JO/2022

10053-B4-A-B5D9-G200-E-EW-001 05, 10053-B4-A-B5D9-G200-E-NS-001 06, 10053-MP-A-B5D9-F900-P-AL-001 01, 10053-MP-A-B5D9-G100-S-AA-001 06, 10053-MP-A-B5D9-G200-E-E-001 02, 10053-MP-A-B5D9-G200-E-N-001 06, 10053-MP-A-B5D9-G200-E-S-001 06, 10053-MP-A-B5D9-G200-E-W-001 04, 10053-MP-A-B5D9-JC20-P-00-001 05, 10053-MP-A-B5D9-JC20-P-01-001 06, 10053-MP-B5D9-A-F000-P-00-001 02, 10053-MP-B5D9-A-F000-P-01-001 02, 10053-MP-B5D9-A-G100-P-01M-001 06, 10053-MP-B5D9-A-G100-P-02-001 05, 10053-MP-B5D9-A-G100-P-03-001 05, 10053-MP-B5D9-A-G100-P-04-001 05, 10053-MP-B5D9-A-G100-P-14-001 05, 10053-MP-B5D9-A-G100-P-20-001 05, 10053-MP-B5D9-A-G100-P-RF-001 05, 10337-Z1-A-B5D9-G100-PL-00-001 04, 10337-Z1-A-B5D9-G100-PL-01-001 04, 10337-Z1-A-B5D9-G200-EL-XX-001 04, 10337-Z1-A-B5D9-G200-SE-XX-001 04, 10337-Z1-A-B5D9-JC20-XE-XX-001 04, 10053-B2-A-B5D9-G200-E-E-001 05, 10053-B2-A-B5D9-G200-E-N-001 07, 10053-B2-A-B5D9-G200-E-S-001 06, 10053-B2-A-B5D9-G200-E-W-001 05, 10053-B2-A-B5D9-G200-P-00-001 05, 10053-B2-A-B5D9-G200-P-01-001 05, 10053-B2-A-B5D9-G200-P-01M-001 05, 10053-B2-A-B5D9-G200-P-02-001 06, 10053-B2-A-B5D9-G200-S-AA-001 06, 10053-B3-A-B5D9-G200-E-AL-001 01, 10053-B3-A-B5D9-G200-E-E-001 02, 10053-B3-A-B5D9-G200-E-N-001 06, 10053-B3-A-B5D9-G200-E-S-001 05, 10053-B3-A-B5D9-G200-E-W-001 02, 10053-B3-A-B5D9-G200-P-00-001 05, 10053-B3-A-B5D9-G200-P-01-001 05, 10053-B3-A-B5D9-G200-P-01M-001 05, 10053-B3-A-B5D9-G200-P-02-001 03, 10053-B3-A-B5D9-G200-P-03-001 01, 10053-B3-A-B5D9-G200-P-04-001 00, 10053-B3-A-B5D9-G200-P-14-001 01, 10053-B3-A-B5D9-G200-P-15-001 00, 10053-B3-A-B5D9-G200-P-RF-001 01, 10053-B3-A-B5D9-G200-P-TYP-001 01, 10053-B3-A-B5D9-G200-P-TYP-002 00, 10053-B3-A-B5D9-G200-S-AA-001 05, 10053-B3-A-B5D9-G200-S-EE-001 02, 10053-B3-A-B5D9-G200-S-FF-001 02, 10053-B3-A-B5D9-G200-S-HH-001 01, 10053-B3-A-B5D9-G200-S-QQ-001 01, 10053-B3-A-B5D9-G251-D-T1-001 01, 10053-B3-A-B5D9-G251-D-T2-001 01, 10053-B3-A-B5D9-G251-D-T3-001 01, 10053-B3-A-B5D9-G251-D-T4-001 01, 10053-B3-A-B5D9-G251-D-T5-001 01, 10053-B3-A-B5D9-G251-D-T6-001 01, 10053-B3-A-B5D9-G251-D-T7-001 01, 10053-B4-A-B5D9-G200-D-N-001 03, 10053-MP-A-B5D9-G100-XP-00-001 02, 10053-B4-A-B5D9-G200-S-LL-001 01, 10053-B4-A-B5D9-G200-S-MM-001 02, 10053-MP-A-B5D9-Z200-3-AL-001 03, 10053-MP-A-B5D9-Z200-3-AL-002 02, 10053-MP-A-B5D9-Z200-3-AL-003 02, 10053-MP-A-B5D9-Z200-3-AL-004 04 and 10053-MP-A-B5D9-Z200-3-AL-005 04 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022

Traffic and transport addendum, waste addendum, heritage statement, noise addendum, wind note, ventilation strategy, energy strategy stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022

Drawings and documents approved as part of planning permission 115871/FO/2017

110053-MP-A-B5D9-F000-P-AL-001 Rev 02, 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03, 10053-MP-A-B5D9-G100-P-01M-001 Rev 03, 10053-MP-A-B5D9-G100-P-02-001 Rev 02, 10053-MP-A-B5D9-G100-P-03-001 Rev 02, 10053-MP-A-B5D9-G100-P-04-001 Rev 02, 10053-MP-A-B5D9-G100-P-14-001 Rev 02, 10053-MP-A-B5D9-G100-P-20-001 Rev 02, 10053-MP-A-B5D9-G100-P-RF-001 Rev 02, 10053-MP-A-B5D9-

Z100-AS-002 Rev 02, 10053-B2-A-B5D9-G200-P-03-001 Rev 02, 10053-B2-A-B5D9-G200-P-04-001 Rev 02, 10053-B2-A-B5D9-G200-P-19-001 Rev 02, 10053-B2-A-B5D9-G200-P-20-001 Rev 02, 10053-B2-A-B5D9-G200-P-40-001 Rev 01, 10053-B2-A-B5D9-G200-P-RF-001 Rev 01, 10053-B2-A-B5D9-G251-D-02-001 Rev 01, 10053-B2-A-B5D9-G251-D-19-001 Rev 01, 10053-B2-A-B5D9-G251-D-40-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY1-001 Rev 01, 10053-B2-A-B5D9-G251-D-TY2-001 Rev 01, 10053-B2-A-BD59-Z100-AS-001 Rev 03, 10053-B3-A-B5D9-G200-S-PP-001 Rev 01, 10053-B4-A-BD59-G200-E-NS-001 Rev 03, 10053-B4-A-BD59-G200-E-EW-001 Rev 03, 10053-B4-A-BD59-G251-D-N-001 Rev 01, 10053-B4-A-BD59-G251-D-N-002 Rev 02, 10053-B4-A-BD59-G200-S-KK-001 Rev 01, 10053-B4-A-BD59-G251-D-TY-001 Rev 02, 10053-B4-A-BD59-Z100-AS-001 Rev 01, 10053-B5-A-BD59-G200-E-S-001 Rev 01 and 10053-B5-A-BD59-G310-XRCP-00-001 Rev 01 stamped as received by the City Council, as Local Planning Authority on the 7 May and 8 July 2020.

Planning Amendments Design Document prepared by SHP; Updated Energy Strategy Statement prepared by Ridge, dated April 2020; Updated Landscaping Drawings prepared by Planit, dated April 2020; Travel Plan Framework Technical Note prepared by Vectos, dated April 2020; Waste Management Strategy Technical Note prepared by Vectos, dated April 2020; Updated Ventilation Strategy prepared by Ridge, dated April 2020;

Environmental Statement Technical Notes including:

- Townscape and Visual Impact Technical Note prepared by Planit, dated April 2020;
- Construction Management and Phasing Note prepared by Domis, dated April 2020;
- Socio-Economic Note prepared by Deloitte Real Estate, dated April 2020;
- Heritage Impact Technical Note prepared by Heritage Architecture, dated April 2020;
- Noise and Vibration Technical Notes prepared by Fisher Acoustics, dated April 2020;
- Daylight Sunlight Assessment Technical Note prepared by GreyScanlanHill, dated April 2020;
- Wind Microclimate Technical Note prepared by Architectural Aerodynamics, dated April 2020;
- Water Resources Technical Note prepared by Renaissance, dated April 2020;
- Transport Technical Note prepared by Vectos, dated April 2020;
- Archaeology Technical Note prepared by Salford Archaeology, dated April 2020;
- Television Impact Technical Note prepared by Pager Power, dated May 2020;
- Air Quality Technical Note prepared by RPS, dated May 2020 and
- Ground Conditions Technical Note prepared by Renaissance, dated April 2020.

stamped as received by the City Council, as Local Planning Authority on the 7 and 14 May 2020

Drawings and documents approved as part of planning permission 115871/FO/2017

Drawings

10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9-G000-XP-01-001 Rev 00, 10053-MP-A-B5D9-G000-XP-00-001 Rev 00, 10053-MP-A-B5D9—JC20-P-00-001 Rev 00, 10053-B3-A-B5D9-G200-XS-EE-001 Rev 00, 10053-B3-A-B5D9-G200-XS-FF-001 Rev 00, 10053-B3-A-B5D9-G200-XS-HH-001 Rev 00, 10053-B3-A-B5D9-G200-XS-PP-001 Rev 00, 10053-B3-A-B5D9-G200-XS-QQ-001 Rev 00, 10053-B3-A-B5D9-G200-S-RR-001 Rev 00, 10053-B4-A-B5D9-G251-D-N-001 Rev 00, 10053-B4-A-B5D9-G200-D-N-002 Rev 00, 10053-B4-A-B5D9-G200-S-KK-001 Rev 00, 10053-B4-A-B5D9-G251-D-TY-001 Rev 00 and 10053-B5-A-B5D9-G200-S-MM-001 Rev 00 stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

10053-MP-A-B5D9-G200-P-20-001 Rev 01 stamped as received by the City Council, as Local Planning Authority, on the 22 June 2017

Supporting Information

Design and access statement prepared by Simpson Haugh & Partners, landscape design and access statement prepared by Planit-IE, Crime Impact Statement (Version A), Ecology Assessment prepared by Penny Anderson Associates, Energy Strategy Statement prepared by RPS, Environmental standards statement (including BREEAM pre- assessment) prepared by RPS, framework travel plan prepared by Vectos, Listed Building structural report prepared by Curtins, operational management strategy prepared by Ask Central Limited, Planning Statement including public benefit statement and tall building evaluation prepared by Deloitte, statement of consultation prepared by Deloitte, ventilation strategy prepared by RPS, waste and servicing strategy prepared by Vectos and Environmental Impact Assessment stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017

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.

4) Phase 1 piling works shall be undertaken in accordance with the following documents:

- Remedial Strategy, Viadux, Albion Street, Manchester, NS/C4460/9230, Brownfield Solutions Ltd, March 2020
- Piling Risk Assessment, Viadux, Albion Street, Manchester, AJS/C4460/9231, Brownfield Solutions Ltd, March 2020
- Below Ground Drainage Specification, Viadux, Manchester, 1910-12, Renaissance, March 2020

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

Phase 2 piling works shall be undertaken in accordance with the following documents (as approved under CDN/22/0241):

- Method Statement detailing the works prepared by Brownfield Solutions Ltd. Please see document '9231 Rev C Piling Risk Assessment Jan 22
- Drawings VI2-REN-00-FN-DR-S-01080, VI2-REN-AA-FN-DR-S-04090, VI2-REN-CC-FN-DR-S-01080 and VI2-REN-EE-FN-DR-S-01080 stamped as received by the City Council, as Local Planning Authority, on the 14 April 2022
- Piling Risk Assessment - Viadux, Albion Street, Manchester. Prepared by Brownfield Solutions Ltd on the behalf of Domis Construction. Report Ref: AJS/C4460/9231 Rev D. Dated: June 2022 stamped as received by the City Council, as Local Planning Authority, on the 28 June 2022

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

5) Notwithstanding the flood risk, drainage and water strategy prepared Curtins stamped as received by the City Council, as Local Planning Authority on the 31 March 2017,

- (a) The drainage strategy for phase 1 shall be carried out in accordance with Report and Drawing Pack prepared by Renaissance stamped as received by the City Council, as Local Planning Authority, on the 29 September 2020 and UU approval notice stamped as received by the City Council, as Local Planning Authority, on the 9 November 2020 as approved under CDN/20/0624.
- (b) Prior to any works associated with phase 2, details of a drainage strategy for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.
- (c) Each phase shall then be constructed in accordance with the approved details, within an agreed timescale.
- (d) There shall be no infiltration of surface water drainage into the ground where contamination has been identified is permitted other than with written consent of the City Council, as Local Planning Authority.
- (e) Prior to the first occupation of a phase a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

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).

6) With the exception of drainage works defined within drawing VIA-REN-00-ZZ-SK-C-0101-C01 stamped as received by the City Council, as Local Planning Authority on the 27 March 2020, a phase of the development shall not commence until a programme of archaeological works has been submitted. The works shall be undertaken in accordance with the Written Scheme Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020 and email from Norman Redhead dated 26 March 2020. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - a Historic England Level 3 historic building survey
 - archaeological evaluation through trial trenching
 - informed by the above, more detailed targeted excavation and historic research (subject of a new WSI)
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
3. Dissemination of the results commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy.

- 7) (a) The ground conditions work shall be carried out in accordance with the following documents:

- Remedial Strategy, Viadux, Albion Street, Manchester, NS/C4460/9230, Brownfield Solutions Ltd, March 2020
- Piling Risk Assessment, Viadux, Albion Street, Manchester, AJS/C4460/9231, Brownfield Solutions Ltd, March 2020
- Below Ground Drainage Specification, Viadux, Manchester, 1910-12, Renaissance, March 2020

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

(b) When each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each phase of 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) Phase 1 works will be undertaken in accordance with the Construction Management Plan (Rev 2) prepared by DOMIS construction stamped as received by the City Council, as Local Planning Authority, on the 11 May 2020.

Phase 2 works will be undertaken in accordance with the Construction Management Plan 'Viadux Phase Two CMP' prepared by Domis and Site logistics plan 'Viadux Phase 2 Logistics' prepared by Domis stamped as received by the City Council, as Local Planning Authority, on the 14 April 2022 (as approved under CDN/22/0241).

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

Reason - To safeguard the amenities of nearby residents, highway safety and minimise impact on the nearby Metrolink line, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Phase 2 of the development shall not commence until a scheme for the mitigation of run off from phase 2 onto the Metrolink line shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first use of phase 2.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) Phase 2 of the development shall not commence until details of any Electro Magnetic Compatibility (EMC) impact (including any necessary mitigation) and any earthing and bonding strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Any mitigation required shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Phase 2 of the development shall not commence until a scheme for the detailed design of the oversailing structure to comply with safe clearances from Metrolink infrastructure, forward visibility requirements for tram operations, and measures to protect the building from accidental loads in the event of a light rail vehicle derailment has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented as part of the development.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Phase 2 of the development shall not commence until a scheme shall be submitted for protecting the Metrolink infrastructure from objects being able to be thrown from the adjacent roof gardens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented prior to the first use of the development or phase 2 and shall thereafter be retained and maintained in situ.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) Phase 2 of the development shall not commence until a scheme shall be submitted for an early warning system for the office building has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall be implemented prior to the first use of the development or phase 2 and shall thereafter be retained and maintained in situ.

Reason - in the interest of the tram safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The development shall be carried out in accordance with the Radar Mitigation Scheme 'Viadux NATS Building Mitigation' prepared by NATS (Services) Limited stamped as received by the City Council, as Local Planning Authority, on the 14 April 2022 (as approved under CDN/22/0241).

The RMS shall thereafter be implemented in accordance with the previously agreed timescale.

Reason - in the interest of aviation safety pursuant to policy DM2 of the Manchester Core Strategy (2012).

15) (a) The approval of materials shall be carried out in accordance with the Programme of Materials prepared by Domis stamped as received by the City Council, as Local Planning Authority, on the 28 July 2022.

b) All samples and specifications shall be submitted for approval in writing in accordance with the programme as agreed under part a). This shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

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

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

16) The boundary treatment shall be carried out in accordance with drawing 2840-PLA-XX-00-DR-L-0007 stamped as received by the City Council, as Local Planning Authority, on the 14 April 2022 (as approved under CDN/22/0241).

The approved details shall then implemented as part of the phase and be in place prior to the first occupation of the development.

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

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

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.
- evidence that there will be no impact on the Ashton Canal from the disposal of water from the development.

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).

18) The development hereby approved shall be carried out in accordance with the Environmental Standards statement (including BREEAM pre-assessment) prepared by RPS stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 and the Updated Energy Strategy Statement prepared by Ridge, dated April 2020 stamped as received by the City Council, as Local Planning Authority, on the 7 May 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.

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

19) (a) prior to the first occupation of each phase details of a hard and soft landscaping scheme (including appropriate materials, specifications) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme for each phase shall be implemented not later than 12 months from the date the buildings in each phase are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement

for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

20) Notwithstanding the noise impact assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 and the noise addendum stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, (a) prior to the first occupation of each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. (b) The approved scheme shall be implemented and prior to the first occupation of the development (or phases 1 and 2) and post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

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

21) Notwithstanding the noise assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 and the noise addendum stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, prior to the first use of each the commercial units as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use.

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

22) Notwithstanding the noise assessment prepared by Fisher Acoustics stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017 2017, (a) prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. (b) The approved scheme shall be implemented and prior to the first occupation of the residential element and post construction survey (including appropriate mitigation measures and timescales for implementation if necessary) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures agreed thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic, trams and Manchester Central or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

23) Notwithstanding the waste and servicing strategy prepared by Vectos stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, prior to the first occupation/use of each phase a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted for approval in writing by the City Council, as Local Planning Authority. The details of the approved scheme shall be implemented as part of each phase and shall remain in situ whilst the use or development is in operation.

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

24) Prior to the first use of each of commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 , details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of each of the commercial units and thereafter retained and maintained in situ.

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

25) Prior to the first use of each commercial unit as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 , details of any roller shutters to the ground floor of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

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

26) 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. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each phase. The approved scheme shall be implemented in full prior to the first occupation each phase 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.

27) 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.

28) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): No deliveries/waste collections

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

29) The commercial units hereby approved, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, shall not be open outside the following hours:-

Monday to Saturday 08.00hrs - 23.00hrs

Sundays 09.00hrs - 23.00hrs

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

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

30) The commercial units as shown on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

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

31) The commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawing 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022, can be occupied as A1 (excluding convenience retail), A3 or A4. The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit and any further change of use may be the subject of the requirement of a new application for planning permission or subject to the requirements of the Town and Country Planning (General Permitted Development) Order 2015.

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

32) In the event that any of the commercial units, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 Rev 02, 10053-MP-A-B5D9-G100-P-01-001 Rev 03 stamped as received by the City Council, as Local Planning Authority, on the 8 July 2020 and drawings 10053-B3-A-B5D9-G200-P-01-001 rev 05 and 10053-B3-A-B5D9-G200-P-01M-001 Rev 05 stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022 are occupied as an A3 use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:

- Management of patrons and control of external areas. For the avoidance of doubt this shall include:
 - o Dispersal policy;
 - o Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

33) Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential element of the building shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

34) The development shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017. The development shall only be carried out in accordance with these approved details. Prior to the occupation of each phase the Council as local planning authority must acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

35) The development hereby approved shall be carried out in accordance with the Framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017.

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

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

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

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

36) Prior to the first occupation of each phase the cycle provision, as indicated on drawing 10053-MP-A-B5D9-G100-P-00-001 REV 04 Stamped as received by the City Council, as Local Planning Authority, on the 8 June 2022.

The approved details shall then be implemented prior to the first occupation/use of each phase and thereafter retained and maintained in situ.

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

37) Prior to the first occupation of the residential element of the development hereby approved, details of disabled car parking provision shall be submitted for approval in writing. The approved details shall then be implemented prior to the first occupation of the residential element and remain in situ for as long as the development remains in use.

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

38) Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Trafford Street, Great Bridgewater Street, Albion Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- servicing bay Great Bridgewater street and associated road markings.
- Improvements to the public realm including details of materials (including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and building line) and tree planting and soft landscaping where appropriate.
- Creation of a car club bay on the surrounding road network.

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved 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).

39) Notwithstanding the TV reception survey, stamped as received by the City Council, as Local Planning Authority, on the 31 March 2017, within one month of the practical completion of each phase, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority, in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

40) The Phase 1 works shall be undertaken in accordance with the Local Labour template stamped as received by the City Council, as Local Planning Authority, on the 27 March 2020

Prior to the commencement of Phase 2 details of a local labour agreement in order to demonstrate commitment to recruit local labour for both the construction and operations element of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved document shall be implemented as part of the construction and occupation phases of the development. Within six months of the first occupation of each phase details of the results of the scheme shall be submitted for consideration.

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

41) Prior to the first occupation of the residential element of the development, details of electric car charging points within the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element of the development.

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

42) Prior to the first occupation of each phase, details of bird and bat to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented 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).

43) Prior to the first occupation of phase 2, an updated wind survey shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include further enhancements and mitigation and timescales for implementation. The approved details shall be implemented within the agreed timescale.

Reason – In the interest of securing an appropriate wind environment surrounding the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

0) You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

0) - Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events should not normally exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

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

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

- Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'. It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B). Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

o - Surface water drainage

- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area. Existing rates should be based on the capacity of the existing drainage system;
 - o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
 - o 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 in any part of a building;
 - o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements);
 - o Hydraulic calculation of the proposed drainage system;
 - o Construction details of flow control and SuDS elements.
 - o Verification report providing photographic evidence of construction as per design drawings;
 - o As built construction drawings if different from design construction drawings;
 - o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- Foundations - Where deep foundations are proposed we recommend the developer follows the guidance set out within our document 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' which is available on our website at the following address:
<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>

The requirements of CPA Tower Crane guidance may apply if the collapse radius of the tower crane is within 3m of the operational railway (including half the length of the applicable load). As part of the process a Network Rail Project Engineer will review the temporary works certificate and associated calculations. Please refer to CPA requirements including section 2.3.2, which outlines the requirement to downrate cranes alongside Network Rail infrastructure. <https://www.cpa.uk.net/freedownload/?TCIG%2520-%2520Publications%7E%7E%7ECPA-TCIG-Tower-Cranes-Alongside-Railways-Published-Document.pdf>

The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

The applicant should be advised that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity.

The applicant should also be referred to two relevant documents produced by the Health and Safety Executive, which are available from The Stationery Office Publications Centre and The Stationery Office Bookshops, and advised to follow the guidance given.

The documents are as follows:-

HS(G)47 - Avoiding danger from underground services.

GS6 - Avoidance of danger from overhead electric lines.

The applicant should also be advised that, should there be a requirement to divert the apparatus because of the proposed works; the cost of such a diversion would usually be borne by the applicant.

The applicant should be aware of our requirements for access to inspect, maintain, adjust, repair, or alter any of our distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night. Our Electricity Services Desk (Tel No. 0800 195 4141) will advise on any issues regarding diversions or modifications.

Electricity North West offers a fully supported mapping service, at a modest cost, for our electricity assets. This is a service which is constantly updated by our Data Management Team who can be contacted by telephone on 0800 195 4141 or access the website <http://www.enwl.co.uk/our-services/know-before-you-dig>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Manchester Airport Safeguarding Officer
National Amenity Societies
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
Network Rail
Planning Casework Unit

Flat 2507, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2504, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
285 Deansgate, Manchester, M3 4EW
Flat 168, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 160, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 143, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 133, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 110, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 109, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 95, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 90, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 72, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 66, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 60, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 59, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 57, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 53, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 52, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 50, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 49, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 48, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 47, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 46, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 45, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 44, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 39, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 33, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 30, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 20, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C17 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Third Floor Boot Room, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Unit 1, 35 Little Peter Street, Manchester, M15 4QJ
207 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
105 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
104 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
214 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Manchester 235, 2 Watson Street, Manchester, M3 4LP
Apartment 28, 33 Little Peter Street, Manchester, M15 4QH
Apartment 26, 33 Little Peter Street, Manchester, M15 4QH
Apartment 73, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 62, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 53, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 50, 35 Little Peter Street, Manchester, M15 4QJ
505 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
421 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
117 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G11, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
513 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
414 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 5, 33 Little Peter Street, Manchester, M15 4QH
Apartment 31, 33 Little Peter Street, Manchester, M15 4QH
Apartment 27, 33 Little Peter Street, Manchester, M15 4QH
Apartment 13, 33 Little Peter Street, Manchester, M15 4QH
Apartment 12, 33 Little Peter Street, Manchester, M15 4QH
Apartment 56, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 39, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 29, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 14, 35 Little Peter Street, Manchester, M15 4QJ
804 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
702 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
619 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
422 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
417 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
405 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
320 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
306 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G14, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
G10, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

606 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
309 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
115 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 71, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 60, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 59, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
293 Deansgate, Manchester, M3 4EW
Flat 43, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 30, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 26, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Basement, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Suite 2, 14 - 32 Hewitt Street, Manchester, M15 4GB
Unit O, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit H, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Arch 2, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 7, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arches 3 And 4, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Flat 4501, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4407, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4401, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4204, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4007, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4006, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4005, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4002, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3808, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3805, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3706, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3703, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3605, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3411, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3305, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3008, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2910, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2810, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2806, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2803, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2711, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2511, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B11 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP

Flat B5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat 166, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat B3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat 156, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 153, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 140, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 135, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 85, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 81, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 65, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 61, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 58, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 37, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 19, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 12, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat A8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C18 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Unit 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
106 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
102 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Deansgate Railway Station, Deansgate, Manchester, M3 4LG
Apartment 16, 33 Little Peter Street, Manchester, M15 4QH
Apartment 58, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 38, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 25, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 23, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 16, 35 Little Peter Street, Manchester, M15 4QJ
902 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
520 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
412 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
110 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 77, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 75, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 52, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 31, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 52, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 29, 33 Little Peter Street, Manchester, M15 4QH
Apartment 74, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 61, 35 Little Peter Street, Manchester, M15 4QJ
Arch 11, Watson Street, Manchester, M3 4LP

Apartment 18, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 13, 35 Little Peter Street, Manchester, M15 4QJ
8 Hewitt Street, Manchester, M15 4GB
621 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
604 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
504 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
803 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
801 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
516 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
317 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
118 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
415 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
413 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
408 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
310 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
213 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
212 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 65, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 37, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 24, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 22, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 17, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 6, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 88, Hewitt Street, Manchester, M15 4GB
Ground Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
227 Deansgate, Manchester, M3 4EN
Unit 17 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Unit L, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit 4, 253 Deansgate, Manchester, M3 4ED
229 Deansgate, Manchester, M3 4EN
Arches 5 And 6, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 85, Hewitt Street, Manchester, M15 4GB
8 Trumpet Street, Manchester, M1 5LW
Unit 1A, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
The Orchid Suite, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4304, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4203, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4202, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4107, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4102, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4101, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4004, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4003, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4001, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3905, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3701, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3904, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3809, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3707, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3610, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3508, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3403, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3306, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3206, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3205, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3002, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2801, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2603, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2503, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B12 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat 167, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 157, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 155, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 152, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 151, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 145, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 128, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 113, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 112, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 111, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 101, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 97, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 88, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 86, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 83, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 75, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 73, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 69, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 35, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 55, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 41, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 38, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 31, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 25, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 18, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 16, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
G03, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G02, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G01, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
206 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
202 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
103 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G7, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 1, 33 Little Peter Street, Manchester, M15 4QH
Apartment 40, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 28, 35 Little Peter Street, Manchester, M15 4QJ
904 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
701 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
321 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
305 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G13, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
112 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 68, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 19, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 7, 33 Little Peter Street, Manchester, M15 4QH
Apartment 32, 33 Little Peter Street, Manchester, M15 4QH
Apartment 25, 33 Little Peter Street, Manchester, M15 4QH
Apartment 19, 33 Little Peter Street, Manchester, M15 4QH
Apartment 4, 35 Little Peter Street, Manchester, M15 4QJ
Arch 14, Watson Street, Manchester, M3 4LP
Apartment 22, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 35, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 30, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 26, 35 Little Peter Street, Manchester, M15 4QJ
519 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
418 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
404 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
401 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
304 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
221 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
120 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
119 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
616 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
503 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
508 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
411 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
315 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
108 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 74, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 63, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 57, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 51, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 47, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 41, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 27, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 1, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
CURTINS CONSULTING LTD, First Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG

Basement, 8 Hewitt Street, Manchester, M15 4GB
First Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Sub Basement And Basement And Ground Floor, 101 Barbirolli Square, Manchester, M2 3WS
First Floor, Madison House, 37 Little Peter Street, Manchester, M15 4QJ
261 - 267 Deansgate, Manchester, M3 4EW
Unit 2 Cinema, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 20 (plaza Level), 253 Deansgate, Manchester, M3 4EN
Suite C, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite 1, 14 - 32 Hewitt Street, Manchester, M15 4GB
AMBITION SCHOOL LEADERSHIP, Third Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Albion Wharf, Albion Street, Manchester, M1 5LN
Apartment 21, 33 Little Peter Street, Manchester, M15 4QH
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4604, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4602, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4503, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4303, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4108, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4106, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4104, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3910, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3909, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Arch 18 And Arch 19, Watson Street, Manchester, M3 4LP
607 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
14 - 32 Hewitt Street, Manchester, M15 4GB
Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Alex's Bakery, Second Floor Unit N, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
JON MALE LTD, Arch 87, Hewitt Street, Manchester, M15 4GB
Apartment 6, 33 Little Peter Street, Manchester, M15 4QH
Arch 77, Whitworth Street West, Manchester, M1 5WQ
Arches 16 And 17, Watson Street, Manchester, M3 4LP
Units D To E, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
ALL STAR (MANCHESTER) LIMITED, Unit 3, 235 Deansgate, Manchester, M3 4EN
Unit 2, 235 Deansgate, Manchester, M3 4EN
Relish, Great Northern, Deansgate, Manchester, M3 4EJ
321 Deansgate, Manchester, M3 4LQ
241 Deansgate, Manchester, M3 4EN
255 Deansgate, Manchester, M3 4EN
4 Whitworth Street West, Manchester, M1 5WY
2 Tony Wilson Place, Manchester, M15 4FN
Ground Floor To Third Floor, 101 Barbirolli Square, Manchester, M2 3WS
17 - 19 Whitworth Street West, Manchester, M1 5WG
Second Floor, 4 Whitworth Street West, Manchester, M1 5WY
First Floor, 4 Whitworth Street West, Manchester, M1 5WY
5 Century Street, Manchester, M3 4QL
ANEXSYS LTD, Ground Floor, 4 Whitworth Street West, Manchester, M1 5WY
Arch 90, Hewitt Street, Manchester, M15 4GB
Apartment 37, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 44, 35 Little Peter Street, Manchester, M15 4QJ
Lower Ground Floor, Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Upper Ground Floor, Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Flat At, Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
289 - 291 Deansgate, Manchester, M3 4EW

243 Deansgate, Manchester, M3 4EN
283 Deansgate, Manchester, M3 4EW
249 Deansgate, Manchester, M3 4EN
245 Deansgate, Manchester, M3 4EN
247 Deansgate, Manchester, M3 4EN
Showroom 1, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Showroom 2, Lawrence House, 8 Albion Street, Manchester, M1 5NZ
325 - 327 Deansgate, Manchester, M3 4LQ
Bridgewater Hall, Lower Mosley Street, Manchester, M2 3WS
Jurys Inn, 56 Great Bridgewater Street, Manchester, M1 5LE
14 Albion Street, Manchester, M1 5NZ
Flat 28, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 39, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Second Floor, 8 Hewitt Street, Manchester, M15 4GB
409 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 66, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 9, 33 Little Peter Street, Manchester, M15 4QH
Apartment 39, 33 Little Peter Street, Manchester, M15 4QH
Apartment 8, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 60, 35 Little Peter Street, Manchester, M15 4QJ
Flat 3711, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3902, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3810, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3807, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3609, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3608, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3506, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3407, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3406, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3404, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3401, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3107, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2907, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2707, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2608, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2604, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2508, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Units I To J, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 171, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 170, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 163, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 159, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 118, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 108, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 100, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 96, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 82, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 80, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 68, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 54, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 51, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 21, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Arch 12, Watson Street, Manchester, M3 4LP
Apartment 57, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 47, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 45, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 24, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 15, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 12, 35 Little Peter Street, Manchester, M15 4QJ
502 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
419 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G16, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
614 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
610 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
514 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
313 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
308 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
216 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
210 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
116 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
109 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 35, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 18, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 10, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 3, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Ground Floor, 8 Hewitt Street, Manchester, M15 4GB
273 Deansgate, Manchester, M3 4EW
Suite B, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Unit F, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
269 - 271 Deansgate, Manchester, M3 4EW
Arch 11, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Fifth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Boardwalk, 21 Little Peter Street, Manchester, M15 4PS
Flat 4607, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4603, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4505, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4403, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4009, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3901, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3702, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3607, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3502, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3405, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3402, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3207, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3105, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3006, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3001, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2906, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2901, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2706, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat C8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G8, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Apartment 44, 33 Little Peter Street, Manchester, M15 4QH
Apartment 35, 33 Little Peter Street, Manchester, M15 4QH
Apartment 23, 33 Little Peter Street, Manchester, M15 4QH
Apartment 18, 33 Little Peter Street, Manchester, M15 4QH
Apartment 43, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 19, 35 Little Peter Street, Manchester, M15 4QJ
703 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
121 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
611 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
608 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
316 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
114 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 70, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 56, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 29, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 9, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 7, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 5, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 34, 33 Little Peter Street, Manchester, M15 4QH
Apartment 3, 33 Little Peter Street, Manchester, M15 4QH
Apartment 2, 33 Little Peter Street, Manchester, M15 4QH
Apartment 15, 33 Little Peter Street, Manchester, M15 4QH
Apartment 10, 33 Little Peter Street, Manchester, M15 4QH
Apartment 7, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 42, 35 Little Peter Street, Manchester, M15 4QJ
Arch 13, Watson Street, Manchester, M3 4LP
Apartment 27, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 21, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 11, 35 Little Peter Street, Manchester, M15 4QJ

Apartment 1, 35 Little Peter Street, Manchester, M15 4QJ
Arch 15, Watson Street, Manchester, M3 4LP
620 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
406 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
510 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
215 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
208 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 2506, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2610, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2510, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2509, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2502, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat AP 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Innside Manchester, 1 First Street, Manchester, M15 4RP
Flat 165, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 161, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 158, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 147, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 139, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 105, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 89, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 32, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 17, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat A8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C20 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C12 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Basement To First Floor, 289 - 291 Deansgate, Manchester, M3 4EW
257 Deansgate, Manchester, M3 4EN
First Floor, 8 Hewitt Street, Manchester, M15 4GB
Suite 3, 14 - 32 Hewitt Street, Manchester, M15 4GB
Kamani Property Group, 15 Little Peter Street, Manchester, M15 4PS
Lawrence House, 8 Albion Street, Manchester, M1 5NZ
Flat 23, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 21, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 12, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 36, 33 Little Peter Street, Manchester, M15 4QH
Apartment 70, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 63, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 54, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 48, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 41, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 17, 35 Little Peter Street, Manchester, M15 4QJ
Third Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
903 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
901 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G17, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
219 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
515 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
410 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
211 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Second Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Third Floor, 8 Hewitt Street, Manchester, M15 4GB
Flat 50, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 42, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 40, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 33, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 69, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 64, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 48, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 46, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 11, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 3, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
GARDINER AND THEOBALD LLP, Second Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Ground Floor, Madison House, 37 Little Peter Street, Manchester, M15 4QJ
Second Floor, Albion Wharf, 19 Albion Street, Manchester, M1 5LN
Sub Basement, 101 Barbirolli Square, Manchester, M2 3WS
Madison House, 37 Little Peter Street, Manchester, M15 4QJ
The Ropeworks, Little Peter Street, Manchester, M15 4QJ
Third Floor, 235 Deansgate, Manchester, M3 4EN
Unit 1 Gymnasium, The Great Northern, 253 Deansgate, Manchester, M3 4EN
Unit 18, 253 Deansgate, Manchester, M3 4EN
Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
First Floor, 21 Little Peter Street, Manchester, M15 4PS
MC2 Manchester Ltd, Third Floor, 21 Little Peter Street, Manchester, M15 4PS
Arch 84, Hewitt Street, Manchester, M15 4GB
Arch 86, Hewitt Street, Manchester, M15 4GB
Unit 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF

Flat C4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
107 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G9, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 32, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 4, 33 Little Peter Street, Manchester, M15 4QH
Apartment 14, 33 Little Peter Street, Manchester, M15 4QH
Apartment 67, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 64, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 32, 35 Little Peter Street, Manchester, M15 4QJ
603 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
303 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
220 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
218 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
605 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
501 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
311 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 72, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 49, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 34, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 14, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 40, 33 Little Peter Street, Manchester, M15 4QH
Apartment 37, 33 Little Peter Street, Manchester, M15 4QH
Apartment 22, 33 Little Peter Street, Manchester, M15 4QH
Apartment 68, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 51, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 36, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 31, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 2, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 10, 35 Little Peter Street, Manchester, M15 4QJ
602 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
420 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
407 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
318 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
301 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
217 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G12, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
609 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
512 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
312 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
209 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
113 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 76, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 73, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 67, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 58, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 55, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
The Hacienda, 21 Albion Street, Manchester, M1 5DA
Arches 9 And 10, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Arch 1, Deansgate Locks, Whitworth Street West, Manchester, M1 5LH
Ground Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Fourth Floor, 17 - 19 Whitworth Street West, Manchester, M1 5WG
Arch 83, Hewitt Street, Manchester, M15 4GB
Arch 81, Hewitt Street, Manchester, M15 4GB

Manchester Central Convention Complex, Windmill Street, Manchester, M2 3GX
235 Deansgate, Manchester, M3 4EN
111 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 5, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
The Great Northern, 253 Deansgate, Manchester, M3 4EN
Flat 4601, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4306, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4302, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4301, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4207, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4110, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4105, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4008, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3907, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3806, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3803, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3603, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3601, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3408, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3204, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3203, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3111, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3101, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2903, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2809, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2807, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2703, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2701, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2606, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2505, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2501, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B13 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B4 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat 8, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 36, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 15, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 13, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 6, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 4, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 4, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 89, Hewitt Street, Manchester, M15 4GB
231 - 233 Deansgate, Manchester, M3 4EN
277 - 279 Deansgate, Manchester, M3 4EW
Unit M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN

Arch 82, Hewitt Street, Manchester, M15 4GB

237 - 239 Deansgate, Manchester, M3 4EN

70 Great Bridgewater Street, Manchester, M1 5ES

253 Deansgate, Manchester, M3 4EW

Flat 4507, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4504, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4404, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4206, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4109, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3903, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 3804, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3708, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3705, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3604, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3510, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3509, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3501, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3304, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3302, Beetham Tower, 301 Deansgate, Manchester, M3 4LU

Flat 3009, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3005, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3003, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2911, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2902, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2811, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2805, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2802, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2709, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2708, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2602, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 2601, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Hilton Manchester, 303 Deansgate, Manchester, M3 4LQ

Flat B9 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Flat B9 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Flat B9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Flat B7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Flat B7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH

Flat BP 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP

Flat B6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP

Flat B5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP

Flat 142, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 172, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 150, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 144, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 141, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 138, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 137, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 134, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 125, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 124, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 123, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 120, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 115, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 114, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 106, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 102, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 99, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 98, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 94, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 76, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 71, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 70, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 64, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 56, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 40, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 36, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 28, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 26, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 22, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat AP 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C20 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C18 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C13 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat B1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Unit K, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Security Office, 101 Barbirolli Square, Manchester, M2 3WS
Indian Tiffin Room, 2 Isabella Banks Street, Manchester, M15 4RL
Flat 154, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 149, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 121, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 119, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 117, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 116, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 79, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 67, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 63, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 42, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 34, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 23, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB

Flat 15, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A5 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A1 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C21 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C19 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C15 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C10 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C7 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C3 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C2 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Serviced Apartment C8 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C8 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C6 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Third Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
1002 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
1001 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
518 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G04, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
203 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Apartment 30, 33 Little Peter Street, Manchester, M15 4QH
Apartment 11, 33 Little Peter Street, Manchester, M15 4QH
Apartment 20, 35 Little Peter Street, Manchester, M15 4QJ
Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
601 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
805 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
802 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
319 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
307 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
509 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
416 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 8, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 7, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Deansgate North, 235 Deansgate, Manchester, M3 4EN
Chepstow House, 16 Chepstow Street, Manchester, M1 5JF
Flat 4605, Beetham Tower, 301 Deansgate, Manchester, M3 4LX

Flat 4406, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4405, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4307, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4205, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4201, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4010, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3908, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3709, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3511, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3505, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3503, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3410, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3409, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3307, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3301, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3208, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3110, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3108, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3011, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2909, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2804, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2710, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2705, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
204 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Basement To First Floor, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
1101 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
205 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
201 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
Apartment 8, 33 Little Peter Street, Manchester, M15 4QH
Apartment 33, 33 Little Peter Street, Manchester, M15 4QH
Apartment 20, 33 Little Peter Street, Manchester, M15 4QH
Apartment 49, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 46, 35 Little Peter Street, Manchester, M15 4QJ
2B Whitworth Street West, Manchester, M1 5WZ
517 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
G15, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
222 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
615 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
613 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
314 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat 54, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 25, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 16, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Apartment 43, 33 Little Peter Street, Manchester, M15 4QH
Apartment 41, 33 Little Peter Street, Manchester, M15 4QH
Apartment 24, 33 Little Peter Street, Manchester, M15 4QH
Apartment 17, 33 Little Peter Street, Manchester, M15 4QH
Apartment 72, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 66, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 65, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 59, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 5, 35 Little Peter Street, Manchester, M15 4QJ
Arch 10, Watson Street, Manchester, M3 4LP

Apartment 33, 35 Little Peter Street, Manchester, M15 4QJ
506 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
617 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
403 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
402 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
322 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
302 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
122 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
612 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
507 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Britons Protection, 50 Great Bridgewater Street, Manchester, M1 5LE
Flat 62, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 61, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 53, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 45, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 44, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 38, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 20, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
Flat 2605, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2611, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2609, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2607, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Units K To M, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Flat 2904, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat B12 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B12 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B11 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B10 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B9 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B8 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 8, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat B7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH
Flat BP 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat BP 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B5 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B3 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B2 7, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
Flat B1 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EP
SAINSBURYS SUPERMARKETS LTD, 4 Isabella Banks Street, Manchester, M15 4RL
Junkyard Golf, 2 First Street, Manchester, M15 4RP
Flat 169, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 164, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 162, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 148, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 146, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 136, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 132, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 131, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 130, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 129, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 126, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD

Flat 122, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 107, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 127, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 104, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 103, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 93, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 92, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 91, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 87, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JD
Flat 84, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 78, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 77, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 74, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 10, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 1, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF
275 Deansgate, Manchester, M3 4EL
Flat 11, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 9, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 2, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Arch 91, Hewitt Street, Manchester, M15 4GB
Arch 91A, Hewitt Street, Manchester, M15 4GB
Unit 1, The Ropeworks, Little Peter Street, Manchester, M15 4QJ
Second Floor Suite D, Deansgate North, 235 Deansgate, Manchester, M3 4EN
First Floor Unit 24 Plaza Level, 253 Deansgate, Manchester, M3 4EW
Car Spaces, 14 - 32 Hewitt Street, Manchester, M15 4GB
Suite 4, 14 - 32 Hewitt Street, Manchester, M15 4GB
Unit G, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Suite A, Deansgate Mews, 253 Deansgate, Manchester, M3 4EN
Second Floor, 21 Little Peter Street, Manchester, M15 4PS
Flat At, Albion Street, Manchester, M1 5NZ
Flat 4606, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4506, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4305, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 4103, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3906, Beetham Tower, 301 Deansgate, Manchester, M3 4LX
Flat 3802, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3801, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3710, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3704, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3611, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3606, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3507, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3504, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3311, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3310, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3309, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3308, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3303, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3211, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3209, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3202, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3201, Beetham Tower, 301 Deansgate, Manchester, M3 4LU
Flat 3109, Beetham Tower, 301 Deansgate, Manchester, M3 4LT

Flat 3106, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3010, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3007, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 3004, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2908, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2905, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2808, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2704, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 2702, Beetham Tower, 301 Deansgate, Manchester, M3 4LT
Flat 24, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 62, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 43, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 29, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 14, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 13, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat 27, Axis Tower, 9 Whitworth Street West, Manchester, M1 5JB
Flat AP 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A4 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat A2 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE
Flat C19 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C17 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C16 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C14 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C11 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C9 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Flat C5 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Basement, Wrendal House, 2 Whitworth Street West, Manchester, M1 5WY
Units 17 To 20, Great Northern, Deansgate, Manchester, M3 4ED
G05, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DB
G6, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE
Flat C21 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF
Apartment 42, 33 Little Peter Street, Manchester, M15 4QH
Apartment 38, 33 Little Peter Street, Manchester, M15 4QH
Apartment 9, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 71, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 69, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 6, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 55, 35 Little Peter Street, Manchester, M15 4QJ
9 Century Street, Manchester, M3 4QL
Arch 19, Watson Street, Manchester, M3 4LP
Apartment 34, 35 Little Peter Street, Manchester, M15 4QJ
Apartment 3, 35 Little Peter Street, Manchester, M15 4QJ
618 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DD
511 The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

Appendix 2 – Planning constraints

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

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

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRL