

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133841/JO/2022

Date registered valid: 23 May 2022

Proposal: Variation of planning conditions 3, 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 of planning permission 128191/FO/2020 to make elevational alterations, changes to internal layout and roof top plant

Address: Land Bounded By Ashton Canal, Great Ancoats Street, Munday Street And Pollard Street, Manchester, M4 7DS

Ward(s): Ancoats & Beswick Ward

Applicant: AG GP Manchester Pollard B.V. C/o Agent,

Agent (if any): Mr Micheal Percival Deloitte LLP The Hanover Building, Corporation Street, Manchester, M4 4AH

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

Recommendation: Approve

Date of recommendation: 19 July 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Largescale Major Office

Date of site visit:

Standard consultations:

Printed: 27 May 2022 Expired: 17 June 2022

Neighbour notifications

Printed: 27 May 2022 Expired: 17 June 2022

Site notice

Posted: Expired:

Press advert

Published: 31 May 2022 Expired: 21 June 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This 2.01 hectare site is bounded by the Ashton Canal, Great Ancoats Street, Pollard Street and Munday Street. It is vacant having been previously developed and occupied by industrial buildings

The site was cleared between 2009 and 2011 as part of the expansion of tram network to Ashton and the site is bisected by tram lines and a tunnel. The site comprises two linear plots which rise towards Munday Street. An 80-space surface level car park forms the north eastern edge of the site. The rest of the site was seeded on a temporary basis in advance of development being brought forward.

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

New Islington has been transformed over the past 15 years with vacant sites with the development of homes and commercial buildings. Public spaces have been created such as the New Islington Marina and Cottonfield Park. New Islington Free School and medical centre provide other local amenities which have help support the significant population growth in the area.

This strategy for change has been underpinned by Regeneration Frameworks including the Eastlands Regeneration Framework and the Ancoats and New Islington Neighbourhood Development Frameworks. These documents identified the site for commercial led development

from 1999. It was intended to bring the site forward for development following the completion of the Metrolink infrastructure, but the 2008 recession precluded this and the site was treated on a temporary basis.

The sites status for planning purposes is therefore previously developed, brownfield land as defied by the National Planning Policy Framework (NPPF).

The site is surrounded by residential buildings including Albion Work, Miliners Wharf, Hat Bot, CHIPs and developments around Vesta Street. The Ashton Canal and basin area provides access to the canal network and other areas of public realm within the area.

The following listed buildings are nearby; Albion Works (Grade II) to the east, Ashton canal lock 1, 2 and 3 together with bridge number 4 and the Ashton Canal lock Keepers Cottage (all Garde II) to the west. The Ancoats conservation area is 500metres from the site.

This is a highly accessible location with New Islington Tram stop providing links to the city centre and Ashton. The site is highly accessible to walking and cycling routes and Piccadilly Station is within walking distance. There are a variety of amenities nearby with commercial uses at the Marina and Cutting Room Square.

Description of development

Planning permission was granted in December 2020 for the erection of five office buildings and new public realm comprising: 3 no. 8 storey mixed use buildings (Buildings A, D and E) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis) together with a multi use rooftop amenity area to Building A; and 2 no. 5 storey mixed use buildings (Buildings B and C) comprising workspaces (Use Class E) together with flexible uses at ground floor (Use Class E) and/or theatre/bar (Sui Generis); together with cycle parking, creation of pedestrian and cycle routes, external amenity spaces, new public realm and other associated engineering and infrastructure works (128191/FO/2020)

The development has not yet commenced.

Planning permission is now being sought to vary conditions 3, 21, 24, 27, 28, 33, 34, 35, 39, 40, 41, 44, 47, 49 and 51 of the planning permission to make elevational alterations, changes to internal layout and roof top plant

Consultations & Notification Responses

Publicity – Planning permission 128191 was classified as a major development. This application has therefore also be advertised by way of site and press notice as being a major development and affecting the setting of a listed building.

Local residents/public opinion

One letter of support has been received. The comments can be summarised as follows:

- The buildings are visually appealing, will bring in new commercial units and jobs to the area. They will also help limit anti-social behaviour in the area. They are also in a highly sustainable location next to the tram stop. Currently the land is regularly covered in rubbish and is regularly subject to graffiti.

Four letters of objection have been received in respect of this matter. The comments can be summarised as follows:

- Concern that an 8 storey building (with a roof structure (essentially making it 9 floors)) is going to be built adjacent to a 5 storey structure (which consists of 4 floors and a gabled roof floor), essentially blocking out all sunlight in its entirety for the front of the building. Sunlight to residents windows would be affected and there are right to light issues.
- More than 5000 people have signed a petition against this development. The Council should reconsider if more flats, offices and commercial space is best fitting to the needs of local residents;
- This is the last green space in the area and it's an absolute travesty if the site gets developed. The lack of green space in Manchester is already a major issue. Commercial gain in the short term would result in long term decline as green space would actively boost the area long term;
- The proposal would result in a change to the landscaping, including historical heritage of Vulcan Mill and Ashton Canal;
- There would be too much disruption from building work;
- There would be loss of light for residents of Quantum as well as Vulcan Mill, Albion Works, the Hatbox, Chips and other buildings in the area of the land bounding the Ashton Canal and Pollard Street.

Highway Services advise that in relation to secure and sheltered cycle storage, building A now has 64 spaces, building B has 38 spaces and building C 91 spaces. This exceeds requirements. In terms of access, each arrangement is acceptable with building C cycle parking now being consolidated within the ground floor of the building.

There are no issues with repositioning of the public realm and cycle parking to accommodate the revised building accesses.

The waste storage areas for buildings A and C have been rationalised. For building B, waste storage has been relocated to the south elevation away from the canal walk with transportation to/from the agreed collection point undertaken by the building management company.

Revised pedestrian arrangements are acceptable to Highways provided that no doors, other than fire doors open outwards onto walkways.

No objection in principle to the extension to the hard standing area east of Building A to provide outside seating

Environmental Health advise that various conditions are still required in respect of plant, noise, fume extraction and opening hours.

Canal River Trust advise that they have no comments to make.

Issues

Principle

Since the granting of the planning permission, the applicant is seeking consent for a number of changes. These changes are design developments to help support future tenants. The changes can be summarised as follows:

Appearance

- Change to the proposed colour scheme of the development;
- Changes to the fenestration and window reveals on three buildings (A, B and C);
- Changes to the external design of walkway and stairs (including a new external stair to Building C and omission of external stair to Building B);
- Changes to the ground floor windows and unit entrances on building B and C; and
- Change to rooftop plant enclosure extent and core pop-up locations to align with internal layout changes.

Floor to floor height

- Change in floor-to-floor height internally (Building B and C) to allow for new M&E system. The overall building heights remain broadly the same and the scale of the buildings is as approved, with building C decreasing in height by 85mm.

Access

- Change in the size and design of the reception areas and repositioning of internal stair and lift core (within Buildings A, B and C); and
- Change to the size / layout to cycle parking areas, with buildings A, B and C providing 193 no. spaces compared to 222 no. spaces (102 spaces are required to meet MCC standards).

Landscape

- Change to landscape design to align with door / entrance locations; and
- Change to external levels on Pollard Street / Building C.

Technical changes

- Changes to building B and C regarding ventilation, heating, and cooling strategy; and
- Changes to rooftop plant areas.

There are also some minor modifications to the floor space of the development which is set out below:

Use Class	Function	Amount (sq. m.) as per 128191/FO/2020	Current proposal	Change
All	Totals	47,978 sq. m. (GEA)	46,691 sq. m. (GEA)	-287 sq. m.
		42,260 sq. m. (GIA)	42,425 sq. m (GIA)	+165 sq. m.
Use Class E	Workspaces	29,084 sq. m. (NIA)	30,019 sq. m. (NIA)	+935 sq. m.
	Ground floor flexible commercial: Retail / Restaurant / Café / Gym / Maker's spaces / Crèche / Medical or Health Services	3,511 sq. m. (NIA)	3,372 sq. m. (NIA)	- 139 sq. m. (NIA)

The key changes, and considerations given to these, for each building is set out below:

Building A

The main change to the building is the rationalisation of the internal circulation core to provide a more efficient layout. This includes reconfiguration of the ground floor reception to provide a larger space and enhance entrance area. The core will remain as per the planning permission, however, the layout does modify the internal stair and lift core to improve access.

The main change to the building is in respect of its façade. Whilst it remains broadly consistent with the approved planning permission, there will be a more defined modular articulation to the elevations which allows for the vertical expression of the building to be more readily understood. The red façade will no be green which will give a more defined colour palette across the buildings.

The elevations will remain of a high quality and conditions would be used to ensure that the material and there arrangement are acceptable.

Building B and C

The circulation core will again be rationalised to create amore suitable layout for the tenants including configuration of the entrance space. The alterations to the ground floor would also improve the back of house area. There would be repositing of the internal stairs and lift core to provide a more efficient floor plate.

On building B, the escape stairs were located externally and have now been moved internally. The terraces connecting the internal floors would remain but slightly altered in dimension to reflect the removal of the stairs.

On building C, a second external escape stair is now proposed to support the amended core arrangements. This would be positioned centrally to tie in with the external terracing and circulation strategy.

The exterior of the building is not a softer green together with façade alterations to reflect some of the internal layout changes. The regular rhythm of the approved scheme would be retained.

The location and dimensions of the terraces would be longer which is not considered to have an overall effect on the appearance of the building.

There have been a reconsideration of the M and E strategy for these buildings. A mechanical colling system is now proposed rather than natural ventilation. This would also reduce the amount of PV panels. The new plant required to support this will be accommodated within the existing plant locations. This would also require some amendments to the roof top plant enclosure extent but it has been demonstrated that these are no visible.

The changes would result in a minor change to the size/layout of the cycle area but this would remain in excess of the numbers required at the site overall.

Overall the changes are considered to be acceptable and would help support the creation of a significant amount of commercial office space at the site together with public realm. This would realise significant regeneration benefits for the area.

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 extent of 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 the 18 December 2023.

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

2) Prior to commencement of development a detailed phasing plan for the proposed buildings hereby permitted shall be submitted for approval in writing by the City Council as Local Planning Authority in consultation with HS2 Ltd. The phasing plan shall include details of any enabling phase and indicative timescales for the implementation of the development (including landscaping and public realm elements) together with detailing that so much of the development of Buildings B,C D and E as would preclude the use of land required for the construction of the HS2 works relating to the Metrolink tram infrastructure alterations does not take place until the land is no longer required for that purpose. The development shall be carried out in accordance with the approved phasing plan.

Reason - To safeguard implementation of potential future Metrolink infrastructure alterations, including to track and platform, at New Islington Stop powers for which are to be sought in the HS2 Phase 2b Western Leg hybrid Bill and pursuant to policy SP1 and T1 of the Manchester Core Strategy (2012).

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

Drawing and document approved as part of planning application 133841/JO/2022

PLS-HBA-A-00-DR-A-08-0100 Rev P02 (Building A GA Ground Floor); PLS-HBA-A-01-DR-A-08-0101 Rev P02 (Building A GA 1st floor); PLS-HBA-A-02-DR-A-08-0102 Rev P02 (Building A GA 2nd floor); PLS-HBA-A-03-DR-A-08-0103 Rev P02 (Building A GA 3rd floor); PLS-HBA-A-04-DR-A-08-0104 Rev P02 (Building A GA 4th floor); PLS-HBA-A-05-DR-A-08-0105 Rev P02 (Building A GA 5th floor); PLS-HBA-A-06-DR-A-08-0106 Rev P02 (Building A GA 6th floor); PLS-HBA-A-07-DR-A-08-0107 Rev P02 (Building A GA 7th floor); PLS-HBA-A-MR-DR-A-08-0108 Rev P02 (Building A GA Main Roof); PLS-HBA-A-RE-DR-A-08-0109 Rev P02 (Building A GA Roof Enclosure); PLS-HBA-A-ZZ-DR-A-08-0200 Rev P02 (Building A - GA North Elevation); PLS-HBA-A-ZZ-DR-A-08-0201 Rev P02 (Building A - GA South Elevation); PLS-HBA-A-ZZ-DR-A-08-0202 Rev P02 (Building A - GA East Elevation); PLS-HBA-A-ZZ-DR-A-08-0203 Rev P02 (Building A - GA West Elevation); PLS-HBA-A-ZZ-DR-A-08-0300 Rev P02 (Proposed Building A – GA Sections); PLS-HBA-A-ZZ-DR-A-08-0400 Rev P02 (Proposed Building A – Bay Elevation); PLS-HBA-B-00-DR-A-08-0113 Rev P02 (Building B - GA Plan - Ground Floor); PLS-HBA-B-01-DR-A-08-0113 Rev P02 (Building B - GA Plan - First Floor); PLS-HBA-B-02-DR-A-08-0113 Rev P02 (Building B - GA Plan - Second Floor); PLS-HBA-B-03-DR-A-08-0113 Rev P02 (Building B - GA Plan – 3rd Floor); PLS-HBA-B-04-DR-A-08-0114 Rev P02 (Building B - GA Plan – 4th Floor); PLS-HBA-B-MR-DR-A-08-0115 Rev P02 (Building B - GA Plan – main roof); PLS-HBA-B-RE-DR-A-08-0116 Rev P02 (Building B - GA Plan – roof enclosure); PLS-HBA-B-ZZ-DR-A-08-0210 Rev P02 (Building B - GA North Elevation); PLS-HBA-B-ZZ-DR-A-08-0211 Rev P02 (Building B - GA South Elevation); PLS-HBA-B-ZZ-DR-A-08-0212 Rev P02 (Building B - GA East and West Elevations); PLS-HBA-B-ZZ-DR-A-08-0301 Rev P02 (Building B - GA Sections); PLS-HBA-B-ZZ-DR-A-08-0410 Rev P02 (Building B – Bay Elevation); PLS-HBA-C-00-DR-A-08-0120 Rev P02 (Building C - GA Plan - Ground Floor); PLS-HBA-C-01-DR-A-08-0121 Rev P02 (Building C - GA Plan - First Floor); PLS-HBA-C-02-DR-A-08-0122 Rev P02 (Building C - GA Plan - Second Floor); PLS-HBA-C-03-DR-A-08-0123 Rev P02 (Building C - GA Plan – 3rd Floor); PLS-HBA-C-04-DR-A-08-0124 Rev P02 (Building C - GA Plan – 4th Floor); PLS-HBA-C-MR-DR-A-08-0125 Rev P02 (Building C - GA Plan – main roof); PLS-HBA-C-RE-DR-A-08-0126 Rev P02 (Building C - GA Plan – roof enclosure); PLS-HBA-C-ZZ-DR-A-08-0220 Rev P02 (Building C - GA North Elevation); PLS-HBA-C-ZZ-DR-A-08-0221 Rev P02 (Building C - GA South Elevation); PLS-HBA-C-ZZ-DR-A-08-0222 Rev P02 (Building C - GA East and West Elevations); PLS-HBA-C-ZZ-DR-A-08-0302 Rev P02 (Building C - GA Sections); PLS-HBA-C-ZZ-DR-A-08-0420 Rev P02 (Building C – Bay Elevation 01); PLS-HBA-C-ZZ-DR-A-08-0421 Rev P02 (Building C – Bay Elevation 02); PLS-HBA-SW-00-DR-A-08-0010 Rev P02 (Proposed Site Plan - Ground Floor); PLS-HBA-SW-01-DR-A-08-0011 Rev P02 (Proposed Site Plan - First Floor); PLS-HBA-SW-02-DR-A-08-0012 Rev P02 (Proposed Site Plan - Second Floor); PLS-HBA-SW-03-DR-A-08-0013 Rev P02 (Proposed Site Plan - Third Floor); PLS-HBA-SW-04-DR-A-08-0014 Rev P02 (Proposed Site Plan - Fourth Floor); PLS-HBA-SW-05-DR-A-08-0015 Rev P02 (Proposed Site Plan - Fifth Floor); PLS-HBA-SW-06-DR-A-08-0016 Rev P02 (Proposed Site Plan - Sixth Floor); PLS-HBA-SW-07-DR-A-08-0017 Rev P02 (Proposed Site Plan - Seventh Floor); PLS-HBA-SW-MR-DR-A-08-0018 Rev P02 (Proposed Site Plan - Main Roof Level); PLS-HBA-SW-RE-DR-A-08-0019 Rev P02 (Proposed Site Plan - Roof Enclosure); PLS-HBA-SW-ZZ-DR-A-08-0003 Rev P02 (Proposed Site Plan); PLS-HBA-SW-ZZ-DR-A-08-0250 Rev P02 (Proposed Site Elevations 01); PLS-HBA-SW-ZZ-DR-A-08-0251 Rev P02 (Proposed Site Elevations 02); PLS-HBA-SW-ZZ-DR-A-08-0252 Rev P02 (Proposed Site Elevations 03); PLS-HBA-SW-ZZ-DR-A-08-0350 Rev P02 (Proposed Site Sections 01); PLS-HBA-SW-ZZ-DR-A-08-0351 Rev P02 (Proposed Site Sections 02); PLS-PLA-ZZ-00-DR-L-0001 Revision P09 (Landscape General Arrangement); PLS-PLA-ZZ-00-DR-L-1000 Revision P04 (Landscape Hardworks Plan); PLS-PLA-ZZ-00-DR-L-2000 Revision P07 (Landscape Softworks Plan); PLS-PLA-ZZ-00-DR-L-4000 Rev P05 (Existing Landscape Features – Removal, Relocation and Retention Plan); PLS-HBA-A-ZZ-DR-A-08-0610 Rev P02 (Building A - Signage Strategy); PLS-HBA-B-ZZ-DR-A-08-0611 Rev P02 (Building B - Signage Strategy); PLS-HBA-C-ZZ-DR-A-08-0612 Rev P02 (Building C - Signage Strategy)

All stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022

Design and Access Statement Addendum prepared by Hawkins/Brown; Planning Statement Addendum prepared by Deloitte; Energy Statement Addendum prepared by Max Fordham; M&E Strategy Addendum prepared by Max Fordham; Acoustic Report update prepared by Sandy Brown.

All stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022

Drawings and documents approved as part of planning permission 128191/FO/2020

PLS-HBA-D-00-DR-A-08-0130 Rev P01 (Building D - GA Plan - Ground Floor); PLS-HBA-D-01-DR-A-08-0131 Rev P01 (Building D - GA Plan - First Floor); PLS-HBA-D-02-DR-A-08-0132 Rev P01 (Building D - GA Plan - Second Floor); PLS-HBA-D-03-DR-A-08-0133 Rev P01 (Building D - GA Plan - Third Floor); PLS-HBA-D-04-DR-A-08-0134 Rev P01 (Building D - GA Plan - Fourth Floor); PLS-HBA-D-05-DR-A-08-0135 Rev P01 (Building D - GA Plan - Fifth Floor); PLS-HBA-D-06-DR-A-08-0136 Rev P01 (Building D - GA Plan - Sixth Floor); PLS-HBA-D-07-DR-A-08-0137 Rev P01 (Building D - GA Plan – Seventh Floor); PLS-HBA-E-00-DR-A-08-0140 Rev P01 (Building E - GA Plan - Ground Floor); PLS-HBA-E-01-DR-A-08-0141 Rev P01 (Building E - GA Plan - First Floor); PLS-HBA-E-02-DR-A-08-0142 Rev P01 (Building E - GA Plan - Second Floor); PLS-HBA-E-03-DR-A-08-0143 Rev P01 (Building E - GA Plan - Third Floor); PLS-HBA-E-04-DR-A-08-0144 Rev P01 (Building E - GA Plan - Fourth Floor); PLS-HBA-E-05-DR-A-08-0145 Rev P01 (Building E - GA Plan - Fifth Floor); PLS-HBA-E-06-DR-A-08-0146 Rev P01 (Building E - GA Plan - Sixth Floor); PLS-HBA-E-07-DR-A-08-0147 Rev P01 (Building E - GA Plan - Seventh Floor); PLS-HBA-E-MR-DR-A-08-0148 Rev P01 (Building E - GA Plan - Main Roof); PLS-HBA-E-RE-DR-A-08-0149 Rev P01 (Building E - GA Plan - Roof Enclosure); PLS-HBA-E-ZZ-DR-A-08-0240 Rev P01 (Building E - GA North Elevation); PLS-HBA-E-ZZ-DR-A-08-0241 Rev P01 (Building E - GA South Elevation); PLS-HBA-E-ZZ-DR-A-08-0242 Rev P01 (Building E - GA East Elevation); PLS-HBA-E-ZZ-DR-A-08-0243 Rev P01 (Building E - GA West Elevation); PLS-HBA-E-ZZ-DR-A-08-0304 Rev P01 (Proposed Building E – GA Sections); PLS-HBA-E-ZZ-DR-A-08-0440 Rev P01 (Proposed Building E - Bay Elevation) PLS-HBA-E-ZZ-DR-A-08-0614 Rev P01 (Building E - Signage Strategy)

All stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020

Supporting information

Supporting information: Planning Statement prepared by Deloitte Real Estate; Design and Access Statement (including Public Realm and Landscaping Strategy) prepared Hawkins/Brown Architects and Planit-IE, including a schedule of accommodation; Statement of Consultation prepared by Deloitte Real Estate; Heritage Statement prepared by Deloitte Real Estate; Archaeological Desktop Report and Written Scheme of Investigation prepared by Salford Archaeology; Tree Survey, Arboricultural Impact Assessment, Bat Survey, and Biodiversity Net Gain calculations prepared by Amenity Tree Care; Air Quality Assessment prepared by BWB; Phase 1 Geo-environmental Statement and UXO Survey prepared by LK Projects and Phase 2 Investigation Scoping note prepared by Civic Engineers; Crime Impact Statement prepared by Greater Manchester Police; Travel Plan Framework prepared by Civic Engineers; Transport Assessment, including Servicing and Waste Strategy, prepared by Civic Engineers; Manchester City Council Waste Proforma and supporting plans, prepared by Civic Engineers and Hawkins/Brown; Sustainability Strategy prepared by Max Fordham; Energy Statement prepared by Max Fordham; M&E Strategy, including Ventilation and Extraction prepared by Max Fordham; Flood Risk Assessment and Drainage Strategy prepared by Civic Engineers; Daylight/Sunlight Assessment prepared by Greyscanlanhill; Construction Management Plan

prepared by Arcadis LLP; Community Wealth Partnership prepared by General Projects; Socio-Economic Report prepared by Ekosgen; Acoustic Survey prepared by Sandy Brown; TV Reception Survey prepared by G-tech Surveys; and Wind Assessment prepared by Architectural Aerodynamics.

All stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020

Flood Risk Assessment and Drainage Strategy stamped as received by the City Council, as Local Planning Authority, on the 29 October 2020; Consultation responses stamped as received by the City Council, as Local Planning Authority, on the 20 November 2020; Response to highways comments prepared by Civic Engineers stamped as received by the City Council, as Local Planning Authority, on the 4 December 2020

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

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

5) Prior to the commencement of the development hereby approved, archaeological investigations shall be carried out in accordance with Archaeological Desk-Based Assessment and Written Scheme of Investigation for an Archaeological Investigation prepared by Salford Archaeology stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020

The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) including:

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

- i) Archaeological evaluation trenching or 'strip, map and record' excavation, and;
- ii) Pending the results of (i), targeted detailed open area excavation and recording;

2. A programme for post investigation assessment to include:

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

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

4. Dissemination of the results of the archaeological investigations commensurate with their significance. This should include provision for an appropriate level of academic and popular publication (monograph and Greater Manchester's Past Revealed series)

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

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

Reason: In accordance with policy EN3 of the Manchester Core Strategy and saved policy DC20 of the UDP, to record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

6) Prior to the commencement of development of a phase of development, other than enabling works comprising site investigations and remediation, a detailed construction management plan (CMP) outlining working practices for the proposed development construction shall be submitted for approval in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plan shall include:

- Display of an emergency contact number;
- Measures to protect the Ashton Canal from spillages, dust and debris and to control the emissions of dust and dirt during construction;
- Communication strategy with residents;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Further measures shall also be included relating to the works adjacent to the Metrolink Hazard Zone. For the avoidance of doubt this shall include:

- The retention of 24 hour unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational;
- Traffic management proposals to ensure safe operation of the tram Crossing on Munday Street;
- The erection and dismantling of scaffolding;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- The erection and maintenance of security hoarding at a minimum distance of 1.5m from the kerb which demarcates the tramway path;
- Details of a hoarding next to the tramway;
- Details of wheel washing facilities and measures to ensure that the track crossing on Munday Street remains free from the deposition of detritus from the site and that detritus does not get carried into the rail grooves

In relation to the protection of the adjacent Ashton Canal, information should also be provided in the CMP as follows:

- A plan showing the areas of storage of plant and materials used in constructing the development and stockpiling and fuelling area for vehicles;
- Include the steps to be taken to prevent the discharge of silt-laden runoff, materials or dust or any accidental spillages entering the waterway;
- Provide details of how any existing land drains on the site would be located, sealed/remediated/blocked-up or removed to prevent contamination of the waterway;
- Details specifying how the waterway corridor and its users would be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during site clearance/construction.

The development shall be carried out in accordance with the approved construction management plan for each phase for the duration of the construction works.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

7) Prior to the commencement of any development within 20 m of the canal for each phase, a Risk Assessment and Method Statement (RAMS) outlining all works to be carried out adjacent to the canal has been submitted for approval in writing by the Local Planning Authority. The details shall:

- demonstrate that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure;
- provide existing and proposed cross sections showing the distance from the canal/locks to the proposed buildings A, B and D and include foundation details, relative levels and written distances;
- provide a crane oversail plan and crane siting location plan to show the proximity to the canal corridor/infrastructure and demonstrate there would be no loading on the canal infrastructure;
- include the design, depth and means of construction of the foundations of buildings A, B and D, together with any other proposed earthmoving and excavation works required in connection with the construction of these buildings;
- provide a detailed methodology and plans to demonstrate how the works along the canal edge would be carried out whilst protecting the canal infrastructure, such works include any lowering of the canal wall; installing railings and any works to the former foundry wall;
- details specifying how the canal will be protected during the works and include any details of proposed protective fencing to be erected to safeguard the waterway infrastructure during construction;
- the method of works setting out how canal side trees would be removed whilst safeguarding the canal infrastructure;
- include the steps to be taken to prevent the discharge of siltladen run-off, materials or dust or any accidental spillages entering the canal.

The development shall only be carried out in accordance with the agreed Risk Assessment and Method Statement.

Reason - In the interest of protecting the canal from the construction of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) a) Prior to the commencement of the development of a phase of development, other than enabling works comprising site investigations and remediation, details of a Local Benefit Proposal in line with Page 12 of the Economic Impact Report, stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

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

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

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

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

9) A phase of the development, other than enabling works comprising site investigations and remediation, shall not commence until details of the method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Should any excavation or piling works be required to be carried out greater than 1m deep within 1m of the Metrolink operational boundary, the piling strategy shall also include details to minimise the impact on the tram lines.

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. In addition, piling can affect the adjacent Metrolink network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

10) Prior to the commencement of a phase of the development, other than enabling works comprising site investigations and remediation, detailed design for the works (including structural surveys and details of the proposed tunnel monitoring regime) which are required to take place in close proximity to the Great Ancoats Street Underpass shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented for the duration of that phase of the development.

Reason - In the interest of safeguarding the operational safety of the adjacent Metrolink line pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) Prior to the commencement of a phase of the development, other than enabling works comprising site investigations and remediation, details shall be submitted for approval in writing by the City Council, as Local Planning Authority, confirming that there are no electromagnetic compatibility impacts from the proposed development.

Should any electromagnetic compatibility protection measures be required as a result of the development, these details shall be agreed prior to the commencement of each phase of the development and be in place prior to each phase of the development becoming operational.

Reason - In the interest of safeguarding Metrolink infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Prior to the commencement of each phase of the development, detailed design for facilitating the use of the tram crossing by motorised vehicles, cycles and pedestrians shall be

submitted for approval in writing for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented for the duration of each phase of the development.

Reason - In the interest of safeguarding the operational safety of the adjacent Metrolink line pursuant to policy DM1 of the Manchester Core Strategy (2012).

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

Reason - In the interest of protecting ground water from contamination pursuant to policies EN14 and EN18 of the Manchester Core Strategy (2012).

14) Notwithstanding the details submitted within the Flood Risk Assessment and Drainage Strategy and Pollard ST Statutory Response stamped as received by the City Council, as Local Planning Authority, on the 29 October 2020 and 20 November 2020 respectively flood risk and drainage assessment stamped as received by the City Council, as Local Planning Authority, on the 1 May 2019, (a) a phase of the development, other than enabling works comprising site investigations and remediation, shall not commence until a scheme for the drainage of surface water from that phase of the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Use of appropriate SuDS solutions demonstrated in the drainage layout;
- No infiltration of surface water drainage into the ground on land affected by contamination is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details;
- Ground investigation should be undertaken to determine if the site is affected by contamination. If the results demonstrate that infiltration is feasible, BRE365 infiltration testing should then be undertaken. If infiltration demonstrated as not feasible, evidence of alternative surface water disposal routes (as follows) is required:

- o Where surface water is connected to the canal, any works within or adjacent to the canal that would affect it would require consent from Canal and River Trust.

- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required to confirm there is adequate spare capacity in the existing system taking future development requirements into account;

- o . Discharge to the public sewer should be minimised due to the potential for canal discharge and green SuDS on site.

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

exceedance features (dry basins and swales) will operate effectively. Finished floor levels for all buildings need to be a minimum of 150mm above cover levels.

- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for climate change in any part of a building. Provide details of how any modelled flood volumes will be managed to ensure no flooding in any part of a building on site or on 3rd party land.

- Construction details of flow control and SuDS elements.

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

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

15) Notwithstanding the phase 1 desk top assessment and phase 2 site investigation scoping document prepared by LK Consults and Civic Engineers respectively stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, (a) before a phase of development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of a Site Investigation and Risk Assessment Report
- Submission of a Remediation Strategy

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

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

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

Reason - There is evidence of site contamination at the application site which requires further consideration and examination. In particular, details of outstanding gas monitoring is required to be submitted for consideration and an appropriate remediation strategy prepared. This is pursuant to policy EN18 of the Manchester Core Strategy (2012).

16) If, during the development, contamination or conditions not previously identified as part of the agreed documents within conditions 15 are found to be present at the site (or in the monitored vicinity) then no further development shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in

writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by part (b) of condition 15.

Reason - To ensure that the works to be undertaken do not contribute to, or adversely affect, unacceptable levels of water pollution from previously unidentified contamination sources pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

17) Prior to the commencement of each phase of development, other than enabling works comprising site investigations and remediation, all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a preparation of a sample panel(s)) and specifications of all materials to be used on all external elevations of the development, in line with drawing in line with drawings PLS-HBA-B-ZZ-DR-A-08-0410, PLS-HBA-A-ZZ-DR-A-08-0400, PLS-HBA-C-ZZ-DR-A-08-0420, PLS-HBA-SW-ZZ-DR-A-08-0500, and the Design and Access Statement Addendum (May 2022) stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022, along with jointing and fixing details, details of the drips to be used to prevent staining in, ventilation and a strategy for quality control management.

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

18) Prior to the commencement of works to the canal side wall, detailed plans and sections showing the extent of works including the lowering/reduction in height of the canal wall shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, this shall include the extent of wall removal and coping/finish of the retained wall, the design of the metal railings to be installed and the method for affixing the railings to the retained lowered canal wall together with the details of the siting, type and design of any public rescue equipment and warning signage to be installed along the canal edge.

The works of the canal wall shall be carried out in accordance with the approved scheme and thereafter retained and maintained.

Reason - In the interest of appropriate work being carried out to the canal infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

19) Prior to commencement of building E, details of the footprint of the Building, including its size, layout and the final position of the building within the [site], including coordinates indicating the horizontal and vertical position of the ground level of the Building E, shall be submitted for approval in writing by the City Council, as Local Planning Authority in consultation with HS2 Ltd.

The approved details shall be implemented as part of the development.

Reason - To safeguard implementation of potential future Metrolink infrastructure alterations, including to track and platform, at New Islington Stop pursuant to policy SP1 and T1 of the Manchester Core Strategy (2012).

20) Prior to the first occupation each phase of the development, 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 this shall include:

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

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

21) (a) Notwithstanding drawings PLS-PLA-ZZ-00-DR-L-0001 Revision P09 (Landscape General Arrangement); PLS-PLA-ZZ-00-DR-L-1000 Revision P04 (Landscape Hardworks Plan); PLS-PLA-ZZ-00-DR-L-2000 Revision P07 (Landscape Softworks Plan); PLS-PLA-ZZ-00-DR-L-4000 Rev P05 (Existing Landscape Features – Removal, Relocation and Retention Plan), stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022, prior to the first occupation of each phase of the development, details of hard and soft landscaping treatments (including works to the tram lines/stop, canal, Foundry wall, tree planting, street tree planting, boundary treatments, seating, planters and other items of street furniture and appropriate samples of materials of hard landscaping etc) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each phase of the development and thereafter retained and maintained.

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 amenity of the area and tram infrastructure, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

22) Prior to the first occupation of each phase of the development hereby approved, a detailed landscaped management plan for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in operation.

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

23) Prior to the first operation of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

24) The development hereby approved shall be carried out in accordance with the Sustainability Strategy prepared by Max Fordham; Energy Statement prepared by Max Fordham stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, and the Energy Statement Addendum prepared by Max Fordham stamped as received by the City Council, as Local Planning Authority, on 23 May 2022. 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 of the development as approved under Condition 2 (Phasing).

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.

25) (a) Prior to the first operation of each phase of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. For the avoidance of doubt, externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first operation of each phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - 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).

26) The office development hereby approved shall be carried out in accordance with site Manchester City Council Waste Proforma and supporting plans, prepared by Civic Engineers and Hawkins/Brown stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ.

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

27) Prior to the first operation of the commercial units as shown on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02, PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLSHBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority, on 23 May 2022, a scheme for the storage (including segregated waste recycling) and disposal of refuse for the commercial elements within that phase of the development shall be 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.

28) Prior to the first operation of each of the commercial units, as shown on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02, PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLSHBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022,, details of a scheme to extract fumes, vapours and odours from that commercial unit 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).

29) 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 operation of each phase of the development hereby approved. The approved scheme shall be implemented in full prior to the first operation of each phase of the development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development and impact on the Ashton Canal in order to comply with the requirements of policies SP1, EN15 and DM1 of the Core Strategy.

30) 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.

31) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020. The development shall only be carried out in accordance with these approved details.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a 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.

32) The development shall be carried out in accordance with the interim travel plan stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020.

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 working at the development;
- ii) a commitment to surveying the travel patterns of 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 occupation of a building (s) within each phase of development, 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 occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

33) The development hereby approved shall provide 528 cycle spaces. Prior to the occupation of each phase of the development as approved under Condition 2 (Phasing), details of the location and number of cycle spaces for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented for each phase identified in Condition 2 and retained and maintained in situ for as long as each phase of the development remains in operation.

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

34) Prior to the first occupation of each phase of the development hereby approved, the demarcation of 5 disabled parking bays (including one adapted for car club) shall be carried out in accordance with PLS-PLA-ZZ-00-DR-L-1000 (Revision P05) stamped as received by the City Council, as Local Planning Authority on 23 May 2022.

The spaces shall be laid out, demarcated and made available as relevant to each phase of development. The disabled car parking layout shall be retained and maintained for as long as each phase of the development remains in operation.

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

35) Prior to use of each phase of the development as approved under Condition 2 (Phasing), a scheme of highway works and details of footpaths reinstatement/public realm in relation to Pollard Street, Great Ancoats Street and Munday Street as falls within the boundary of Phase 1 of development, in accordance with PLS-PLA-ZZ-00-DR-L-1000 (Revision P05) stamped as received by the City Council, as Local Planning Authority on 23 May 2022 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:

- Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees and pedestrian and cycling improvements. These footway

improvements shall include details of materials, including other high-quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm;

- Creation of servicing and disabled bays (including car club bay) to Great Ancoats Street and Pollard Street;
- Amendments to traffic regulations order along Pollard Street; and
- Narrowing of Pollard Street including relocation of bus stop.

The approved scheme shall be implemented and be in place prior to the first occupation of each phase of the development, as identified in Condition 2, 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).

36) Notwithstanding the TV reception survey stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, within one month of the practical completion of the 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 the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

37) Prior to the first operation of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

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

38) The development above ground floor hereby approved, can be occupied as offices/workspaces (Use Class E) and for no other purposes of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - In the interest of retaining the provision of office/employment space within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

39) The commercial units, as indicated on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02 , PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022 can be occupied as Class E (excluding convenience retail) and theatre/bars (Sui Generis) and for no other purposes of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first

operation of the commercial unit to be implemented shall thereafter be the permitted use of that unit.

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 (2012).

40) In the event that any of the commercial units, as indicated on drawing PLS-HBA-SW-00-DR-A-08-0010 Rev P02 , PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022 are occupied as restaurant/café or drinking establishment, prior to their first operation 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

41) The commercial units as shown on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02 , PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority on 23 May 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.

42) When each phase of the development is first occupied (with the exception of Building B), deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00
No servicing on Sundays

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

43) Prior to the first operation of Building B, a servicing management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include details of the servicing hours for this building and any other specific access arrangements which affect the servicing of this building. The approved servicing management plan shall be implemented from the first operation of this building and thereafter retained.

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

44) The opening hours for each of the commercial units, as indicated on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02 , PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022 is as follows:

Sunday to Thursday 08:00 to 23:30
Friday and Saturday 08:00 to 00:30

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

Reason - In interests of 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.

45) The roof terraces as shown on drawings PLS-HBA-D-MR-DR-A-08-0138 (Building D) and PLS-HBA-E-MR-DR-A-08-0148 (Building E) stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020 shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:00
No use of the roof terrace on Sundays

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of 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.

46) The multi use games roof terrace for Building A, as shown on drawing PLS-HBAA-MR-DR-A-08-0108 stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020 shall not be open outside the following hours:-

Monday to Saturday, 09:00 to 21:00,
Sunday, 10:00 to 20:00.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of 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.

47) Prior to the first use of each of the commercial units as indicated on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02, PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00- DR-A-080110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority on 23 May 2022, details of temporary and/or permanent shop frontages, including roller shutters, to the ground floor of the premises shall be submitted for

approval in writing by the City Council for each relevant phase of development as identified in Condition 2, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises with the exception of the hanger units to Building C. The approved details shall be implemented prior to the first occupation of each of the commercial units in each relevant phase 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).

48) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

49) a) Prior to the first operation of each of the ground floor commercial units, as indicated on drawings PLS-HBA-SW-00-DR-A-08-0010 Rev P02, PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev P01 and PLS-HBA-E-00-DR-A-08-0140 Rev P01 stamped as received by the City Council, as Local Planning Authority, on 23 May 2022, details of how the commercial units will be acoustically insulated and treated to limit the breakout of noise shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a noise study of the premises and a scheme of acoustic treatment. For the avoidance of doubt, where entertainment noise is proposed the Laeq (entertainment noise) shall be controlled to 10 db below the La90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first operation of each of the commercial units, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - 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).

50) All windows at ground level, unless shown otherwise on the approved drawings detailed in condition 3, or set out in the Signage Strategy approved under Condition 38, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

51) Prior to the first operation of the commercial units as indicated on drawings PLSHBA-SW-00-DR-A-08-0010 Rev P02, PLS-HBA-A-00-DR-A-08-0100 Rev P02, PLS-HBA-B-00-DR-A-08-0110 Rev P02, PLS-HBA-C-00-DR-A-08-0120 Rev P02, PLS-HBA-D-00-DR-A-08-0130 Rev

P02 and PLSHBA-E-00-DR-A-08-0140 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 23 May 2022, the details of any outside seating areas shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the area to be used, details of any barriers, seating and other structures together with a management strategy for removing any seating after use. The approved details shall be implemented as part of the use of each phase approved under Condition 2.

The use of any external seating areas shall cease at 21:00 daily and there shall be no use of amplified sound or any music at any time within this area at any time.

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

52) Notwithstanding section 10 of the design and access statement, prior to the installation of the meanwhile use, details of the siting, scale, appearance, duration of time for the installation to be located at the site, hours of operation and timescale for implementation of the final landscaping strategy for the site shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented and made available in line with the approved details. Any approved structures shall be removed within one month of the agreed use ceasing at the site.

Reason - In the interest of visual and residential amenity 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).

53) (a) Three months prior to the first operation of each phase of the development, a Local Benefit Proposal Framework that outlines the approach to local recruitment for the end use(s) and other measures in line with the community wealth strategy stamped as received by the City Council, as Local Planning Authority, on the 5 October 2020, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the occupation of the development.

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

- i) the measures proposed to recruit local people including apprenticeships
- ii) measures to support voluntary hours, mentoring and internships
- iii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iv) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first operation of each phase of the development, a Local Benefit Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Benefit Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is operation.

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

54) Prior to the commencement of Buildings B, C and D, details of the Building footprints, including their size, layout and location within the [site] and in relation to each other, including

coordinates indicating the horizontal and vertical position of the ground level of each Building, and design and method statements for their construction, shall be submitted to and approved in writing by the City Council as Local Planning Authority in consultation with HS2 Ltd. The design and method statement/s to be submitted for each Building shall include arrangements to secure that, during any period when concurrent construction is taking place of any Building and HS2 Phase 2b construction and/or operational works relating to the Metrolink tram infrastructure alterations, the construction of the HS2 works are not impeded. The [development shall be carried out]/[Buildings shall be constructed] in accordance with the approved details, design and method statements.

Reason - To safeguard implementation of potential future Metrolink infrastructure alterations, including to track and platform, at New Islington Stop powers for which are to be sought in the HS2 Phase 2b Western Leg hybrid Bill and pursuant to policy SP1 and T1 of the Manchester Core Strategy (2012)

Informatives

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.

- Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

- The applicant/developer is advised to contact the Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works co River Trust

- The applicant/developer is advised to contact the Canal & River Trust Utilities Team at the Wigan Office on 01942 405766 to discuss the acceptability of discharging surface water from the site to the adjacent canal in order to ensure that any necessary consents are obtained. Please be advised that the Trust is not a land drainage authority, and such discharges are not granted as of right- where they are granted, they will usually be subject to completion of a commercial agreement.

- The application site includes land within the ownership of the Canal & River Trust. Any future use of land in the Trusts ownership will require the prior consent of the Canal & River Trust and our separate agreement. The applicant is advised to contact the Trusts Estate Management Team on 0303 040 4040 or email Matthew.Hart@canalrivertrust.org.uk directly to discuss this matter.

- The applicant is advised that the application site lies partially within land that may be required to construct and/or operate Phase 2b of a high speed rail line from Crewe to Manchester and connecting to the West Coast Main Line south of Wigan, known as the Western Leg of High Speed Two. Powers to construct and operate High Speed Two are to be sought by promoting a hybrid Bill in Parliament. More information can be found at: <https://www.gov.uk/government/organisations/high-speed-two-limited>

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Canal & River Trust
Greater Manchester Police

Flat 1, 8 Vesta Street, Manchester, M4 6EQ
14 Spindle Mews, Manchester, M4 6DB
Flat 262, 2 Munday Street, Manchester, M4 7BG
Flat 259, 2 Munday Street, Manchester, M4 7BG
Flat 257, 2 Munday Street, Manchester, M4 7BG
Flat 241, 2 Munday Street, Manchester, M4 7BG
Flat 237, 2 Munday Street, Manchester, M4 7BG
Flat 234, 2 Munday Street, Manchester, M4 7BG
Flat 413, 2 Lampwick Lane, Manchester, M4 6BU
Flat 404, 2 Lampwick Lane, Manchester, M4 6BU
Flat 403, 2 Lampwick Lane, Manchester, M4 6BU
Flat 402, 2 Lampwick Lane, Manchester, M4 6BU
Flat 205, 2 Lampwick Lane, Manchester, M4 6BU
Flat 201, 2 Lampwick Lane, Manchester, M4 6BU
Flat 110, 2 Lampwick Lane, Manchester, M4 6BU
Flat 109, 2 Lampwick Lane, Manchester, M4 6BU
Flat 107, 2 Lampwick Lane, Manchester, M4 6BU
Flat 103, 2 Lampwick Lane, Manchester, M4 6BU
Flat 326, 2 Malta Street, Manchester, M4 7BL
Flat 419, 2 Malta Street, Manchester, M4 7BL
Flat 405, 2 Malta Street, Manchester, M4 7BL
Flat 402, 2 Malta Street, Manchester, M4 7BL
Flat 324, 2 Malta Street, Manchester, M4 7BL
Flat 316, 2 Malta Street, Manchester, M4 7BL
Flat 315, 2 Malta Street, Manchester, M4 7BL
Flat 311, 2 Malta Street, Manchester, M4 7BL
Flat 310, 2 Malta Street, Manchester, M4 7BL
Flat 308, 2 Malta Street, Manchester, M4 7BL
Flat 303, 2 Malta Street, Manchester, M4 7BL
Flat 223, 2 Malta Street, Manchester, M4 7BH
Flat 214, 2 Malta Street, Manchester, M4 7BH
Flat 201, 2 Malta Street, Manchester, M4 7BH
Flat 116, 2 Malta Street, Manchester, M4 7BH
Flat 113, 2 Malta Street, Manchester, M4 7BH
Flat G07, 2 Malta Street, Manchester, M4 7BH
Flat G04, 2 Malta Street, Manchester, M4 7BH
Flat 54, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 43, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 22, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 14, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, Block B, 12 Pollard Street, Manchester, M4 7AJ
273 Great Ancoats Street, Manchester, M4 7DB
Flat 10, 6 Pollard Street, Manchester, M4 7BN

Flat 158, 1 Vesta Street, Manchester, M4 6LU
Flat 157, 1 Vesta Street, Manchester, M4 6LU
Flat 151, 1 Vesta Street, Manchester, M4 6LU
Flat 122, 1 Vesta Street, Manchester, M4 6LU
Flat 113, 1 Vesta Street, Manchester, M4 6LU
Flat 110, 1 Vesta Street, Manchester, M4 6LU
Flat 107, 1 Vesta Street, Manchester, M4 6LU
Flat 102, 1 Vesta Street, Manchester, M4 6LU
Flat 100, 1 Vesta Street, Manchester, M4 6LU
Flat 47, 2 Munday Street, Manchester, M4 7BB
Flat 42, 2 Munday Street, Manchester, M4 7BB
Flat 30, 2 Munday Street, Manchester, M4 7BB
Flat 22, 2 Munday Street, Manchester, M4 7BB
Flat 12, 2 Munday Street, Manchester, M4 7BB
Flat 9, 2 Munday Street, Manchester, M4 7BB
Flat 63, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 67, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 76, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 78, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 95, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 139, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 149, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 150, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 157, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 174, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 176, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 179, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 193, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 200, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 706, 5 Munday Street, Manchester, M4 7AY
Flat 601, 5 Munday Street, Manchester, M4 7AY
Flat 506, 5 Munday Street, Manchester, M4 7AY
Flat 505, 5 Munday Street, Manchester, M4 7AY
Flat 403, 5 Munday Street, Manchester, M4 7AY
Flat 307, 5 Munday Street, Manchester, M4 7AY
Flat 201, 5 Munday Street, Manchester, M4 7AY
Flat 106, 5 Munday Street, Manchester, M4 7AY
10 Vesta Street, Manchester, M4 6EQ
28 Spindle Mews, Manchester, M4 6DB
26 Spindle Mews, Manchester, M4 6DB
24 Spindle Mews, Manchester, M4 6DB
Flat 256, 2 Munday Street, Manchester, M4 7BG
Flat 246, 2 Munday Street, Manchester, M4 7BG
Flat 407, 2 Lampwick Lane, Manchester, M4 6BU
Flat 321, 2 Lampwick Lane, Manchester, M4 6BU
Flat 315, 2 Lampwick Lane, Manchester, M4 6BU
Flat 314, 2 Lampwick Lane, Manchester, M4 6BU
Flat 307, 2 Lampwick Lane, Manchester, M4 6BU
Flat 303, 2 Lampwick Lane, Manchester, M4 6BU
Flat 215, 2 Lampwick Lane, Manchester, M4 6BU
Flat 212, 2 Lampwick Lane, Manchester, M4 6BU
Flat 208, 2 Lampwick Lane, Manchester, M4 6BU
Flat 206, 2 Lampwick Lane, Manchester, M4 6BU
Flat 113, 2 Lampwick Lane, Manchester, M4 6BU

Flat 112, 2 Lampwick Lane, Manchester, M4 6BU
Flat 102, 2 Lampwick Lane, Manchester, M4 6BU
Unit 4, 2 Lampwick Lane, Manchester, M4 6BU
Flat G15, 2 Malta Street, Manchester, M4 7BH
Flat 415, 2 Malta Street, Manchester, M4 7BL
Flat 411, 2 Malta Street, Manchester, M4 7BL
Flat 312, 2 Malta Street, Manchester, M4 7BL
Flat 304, 2 Malta Street, Manchester, M4 7BL
Flat 221, 2 Malta Street, Manchester, M4 7BH
Flat 120, 2 Malta Street, Manchester, M4 7BH
Flat 67, 1 Vesta Street, Manchester, M4 6LT
Flat 99, 1 Vesta Street, Manchester, M4 6LU
Flat 82, 1 Vesta Street, Manchester, M4 6LU
Flat 76, 1 Vesta Street, Manchester, M4 6LT
Flat 24, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 6, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 108, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 97, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 86, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 82, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 80, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 76, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 66, 4 Chapeltown Street, Manchester, M1 2BH
Flat 63, 4 Chapeltown Street, Manchester, M1 2BH
Flat 62, 4 Chapeltown Street, Manchester, M1 2BH
Flat 37, 4 Chapeltown Street, Manchester, M1 2BH
Flat 34, 4 Chapeltown Street, Manchester, M1 2BH
Flat 32, 4 Chapeltown Street, Manchester, M1 2BH
Flat 31, 4 Chapeltown Street, Manchester, M1 2BH
Flat 807, 2 Lampwick Lane, Manchester, M4 6BX
Flat 801, 2 Lampwick Lane, Manchester, M4 6BX
Flat 714, 2 Lampwick Lane, Manchester, M4 6BX
Flat 710, 2 Lampwick Lane, Manchester, M4 6BX
Flat 706, 2 Lampwick Lane, Manchester, M4 6BX
Flat 701, 2 Lampwick Lane, Manchester, M4 6BX
Flat 613, 2 Lampwick Lane, Manchester, M4 6BX
Flat 515, 2 Lampwick Lane, Manchester, M4 6BX
Flat 502, 2 Lampwick Lane, Manchester, M4 6BX
Flat 501, 2 Lampwick Lane, Manchester, M4 6BX
Flat 420, 2 Lampwick Lane, Manchester, M4 6BU
Flat 56, 1 Vesta Street, Manchester, M4 6LT
Flat 53, 1 Vesta Street, Manchester, M4 6LT
Flat 41, 1 Vesta Street, Manchester, M4 6LT
Flat 37, 1 Vesta Street, Manchester, M4 6LT
Flat 35, 1 Vesta Street, Manchester, M4 6LT
Flat 27, 1 Vesta Street, Manchester, M4 6LT
Flat 26, 1 Vesta Street, Manchester, M4 6LT
Flat 22, 1 Vesta Street, Manchester, M4 6LT
Flat 14, 1 Vesta Street, Manchester, M4 6LT
Flat 13, 1 Vesta Street, Manchester, M4 6LT
Flat 7, 1 Vesta Street, Manchester, M4 6LT
Flat G20, 2 Malta Street, Manchester, M4 7BH
Flat 4, 1 Vesta Street, Manchester, M4 6LT
Flat 3, 1 Vesta Street, Manchester, M4 6LT

Flat G21, 2 Malta Street, Manchester, M4 7BH
12 Lockgate Mews, Manchester, M4 6GF
Flat 7, 27 Lockgate Mews, Manchester, M4 6GE
Flat 4, 27 Lockgate Mews, Manchester, M4 6GE
Flat 3, 10 Pollard Street, Manchester, M4 7DS
Flat 2, 10 Pollard Street, Manchester, M4 7DS
Flat 9, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 14, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 27, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 50, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 217, 2 Munday Street, Manchester, M4 7BG
Flat 214, 2 Munday Street, Manchester, M4 7BG
Flat 201, 2 Munday Street, Manchester, M4 7BG
Flat 188, 2 Munday Street, Manchester, M4 7BG
Flat 185, 2 Munday Street, Manchester, M4 7BG
Flat 184, 2 Munday Street, Manchester, M4 7BG
Flat 210, 2 Munday Street, Manchester, M4 7BG
Flat 180, 2 Munday Street, Manchester, M4 7BG
Flat 178, 2 Munday Street, Manchester, M4 7BG
Flat 164, 2 Munday Street, Manchester, M4 7BD
Flat 158, 2 Munday Street, Manchester, M4 7BD
Flat 154, 2 Munday Street, Manchester, M4 7BD
Flat 149, 2 Munday Street, Manchester, M4 7BD
Flat 146, 2 Munday Street, Manchester, M4 7BD
Flat 133, 2 Munday Street, Manchester, M4 7BD
Flat 128, 2 Munday Street, Manchester, M4 7BD
Flat 91, 2 Munday Street, Manchester, M4 7BD
Flat 77, 2 Munday Street, Manchester, M4 7BB
Flat 71, 2 Munday Street, Manchester, M4 7BB
Flat 111, 2 Munday Street, Manchester, M4 7BD
Flat 107, 2 Munday Street, Manchester, M4 7BD
Flat 119, 2 Munday Street, Manchester, M4 7BD
Flat 68, 2 Munday Street, Manchester, M4 7BB
Flat 62, 2 Munday Street, Manchester, M4 7BB
Flat 57, 2 Munday Street, Manchester, M4 7BB
Flat 17, 2 Munday Street, Manchester, M4 7BB
Flat 16, 2 Munday Street, Manchester, M4 7BB
Flat 10, 2 Munday Street, Manchester, M4 7BB
Flat 7, 2 Munday Street, Manchester, M4 7BB
Flat 5, 2 Munday Street, Manchester, M4 7BB
Flat 64, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 71, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 90, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 97, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 104, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 108, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 113, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 119, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 122, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 167, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 169, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 171, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 187, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 184, 153 Great Ancoats Street, Manchester, M4 6DT

Flat 186, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 192, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 2, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 59, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 37, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 32, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 15, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, 6 Pollard Street, Manchester, M4 7BN
Flat 3, 6 Pollard Street, Manchester, M4 7BN
Flat 1, 6 Pollard Street, Manchester, M4 7BN
Flat 167, 1 Vesta Street, Manchester, M4 6LU
Flat 159, 1 Vesta Street, Manchester, M4 6LU
Flat 153, 1 Vesta Street, Manchester, M4 6LU
Flat 146, 1 Vesta Street, Manchester, M4 6LU
Flat 145, 1 Vesta Street, Manchester, M4 6LU
Flat 144, 1 Vesta Street, Manchester, M4 6LU
Flat 142, 1 Vesta Street, Manchester, M4 6LU
Flat 138, 1 Vesta Street, Manchester, M4 6LU
Flat 137, 1 Vesta Street, Manchester, M4 6LU
Flat 136, 1 Vesta Street, Manchester, M4 6LU
Flat 129, 1 Vesta Street, Manchester, M4 6LU
Flat 128, 1 Vesta Street, Manchester, M4 6LU
Flat 127, 1 Vesta Street, Manchester, M4 6LU
Flat 88, 1 Vesta Street, Manchester, M4 6LU
Flat 75, 1 Vesta Street, Manchester, M4 6LT
Flat 74, 1 Vesta Street, Manchester, M4 6LT
Flat 73, 1 Vesta Street, Manchester, M4 6LT
Flat 72, 1 Vesta Street, Manchester, M4 6LT
Flat 22, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 20, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 19, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 14, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 9, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 8, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 114, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 106, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 98, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 90, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 89, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 71, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 65, 4 Chapeltown Street, Manchester, M1 2BH
Flat 59, 4 Chapeltown Street, Manchester, M1 2BH
Flat 57, 4 Chapeltown Street, Manchester, M1 2BH
Flat 41, 4 Chapeltown Street, Manchester, M1 2BH
Flat 36, 4 Chapeltown Street, Manchester, M1 2BH
Flat 711, 2 Lampwick Lane, Manchester, M4 6BX
Flat 708, 2 Lampwick Lane, Manchester, M4 6BX
Flat 611, 2 Lampwick Lane, Manchester, M4 6BX
Flat 610, 2 Lampwick Lane, Manchester, M4 6BX
Flat 518, 2 Lampwick Lane, Manchester, M4 6BX
Flat 517, 2 Lampwick Lane, Manchester, M4 6BX
Flat 513, 2 Lampwick Lane, Manchester, M4 6BX
Flat 302, 5 Munday Street, Manchester, M4 7AY
Flat 73, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 74, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 507, 5 Munday Street, Manchester, M4 7AY
Flat 301, 5 Munday Street, Manchester, M4 7AY
Flat 207, 5 Munday Street, Manchester, M4 7AY
Flat 105, 5 Munday Street, Manchester, M4 7AY
Flat 4, 12 Vesta Street, Manchester, M4 6EQ
10 Spindle Mews, Manchester, M4 6DB
Flat 142, 2 Munday Street, Manchester, M4 7BD
Flat 239, 2 Munday Street, Manchester, M4 7BG
Flat 233, 2 Munday Street, Manchester, M4 7BG
Flat 232, 2 Munday Street, Manchester, M4 7BG
Flat 411, 2 Lampwick Lane, Manchester, M4 6BU
Flat 406, 2 Lampwick Lane, Manchester, M4 6BU
Flat 213, 2 Lampwick Lane, Manchester, M4 6BU
Flat 203, 2 Lampwick Lane, Manchester, M4 6BU
Flat 111, 2 Lampwick Lane, Manchester, M4 6BU
Unit 1, 2 Lampwick Lane, Manchester, M4 6BU
Flat 226, 2 Malta Street, Manchester, M4 7BH
Flat 424, 2 Malta Street, Manchester, M4 7BL
Flat 423, 2 Malta Street, Manchester, M4 7BL
Flat 417, 2 Malta Street, Manchester, M4 7BL
Flat 409, 2 Malta Street, Manchester, M4 7BL
Flat 323, 2 Malta Street, Manchester, M4 7BL
Flat 321, 2 Malta Street, Manchester, M4 7BL
Flat 320, 2 Malta Street, Manchester, M4 7BL
Flat 319, 2 Malta Street, Manchester, M4 7BL
Flat 211, 2 Malta Street, Manchester, M4 7BH
Flat 204, 2 Malta Street, Manchester, M4 7BH
Flat 203, 2 Malta Street, Manchester, M4 7BH
Flat 202, 2 Malta Street, Manchester, M4 7BH
Flat 118, 2 Malta Street, Manchester, M4 7BH
Flat 110, 2 Malta Street, Manchester, M4 7BH
Flat 107, 2 Malta Street, Manchester, M4 7BH
Flat 105, 2 Malta Street, Manchester, M4 7BH
Flat 104, 2 Malta Street, Manchester, M4 7BH
Flat 48, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 45, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 38, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 29, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 28, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 26, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 25, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 21, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 18, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, 6A Pollard Street, Manchester, M4 7BP
Flat 9, 6 Pollard Street, Manchester, M4 7BN
Flat 6, 6 Pollard Street, Manchester, M4 7BN
Flat 5, 6 Pollard Street, Manchester, M4 7BN
Flat 419, 2 Lampwick Lane, Manchester, M4 6BU

Flat 510, 2 Lampwick Lane, Manchester, M4 6BX
Flat 505, 2 Lampwick Lane, Manchester, M4 6BX
Flat 422, 2 Lampwick Lane, Manchester, M4 6BU
Flat 58, 1 Vesta Street, Manchester, M4 6LT
Flat 47, 1 Vesta Street, Manchester, M4 6LT
Flat 46, 1 Vesta Street, Manchester, M4 6LT
Flat 42, 1 Vesta Street, Manchester, M4 6LT
Flat 40, 1 Vesta Street, Manchester, M4 6LT
Flat 1, 1 Vesta Street, Manchester, M4 6LT
5 Vesta Street, Manchester, M4 6LU
18 Lockgate Mews, Manchester, M4 6GF
14 Lockgate Mews, Manchester, M4 6GF
29 Lockgate Mews, Manchester, M4 6GE
Flat 15, 27 Lockgate Mews, Manchester, M4 6GE
Flat 12, 27 Lockgate Mews, Manchester, M4 6GE
23 Lockgate Mews, Manchester, M4 6GE
Flat 14, 10 Pollard Street, Manchester, M4 7DS
Flat 13, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 10 Pollard Street, Manchester, M4 7DS
Flat 152, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 2, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 4, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 7, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 15, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 19, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 24, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 26, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 32, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 42, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 199, 2 Munday Street, Manchester, M4 7BG
Flat 196, 2 Munday Street, Manchester, M4 7BG
Flat 194, 2 Munday Street, Manchester, M4 7BG
Flat 193, 2 Munday Street, Manchester, M4 7BG
Flat 190, 2 Munday Street, Manchester, M4 7BG
Flat 186, 2 Munday Street, Manchester, M4 7BG
Flat 204, 2 Munday Street, Manchester, M4 7BG
Flat 236, 2 Munday Street, Manchester, M4 7BG
Flat 195, 2 Munday Street, Manchester, M4 7BG
Flat 189, 2 Munday Street, Manchester, M4 7BG
Flat 165, 2 Munday Street, Manchester, M4 7BD
Flat 163, 2 Munday Street, Manchester, M4 7BD
Flat 155, 2 Munday Street, Manchester, M4 7BD
Flat 144, 2 Munday Street, Manchester, M4 7BD
Flat 138, 2 Munday Street, Manchester, M4 7BD
Flat 129, 2 Munday Street, Manchester, M4 7BD
Flat 125, 2 Munday Street, Manchester, M4 7BD
Flat 98, 2 Munday Street, Manchester, M4 7BD
Flat 95, 2 Munday Street, Manchester, M4 7BD
Flat 86, 2 Munday Street, Manchester, M4 7BB
Flat 84, 2 Munday Street, Manchester, M4 7BB
Flat 78, 2 Munday Street, Manchester, M4 7BB
Flat 104, 2 Munday Street, Manchester, M4 7BD
Flat 67, 2 Munday Street, Manchester, M4 7BB
Flat 32, 2 Munday Street, Manchester, M4 7BB

Flat 24, 2 Munday Street, Manchester, M4 7BB
Flat 154, 1 Vesta Street, Manchester, M4 6LU
157 Great Ancoats Street, Manchester, M4 6DH
Flat 168, 1 Vesta Street, Manchester, M4 6LU
Flat 166, 1 Vesta Street, Manchester, M4 6LU
Flat 149, 1 Vesta Street, Manchester, M4 6LU
Flat 143, 1 Vesta Street, Manchester, M4 6LU
Flat 140, 1 Vesta Street, Manchester, M4 6LU
Flat 139, 1 Vesta Street, Manchester, M4 6LU
Flat 135, 1 Vesta Street, Manchester, M4 6LU
Flat 134, 1 Vesta Street, Manchester, M4 6LU
Flat 116, 1 Vesta Street, Manchester, M4 6LU
Flat 114, 1 Vesta Street, Manchester, M4 6LU
Flat 111, 1 Vesta Street, Manchester, M4 6LU
Flat 103, 1 Vesta Street, Manchester, M4 6LU
Flat 97, 1 Vesta Street, Manchester, M4 6LU
Flat 92, 1 Vesta Street, Manchester, M4 6LU
Flat 90, 1 Vesta Street, Manchester, M4 6LU
Flat 86, 1 Vesta Street, Manchester, M4 6LU
Flat 77, 1 Vesta Street, Manchester, M4 6LT
Flat 17, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 13, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 1, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 103, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 100, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 91, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 87, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 70, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 68, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 58, 4 Chapeltown Street, Manchester, M1 2BH
Flat 55, 4 Chapeltown Street, Manchester, M1 2BH
Flat 38, 4 Chapeltown Street, Manchester, M1 2BH
Flat 29, 4 Chapeltown Street, Manchester, M1 2BH
Flat 508, 2 Lampwick Lane, Manchester, M4 6BX
Flat 503, 2 Lampwick Lane, Manchester, M4 6BX
Flat 417, 2 Lampwick Lane, Manchester, M4 6BU
Flat 63, 1 Vesta Street, Manchester, M4 6LT
Flat 61, 1 Vesta Street, Manchester, M4 6LT
Flat 57, 1 Vesta Street, Manchester, M4 6LT
Flat 55, 1 Vesta Street, Manchester, M4 6LT
Flat 45, 1 Vesta Street, Manchester, M4 6LT
Flat 30, 1 Vesta Street, Manchester, M4 6LT
Flat 25, 1 Vesta Street, Manchester, M4 6LT
Flat 24, 1 Vesta Street, Manchester, M4 6LT
Flat 21, 1 Vesta Street, Manchester, M4 6LT
Flat 11, 1 Vesta Street, Manchester, M4 6LT
3 Vesta Street, Manchester, M4 6LU
Flat G19, 2 Malta Street, Manchester, M4 7BH
Flat G17, 2 Malta Street, Manchester, M4 7BH
4 Lockgate Mews, Manchester, M4 6GF
Flat 8, 27 Lockgate Mews, Manchester, M4 6GE
Flat 1, 27 Lockgate Mews, Manchester, M4 6GE
149 Great Ancoats Street, Manchester, M4 6DH
155 Great Ancoats Street, Manchester, M4 6DH

149A Great Ancoats Street, Manchester, M4 6DH
Flat 5, 10 Pollard Street, Manchester, M4 7DS
Flat 6, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 8, 2 Munday Street, Manchester, M4 7BB
Flat 20, 2 Munday Street, Manchester, M4 7BB
Flat 59, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 61, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 66, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 80, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 92, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 98, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 107, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 110, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 117, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 118, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 120, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 129, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 132, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 141, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 145, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 151, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 155, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 175, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 188, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 196, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 602, 5 Munday Street, Manchester, M4 7AY
Flat 407, 5 Munday Street, Manchester, M4 7AY
Flat 303, 5 Munday Street, Manchester, M4 7AY
Flat 204, 5 Munday Street, Manchester, M4 7AY
Flat 102, 5 Munday Street, Manchester, M4 7AY
Flat 101, 5 Munday Street, Manchester, M4 7AY
Flat 3, 12 Vesta Street, Manchester, M4 6EQ
32 Spindle Mews, Manchester, M4 6DB
20 Spindle Mews, Manchester, M4 6DB
18 Spindle Mews, Manchester, M4 6DB
Flat 261, 2 Munday Street, Manchester, M4 7BG
Flat 244, 2 Munday Street, Manchester, M4 7BG
Flat 229, 2 Munday Street, Manchester, M4 7BG
Flat 228, 2 Munday Street, Manchester, M4 7BG
Flat 408, 2 Lampwick Lane, Manchester, M4 6BU
Flat 405, 2 Lampwick Lane, Manchester, M4 6BU
Flat 320, 2 Lampwick Lane, Manchester, M4 6BU
Flat 318, 2 Lampwick Lane, Manchester, M4 6BU
Flat 317, 2 Lampwick Lane, Manchester, M4 6BU
Flat 309, 2 Lampwick Lane, Manchester, M4 6BU
Flat 308, 2 Lampwick Lane, Manchester, M4 6BU
Flat 306, 2 Lampwick Lane, Manchester, M4 6BU
Flat 211, 2 Lampwick Lane, Manchester, M4 6BU
Flat 209, 2 Lampwick Lane, Manchester, M4 6BU
Flat 207, 2 Lampwick Lane, Manchester, M4 6BU
Flat 108, 2 Lampwick Lane, Manchester, M4 6BU
Flat 105, 2 Lampwick Lane, Manchester, M4 6BU
Flat 426, 2 Malta Street, Manchester, M4 7BL
Flat 425, 2 Malta Street, Manchester, M4 7BL

Flat 421, 2 Malta Street, Manchester, M4 7BL
Flat 325, 2 Malta Street, Manchester, M4 7BL
Flat 222, 2 Munday Street, Manchester, M4 7BG
Flat 12, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 29, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 46, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 192, 2 Munday Street, Manchester, M4 7BG
Flat 213, 2 Munday Street, Manchester, M4 7BG
Flat 211, 2 Munday Street, Manchester, M4 7BG
Flat 203, 2 Munday Street, Manchester, M4 7BG
Flat 173, 2 Munday Street, Manchester, M4 7BD
Flat 148, 2 Munday Street, Manchester, M4 7BD
Flat 131, 2 Munday Street, Manchester, M4 7BD
Flat 89, 2 Munday Street, Manchester, M4 7BD
Flat 110, 2 Munday Street, Manchester, M4 7BD
Flat 108, 2 Munday Street, Manchester, M4 7BD
Flat 105, 2 Munday Street, Manchester, M4 7BD
Flat 100, 2 Munday Street, Manchester, M4 7BD
Flat 116, 2 Munday Street, Manchester, M4 7BD
Flat 61, 2 Munday Street, Manchester, M4 7BB
Flat 58, 2 Munday Street, Manchester, M4 7BB
Flat 52, 2 Munday Street, Manchester, M4 7BB
Flat 45, 2 Munday Street, Manchester, M4 7BB
Flat 44, 2 Munday Street, Manchester, M4 7BB
Flat 33, 2 Munday Street, Manchester, M4 7BB
Flat 27, 2 Munday Street, Manchester, M4 7BB
Flat 25, 2 Munday Street, Manchester, M4 7BB
Flat 14, 2 Munday Street, Manchester, M4 7BB
Flat 2, 2 Munday Street, Manchester, M4 7BB
Flat 1, 2 Munday Street, Manchester, M4 7BB
Flat 55, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 81, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 82, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 83, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 85, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 86, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 109, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 128, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 130, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 134, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 142, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 153, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 158, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 160, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 166, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 180, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 185, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 189, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 194, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 197, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 704, 5 Munday Street, Manchester, M4 7AY
Flat 701, 5 Munday Street, Manchester, M4 7AY
Flat 504, 5 Munday Street, Manchester, M4 7AY
Flat 224, 2 Malta Street, Manchester, M4 7BH

Flat 322, 2 Malta Street, Manchester, M4 7BL
Flat 307, 2 Malta Street, Manchester, M4 7BL
Flat 301, 2 Malta Street, Manchester, M4 7BL
Flat 219, 2 Malta Street, Manchester, M4 7BH
Flat 217, 2 Malta Street, Manchester, M4 7BH
Flat 210, 2 Malta Street, Manchester, M4 7BH
Flat 121, 2 Malta Street, Manchester, M4 7BH
Flat 117, 2 Malta Street, Manchester, M4 7BH
Flat 111, 2 Malta Street, Manchester, M4 7BH
Flat 50, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 42, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 39, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 19, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 10, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, Block B, 12 Pollard Street, Manchester, M4 7AJ
Domino's, 265 Great Ancoats Street, Manchester, M4 7DB
22 Pollard Street, Manchester, M4 7AN
Flat 2, 6 Pollard Street, Manchester, M4 7BN
Ibis Hotel, 2 Pollard Street, Manchester, M4 7DS
Flat 163, 1 Vesta Street, Manchester, M4 6LU
Flat 160, 1 Vesta Street, Manchester, M4 6LU
Flat 123, 1 Vesta Street, Manchester, M4 6LU
Flat 98, 1 Vesta Street, Manchester, M4 6LU
Flat 89, 1 Vesta Street, Manchester, M4 6LU
Flat 81, 1 Vesta Street, Manchester, M4 6LU
Flat 80, 1 Vesta Street, Manchester, M4 6LU
Flat 79, 1 Vesta Street, Manchester, M4 6LU
Flat 66, 1 Vesta Street, Manchester, M4 6LT
Flat 26, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 18, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 11, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 2, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 7, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 16, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 105, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 99, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 95, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 92, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 75, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 69, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 54, 4 Chapeltown Street, Manchester, M1 2BH
Flat 52, 4 Chapeltown Street, Manchester, M1 2BH
Flat 60, 1 Vesta Street, Manchester, M4 6LT
Flat 59, 1 Vesta Street, Manchester, M4 6LT
Flat 74, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 704, 2 Lampwick Lane, Manchester, M4 6BX
Flat 609, 2 Lampwick Lane, Manchester, M4 6BX
Flat 606, 2 Lampwick Lane, Manchester, M4 6BX
Flat 603, 2 Lampwick Lane, Manchester, M4 6BX
Flat 602, 2 Lampwick Lane, Manchester, M4 6BX
Flat 522, 2 Lampwick Lane, Manchester, M4 6BX
Flat 421, 2 Lampwick Lane, Manchester, M4 6BU
Flat 49, 1 Vesta Street, Manchester, M4 6LT

Flat 409, 2 Lampwick Lane, Manchester, M4 6BU
Flat 404, 5 Munday Street, Manchester, M4 7AY
Flat 206, 5 Munday Street, Manchester, M4 7AY
Flat 310, 2 Lampwick Lane, Manchester, M4 6BU
Flat 305, 2 Lampwick Lane, Manchester, M4 6BU
Flat 302, 2 Lampwick Lane, Manchester, M4 6BU
Flat 217, 2 Lampwick Lane, Manchester, M4 6BU
Flat 214, 2 Lampwick Lane, Manchester, M4 6BU
Flat 104, 2 Lampwick Lane, Manchester, M4 6BU
Flat 410, 2 Malta Street, Manchester, M4 7BL
Flat 302, 2 Malta Street, Manchester, M4 7BL
Flat 222, 2 Malta Street, Manchester, M4 7BH
Flat 220, 2 Malta Street, Manchester, M4 7BH
Flat 216, 2 Malta Street, Manchester, M4 7BH
Flat 207, 2 Malta Street, Manchester, M4 7BH
Flat 125, 2 Malta Street, Manchester, M4 7BH
Flat 112, 2 Malta Street, Manchester, M4 7BH
Flat 106, 2 Malta Street, Manchester, M4 7BH
Flat 101, 2 Malta Street, Manchester, M4 7BH
Flat G14, 2 Malta Street, Manchester, M4 7BH
Flat G13, 2 Malta Street, Manchester, M4 7BH
Flat 55, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 35, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 31, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 30, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 27, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 13, Block B, 12 Pollard Street, Manchester, M4 7AJ
267 Great Ancoats Street, Manchester, M4 7DB
269 Great Ancoats Street, Manchester, M4 7DB
Flat 6, 6A Pollard Street, Manchester, M4 7BP
Flat 4, 6A Pollard Street, Manchester, M4 7BP
Flat 7, 6 Pollard Street, Manchester, M4 7BN
Flat 131, 1 Vesta Street, Manchester, M4 6LU
Flat 117, 1 Vesta Street, Manchester, M4 6LU
Flat 104, 1 Vesta Street, Manchester, M4 6LU
Flat 84, 1 Vesta Street, Manchester, M4 6LU
Flat 83, 1 Vesta Street, Manchester, M4 6LU
Flat 78, 1 Vesta Street, Manchester, M4 6LT
Flat 68, 1 Vesta Street, Manchester, M4 6LT
Flat 65, 1 Vesta Street, Manchester, M4 6LT
Flat 112, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 109, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 104, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 85, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 81, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 73, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 715, 2 Lampwick Lane, Manchester, M4 6BX
Flat 53, 4 Chapeltown Street, Manchester, M1 2BH
Flat 42, 4 Chapeltown Street, Manchester, M1 2BH
Flat 35, 4 Chapeltown Street, Manchester, M1 2BH
Flat 707, 2 Lampwick Lane, Manchester, M4 6BX

Flat 612, 2 Lampwick Lane, Manchester, M4 6BX
Flat 520, 2 Lampwick Lane, Manchester, M4 6BX
Flat 519, 2 Lampwick Lane, Manchester, M4 6BX
Flat 511, 2 Lampwick Lane, Manchester, M4 6BX
Flat 504, 2 Lampwick Lane, Manchester, M4 6BX
Flat 415, 2 Lampwick Lane, Manchester, M4 6BU
Flat 48, 1 Vesta Street, Manchester, M4 6LT
Flat 44, 1 Vesta Street, Manchester, M4 6LT
Flat 28, 1 Vesta Street, Manchester, M4 6LT
Flat 20, 1 Vesta Street, Manchester, M4 6LT
Flat 9, 1 Vesta Street, Manchester, M4 6LT
Flat 5, 1 Vesta Street, Manchester, M4 6LT
Flat G18, 2 Malta Street, Manchester, M4 7BH
16 Lockgate Mews, Manchester, M4 6GF
6 Lockgate Mews, Manchester, M4 6GF
2 Lockgate Mews, Manchester, M4 6GF
Flat 14, 27 Lockgate Mews, Manchester, M4 6GE
141 Great Ancoats Street, Manchester, M4 6DH
Flat 10, 10 Pollard Street, Manchester, M4 7DS
Flat 5, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 18, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 20, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 28, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 33, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 226, 2 Munday Street, Manchester, M4 7BG
Flat 223, 2 Munday Street, Manchester, M4 7BG
Flat 216, 2 Munday Street, Manchester, M4 7BG
Flat 197, 2 Munday Street, Manchester, M4 7BG
Flat 206, 2 Munday Street, Manchester, M4 7BG
Flat 177, 2 Munday Street, Manchester, M4 7BG
Flat 176, 2 Munday Street, Manchester, M4 7BG
Flat 174, 2 Munday Street, Manchester, M4 7BD
Flat 166, 2 Munday Street, Manchester, M4 7BD
Flat 162, 2 Munday Street, Manchester, M4 7BD
Flat 140, 2 Munday Street, Manchester, M4 7BD
Flat 157, 2 Munday Street, Manchester, M4 7BD
Flat 151, 2 Munday Street, Manchester, M4 7BD
Flat 145, 2 Munday Street, Manchester, M4 7BD
Flat 135, 2 Munday Street, Manchester, M4 7BD
Flat 132, 2 Munday Street, Manchester, M4 7BD
Flat 94, 2 Munday Street, Manchester, M4 7BD
Flat 90, 2 Munday Street, Manchester, M4 7BD
Flat 85, 2 Munday Street, Manchester, M4 7BB
Flat 74, 2 Munday Street, Manchester, M4 7BB
Flat 120, 2 Munday Street, Manchester, M4 7BD
Flat 113, 2 Munday Street, Manchester, M4 7BD
Flat 112, 2 Munday Street, Manchester, M4 7BD
Flat 66, 2 Munday Street, Manchester, M4 7BB
Flat 60, 2 Munday Street, Manchester, M4 7BB
Flat 51, 2 Munday Street, Manchester, M4 7BB
Flat 48, 2 Munday Street, Manchester, M4 7BB
Flat 46, 2 Munday Street, Manchester, M4 7BB
Flat 37, 2 Munday Street, Manchester, M4 7BB
Flat 29, 2 Munday Street, Manchester, M4 7BB

Flat 15, 2 Munday Street, Manchester, M4 7BB
Flat 53, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 69, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 84, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 89, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 96, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 100, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 101, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 105, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 115, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 124, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 126, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 131, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 135, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 148, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 161, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 165, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 168, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 178, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 702, 5 Munday Street, Manchester, M4 7AY
Flat 603, 5 Munday Street, Manchester, M4 7AY
Flat 502, 5 Munday Street, Manchester, M4 7AY
Flat 405, 5 Munday Street, Manchester, M4 7AY
Flat 205, 5 Munday Street, Manchester, M4 7AY
Flat 202, 5 Munday Street, Manchester, M4 7AY
Flat 104, 5 Munday Street, Manchester, M4 7AY
Flat 103, 5 Munday Street, Manchester, M4 7AY
Flat 255, 2 Munday Street, Manchester, M4 7BG
Flat 253, 2 Munday Street, Manchester, M4 7BG
Flat 238, 2 Munday Street, Manchester, M4 7BG
Flat 231, 2 Munday Street, Manchester, M4 7BG
Flat 412, 2 Lampwick Lane, Manchester, M4 6BU
Flat 210, 2 Lampwick Lane, Manchester, M4 6BU
Flat 101, 2 Lampwick Lane, Manchester, M4 6BU
Unit 5, 2 Lampwick Lane, Manchester, M4 6BU
Flat 407, 2 Malta Street, Manchester, M4 7BL
Unit 3, 2 Lampwick Lane, Manchester, M4 6BU
Flat 413, 2 Malta Street, Manchester, M4 7BL
Flat 412, 2 Malta Street, Manchester, M4 7BL
Flat 406, 2 Malta Street, Manchester, M4 7BL
Flat 314, 2 Malta Street, Manchester, M4 7BL
Flat 313, 2 Malta Street, Manchester, M4 7BL
Flat 306, 2 Malta Street, Manchester, M4 7BL
Flat 218, 2 Malta Street, Manchester, M4 7BH
Flat 215, 2 Malta Street, Manchester, M4 7BH
Flat 213, 2 Malta Street, Manchester, M4 7BH
Flat 209, 2 Malta Street, Manchester, M4 7BH
Flat 115, 2 Malta Street, Manchester, M4 7BH
Flat 114, 2 Malta Street, Manchester, M4 7BH
Flat G12, 2 Malta Street, Manchester, M4 7BH
Flat G10, 2 Malta Street, Manchester, M4 7BH
Flat G09, 2 Malta Street, Manchester, M4 7BH
Flat G06, 2 Malta Street, Manchester, M4 7BH
Flat G05, 2 Malta Street, Manchester, M4 7BH

Flat 58, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 57, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 51, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 49, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 46, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 16, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block A, 12 Pollard Street, Manchester, M4 7AJ
271 Great Ancoats Street, Manchester, M4 7DB
Costa Coffee, 263 Great Ancoats Street, Manchester, M4 7DB
Flat 1, 6A Pollard Street, Manchester, M4 7BP
Flat 8, 6 Pollard Street, Manchester, M4 7BN
Flat 169, 1 Vesta Street, Manchester, M4 6LU
Flat 165, 1 Vesta Street, Manchester, M4 6LU
Flat 164, 1 Vesta Street, Manchester, M4 6LU
Flat 162, 1 Vesta Street, Manchester, M4 6LU
Flat 161, 1 Vesta Street, Manchester, M4 6LU
Flat 156, 1 Vesta Street, Manchester, M4 6LU
Flat 130, 1 Vesta Street, Manchester, M4 6LU
Flat 125, 1 Vesta Street, Manchester, M4 6LU
Flat 109, 1 Vesta Street, Manchester, M4 6LU
Flat 96, 1 Vesta Street, Manchester, M4 6LU
Flat 87, 1 Vesta Street, Manchester, M4 6LU
Flat 69, 1 Vesta Street, Manchester, M4 6LT
Flat 21, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 34, 1 Vesta Street, Manchester, M4 6LT
Flat 33, 1 Vesta Street, Manchester, M4 6LT
Flat 64, 1 Vesta Street, Manchester, M4 6LT
Flat 28, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 25, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 10, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 3, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 113, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 111, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 107, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 102, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 94, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 88, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 84, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 83, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 78, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 67, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 49, 4 Chapeltown Street, Manchester, M1 2BH
Flat 46, 4 Chapeltown Street, Manchester, M1 2BH
Flat 44, 4 Chapeltown Street, Manchester, M1 2BH
Flat 39, 4 Chapeltown Street, Manchester, M1 2BH
Flat 33, 4 Chapeltown Street, Manchester, M1 2BH
Flat 814, 2 Lampwick Lane, Manchester, M4 6BX
Flat 809, 2 Lampwick Lane, Manchester, M4 6BX
Flat 806, 2 Lampwick Lane, Manchester, M4 6BX
Flat 804, 2 Lampwick Lane, Manchester, M4 6BX
Flat 713, 2 Lampwick Lane, Manchester, M4 6BX
Flat 709, 2 Lampwick Lane, Manchester, M4 6BX
Flat 607, 2 Lampwick Lane, Manchester, M4 6BX

Flat 605, 2 Lampwick Lane, Manchester, M4 6BX
Flat 512, 2 Lampwick Lane, Manchester, M4 6BX
Flat 507, 2 Lampwick Lane, Manchester, M4 6BX
Flat 62, 1 Vesta Street, Manchester, M4 6LT
Flat 52, 1 Vesta Street, Manchester, M4 6LT
Flat 50, 1 Vesta Street, Manchester, M4 6LT
Flat 39, 1 Vesta Street, Manchester, M4 6LT
Flat 36, 1 Vesta Street, Manchester, M4 6LT
Flat 31, 1 Vesta Street, Manchester, M4 6LT
Flat 23, 1 Vesta Street, Manchester, M4 6LT
Flat 19, 1 Vesta Street, Manchester, M4 6LT
Flat 17, 1 Vesta Street, Manchester, M4 6LT
Flat 12, 1 Vesta Street, Manchester, M4 6LT
Flat 10, 1 Vesta Street, Manchester, M4 6LT
10 Lockgate Mews, Manchester, M4 6GF
20 Lockgate Mews, Manchester, M4 6GF
Flat 6, 27 Lockgate Mews, Manchester, M4 6GE
Flat 5, 27 Lockgate Mews, Manchester, M4 6GE
Flat 3, 27 Lockgate Mews, Manchester, M4 6GE
15 Lockgate Mews, Manchester, M4 6GE
25 Lockgate Mews, Manchester, M4 6GE
Flat 15, 10 Pollard Street, Manchester, M4 7DS
Flat 11, 10 Pollard Street, Manchester, M4 7DS
Flat 154, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 3, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 17, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 30, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 15, 1 Vesta Street, Manchester, M4 6LT
7 Vesta Street, Manchester, M4 6LU
Flat 18, 1 Vesta Street, Manchester, M4 6LT
Flat 16, 1 Vesta Street, Manchester, M4 6LT
Flat 32, 1 Vesta Street, Manchester, M4 6LT
Flat 13, 27 Lockgate Mews, Manchester, M4 6GE
Flat 2, 27 Lockgate Mews, Manchester, M4 6GE
19 Lockgate Mews, Manchester, M4 6GE
17 Lockgate Mews, Manchester, M4 6GE
Flat 9, 27 Lockgate Mews, Manchester, M4 6GE
Flat 9, 10 Pollard Street, Manchester, M4 7DS
Flat 7, 10 Pollard Street, Manchester, M4 7DS
Flat 4, 10 Pollard Street, Manchester, M4 7DS
Flat 12, 10 Pollard Street, Manchester, M4 7DS
Flat 11, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 43, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 225, 2 Munday Street, Manchester, M4 7BG
Flat 198, 2 Munday Street, Manchester, M4 7BG
Flat 209, 2 Munday Street, Manchester, M4 7BG
Flat 248, 2 Munday Street, Manchester, M4 7BG
Flat 224, 2 Munday Street, Manchester, M4 7BG
Flat 200, 2 Munday Street, Manchester, M4 7BG
Flat 179, 2 Munday Street, Manchester, M4 7BG
Flat 169, 2 Munday Street, Manchester, M4 7BD
Flat 153, 2 Munday Street, Manchester, M4 7BD
Flat 147, 2 Munday Street, Manchester, M4 7BD
Flat 141, 2 Munday Street, Manchester, M4 7BD

Flat 126, 2 Munday Street, Manchester, M4 7BD
Flat 92, 2 Munday Street, Manchester, M4 7BD
Flat 88, 2 Munday Street, Manchester, M4 7BB
Flat 80, 2 Munday Street, Manchester, M4 7BB
Flat 106, 2 Munday Street, Manchester, M4 7BD
Flat 124, 2 Munday Street, Manchester, M4 7BD
Flat 123, 2 Munday Street, Manchester, M4 7BD
Flat 122, 2 Munday Street, Manchester, M4 7BD
Flat 115, 2 Munday Street, Manchester, M4 7BD
Flat 114, 2 Munday Street, Manchester, M4 7BD
Flat 70, 2 Munday Street, Manchester, M4 7BB
Flat 65, 2 Munday Street, Manchester, M4 7BB
Flat 63, 2 Munday Street, Manchester, M4 7BB
Flat 56, 2 Munday Street, Manchester, M4 7BB
Flat 53, 2 Munday Street, Manchester, M4 7BB
Flat 50, 2 Munday Street, Manchester, M4 7BB
Flat 41, 2 Munday Street, Manchester, M4 7BB
Flat 40, 2 Munday Street, Manchester, M4 7BB
Flat 36, 2 Munday Street, Manchester, M4 7BB
Flat 35, 2 Munday Street, Manchester, M4 7BB
Flat 18, 2 Munday Street, Manchester, M4 7BB
Flat 11, 2 Munday Street, Manchester, M4 7BB
Flat 4, 2 Munday Street, Manchester, M4 7BB
Flat 19, 2 Munday Street, Manchester, M4 7BB
11 Lockgate Mews, Manchester, M4 6GE
5 Canal Cottages, Vesta Street, Manchester, M4 6DS
Canal Cottages, Vesta Street, Manchester, M4 6DS
145 Great Ancoats Street, Manchester, M4 6DH
3 Lockgate Mews, Manchester, M4 6GE
13 Lockgate Mews, Manchester, M4 6GE
9 Lockgate Mews, Manchester, M4 6GE
7 Lockgate Mews, Manchester, M4 6GE
5 Lockgate Mews, Manchester, M4 6GE
Mooring 4, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 3, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 1, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Mooring 2, New Islington Marina, 9 Old Mill Street, Manchester, M4 6EA
Flat 40, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 31, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 34, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 39, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 41, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 45, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 48, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 49, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 51, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 207, 2 Munday Street, Manchester, M4 7BG
Flat 205, 2 Munday Street, Manchester, M4 7BG
Flat 254, 2 Munday Street, Manchester, M4 7BG
Flat 172, 2 Munday Street, Manchester, M4 7BD
Flat 171, 2 Munday Street, Manchester, M4 7BD
Flat 160, 2 Munday Street, Manchester, M4 7BD
Flat 156, 2 Munday Street, Manchester, M4 7BD
Flat 152, 2 Munday Street, Manchester, M4 7BD

Flat 139, 2 Munday Street, Manchester, M4 7BD
Flat 137, 2 Munday Street, Manchester, M4 7BD
Flat 136, 2 Munday Street, Manchester, M4 7BD
Flat 130, 2 Munday Street, Manchester, M4 7BD
Flat 97, 2 Munday Street, Manchester, M4 7BD
Flat 81, 2 Munday Street, Manchester, M4 7BB
Flat 79, 2 Munday Street, Manchester, M4 7BB
Flat 117, 2 Munday Street, Manchester, M4 7BD
Flat 49, 2 Munday Street, Manchester, M4 7BB
Flat 43, 2 Munday Street, Manchester, M4 7BB
Flat 39, 2 Munday Street, Manchester, M4 7BB
Flat 38, 2 Munday Street, Manchester, M4 7BB
Flat 28, 2 Munday Street, Manchester, M4 7BB
Flat 23, 2 Munday Street, Manchester, M4 7BB
Flat 52, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 62, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 68, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 75, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 77, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 87, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 93, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 106, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 114, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 116, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 125, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 138, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 144, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 147, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 170, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 182, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 191, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 79, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 56, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 57, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 65, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 88, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 91, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 94, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 112, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 121, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 127, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 137, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 140, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 143, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 159, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 177, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 181, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 199, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 72, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 509, 5 Munday Street, Manchester, M4 7AY
Flat 305, 5 Munday Street, Manchester, M4 7AY
Flat 203, 5 Munday Street, Manchester, M4 7AY
Flat 1, 12 Vesta Street, Manchester, M4 6EQ
30 Spindle Mews, Manchester, M4 6DB

16 Spindle Mews, Manchester, M4 6DB
Flat 198, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 243, 2 Munday Street, Manchester, M4 7BG
Flat 240, 2 Munday Street, Manchester, M4 7BG
Flat 235, 2 Munday Street, Manchester, M4 7BG
Flat 249, 2 Munday Street, Manchester, M4 7BG
Flat 401, 2 Lampwick Lane, Manchester, M4 6BU
Flat 316, 2 Lampwick Lane, Manchester, M4 6BU
Flat 312, 2 Lampwick Lane, Manchester, M4 6BU
Flat 311, 2 Lampwick Lane, Manchester, M4 6BU
Flat 216, 2 Lampwick Lane, Manchester, M4 6BU
Flat 114, 2 Lampwick Lane, Manchester, M4 6BU
Flat 106, 2 Lampwick Lane, Manchester, M4 6BU
Flat 126, 2 Malta Street, Manchester, M4 7BH
Flat 313, 2 Lampwick Lane, Manchester, M4 6BU
Flat 422, 2 Malta Street, Manchester, M4 7BL
Flat 418, 2 Malta Street, Manchester, M4 7BL
Flat 416, 2 Malta Street, Manchester, M4 7BL
Flat 414, 2 Malta Street, Manchester, M4 7BL
Flat 408, 2 Malta Street, Manchester, M4 7BL
Flat 404, 2 Malta Street, Manchester, M4 7BL
Flat 403, 2 Malta Street, Manchester, M4 7BL
Flat 317, 2 Malta Street, Manchester, M4 7BL
Flat 309, 2 Malta Street, Manchester, M4 7BL
Flat 208, 2 Malta Street, Manchester, M4 7BH
Flat 206, 2 Malta Street, Manchester, M4 7BH
Flat 122, 2 Malta Street, Manchester, M4 7BH
Flat 119, 2 Malta Street, Manchester, M4 7BH
Flat 109, 2 Malta Street, Manchester, M4 7BH
Flat 123, 2 Malta Street, Manchester, M4 7BH
Flat 53, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 52, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 5, 6A Pollard Street, Manchester, M4 7BP
Ground Floor, Block A, 12 Pollard Street, Manchester, M4 7AJ
Ground Floor, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 3, 6A Pollard Street, Manchester, M4 7BP
Flat 2, 6A Pollard Street, Manchester, M4 7BP
8A Pollard Street, Manchester, M4 7DS
Hetherington's Cafe Bar, 8 Pollard Street, Manchester, M4 7DS
Flat 155, 1 Vesta Street, Manchester, M4 6LU
Flat 402, 5 Munday Street, Manchester, M4 7AY
Flat 195, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 705, 5 Munday Street, Manchester, M4 7AY
Flat 406, 5 Munday Street, Manchester, M4 7AY
Flat 401, 5 Munday Street, Manchester, M4 7AY
Flat 304, 5 Munday Street, Manchester, M4 7AY
Flat 107, 5 Munday Street, Manchester, M4 7AY
Flat 2, 8 Vesta Street, Manchester, M4 6EQ
34 Spindle Mews, Manchester, M4 6DB
22 Spindle Mews, Manchester, M4 6DB
12 Spindle Mews, Manchester, M4 6DB
Flat 143, 2 Munday Street, Manchester, M4 7BD
Flat 260, 2 Munday Street, Manchester, M4 7BG
Flat 258, 2 Munday Street, Manchester, M4 7BG

Flat 252, 2 Munday Street, Manchester, M4 7BG
Flat 251, 2 Munday Street, Manchester, M4 7BG
Flat 250, 2 Munday Street, Manchester, M4 7BG
Flat 247, 2 Munday Street, Manchester, M4 7BG
Flat 245, 2 Munday Street, Manchester, M4 7BG
Flat 227, 2 Munday Street, Manchester, M4 7BG
Flat 410, 2 Lampwick Lane, Manchester, M4 6BU
Flat 322, 2 Lampwick Lane, Manchester, M4 6BU
Flat 319, 2 Lampwick Lane, Manchester, M4 6BU
Flat 304, 2 Lampwick Lane, Manchester, M4 6BU
Flat 301, 2 Lampwick Lane, Manchester, M4 6BU
Flat 204, 2 Lampwick Lane, Manchester, M4 6BU
Flat 202, 2 Lampwick Lane, Manchester, M4 6BU
Unit 2, 2 Lampwick Lane, Manchester, M4 6BU
Flat 420, 2 Malta Street, Manchester, M4 7BL
Flat 401, 2 Malta Street, Manchester, M4 7BL
Flat 318, 2 Malta Street, Manchester, M4 7BL
Flat 305, 2 Malta Street, Manchester, M4 7BL
Flat 225, 2 Malta Street, Manchester, M4 7BH
Flat 212, 2 Malta Street, Manchester, M4 7BH
Flat 205, 2 Malta Street, Manchester, M4 7BH
Flat 124, 2 Malta Street, Manchester, M4 7BH
Flat 108, 2 Malta Street, Manchester, M4 7BH
Flat G01, 2 Malta Street, Manchester, M4 7BH
Flat 41, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 40, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 34, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 33, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 24, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 23, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 17, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 11, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 12, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 7, 6A Pollard Street, Manchester, M4 7BP
Flat 152, 1 Vesta Street, Manchester, M4 6LU
Flat 141, 1 Vesta Street, Manchester, M4 6LU
Flat 133, 1 Vesta Street, Manchester, M4 6LU
Flat 132, 1 Vesta Street, Manchester, M4 6LU
Flat 121, 1 Vesta Street, Manchester, M4 6LU
Flat 115, 1 Vesta Street, Manchester, M4 6LU
Flat 56, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 47, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 36, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 20, Block A, 12 Pollard Street, Manchester, M4 7AJ
Flat 9, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 6, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 4, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 1, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 148, 1 Vesta Street, Manchester, M4 6LU
Flat 150, 1 Vesta Street, Manchester, M4 6LU
Flat 147, 1 Vesta Street, Manchester, M4 6LU
Flat 126, 1 Vesta Street, Manchester, M4 6LU
Flat 124, 1 Vesta Street, Manchester, M4 6LU

Flat 120, 1 Vesta Street, Manchester, M4 6LU
Flat 119, 1 Vesta Street, Manchester, M4 6LU
Flat 118, 1 Vesta Street, Manchester, M4 6LU
Flat 106, 1 Vesta Street, Manchester, M4 6LU
Flat 101, 1 Vesta Street, Manchester, M4 6LU
Flat 95, 1 Vesta Street, Manchester, M4 6LU
Flat 91, 1 Vesta Street, Manchester, M4 6LU
Flat 5, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 110, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 101, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 96, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 56, 4 Chapeltown Street, Manchester, M1 2BH
Flat 51, 4 Chapeltown Street, Manchester, M1 2BH
Flat 50, 4 Chapeltown Street, Manchester, M1 2BH
Flat 48, 4 Chapeltown Street, Manchester, M1 2BH
Flat 40, 4 Chapeltown Street, Manchester, M1 2BH
Flat 815, 2 Lampwick Lane, Manchester, M4 6BX
Flat 812, 2 Lampwick Lane, Manchester, M4 6BX
Flat 803, 2 Lampwick Lane, Manchester, M4 6BX
Flat 802, 2 Lampwick Lane, Manchester, M4 6BX
Flat 705, 2 Lampwick Lane, Manchester, M4 6BX
Flat 702, 2 Lampwick Lane, Manchester, M4 6BX
Flat 608, 2 Lampwick Lane, Manchester, M4 6BX
Flat 604, 2 Lampwick Lane, Manchester, M4 6BX
Flat 601, 2 Lampwick Lane, Manchester, M4 6BX
Flat 516, 2 Lampwick Lane, Manchester, M4 6BX
Flat 514, 2 Lampwick Lane, Manchester, M4 6BX
Flat 509, 2 Lampwick Lane, Manchester, M4 6BX
Flat 418, 2 Lampwick Lane, Manchester, M4 6BU
Flat 414, 2 Lampwick Lane, Manchester, M4 6BU
Flat 51, 1 Vesta Street, Manchester, M4 6LT
Flat 43, 1 Vesta Street, Manchester, M4 6LT
Flat 38, 1 Vesta Street, Manchester, M4 6LT
Flat 6, 1 Vesta Street, Manchester, M4 6LT
Flat 2, 1 Vesta Street, Manchester, M4 6LT
Flat G16, 2 Malta Street, Manchester, M4 7BH
Flat 10, 27 Lockgate Mews, Manchester, M4 6GE
21 Lockgate Mews, Manchester, M4 6GE
Flat 8, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 22, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 23, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 35, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 36, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 38, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 219, 2 Munday Street, Manchester, M4 7BG
Flat 108, 1 Vesta Street, Manchester, M4 6LU
Flat 112, 1 Vesta Street, Manchester, M4 6LU
Flat 105, 1 Vesta Street, Manchester, M4 6LU
Flat 94, 1 Vesta Street, Manchester, M4 6LU
Flat 93, 1 Vesta Street, Manchester, M4 6LU
Flat 85, 1 Vesta Street, Manchester, M4 6LU
Flat 71, 1 Vesta Street, Manchester, M4 6LT
Flat 70, 1 Vesta Street, Manchester, M4 6LT
Flat 27, 2 Chapeltown Street, Manchester, M1 2BJ

Flat 23, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 12, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 4, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 93, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 79, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 77, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 72, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 64, 4 Chapeltown Street, Manchester, M1 2BH
Flat 61, 4 Chapeltown Street, Manchester, M1 2BH
Flat 60, 4 Chapeltown Street, Manchester, M1 2BH
Flat 47, 4 Chapeltown Street, Manchester, M1 2BH
Flat 45, 4 Chapeltown Street, Manchester, M1 2BH
Flat 43, 4 Chapeltown Street, Manchester, M1 2BH
Flat 30, 4 Chapeltown Street, Manchester, M1 2BH
Flat 707, 5 Munday Street, Manchester, M4 7AY
Flat 16, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 8, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 2, Block B, 12 Pollard Street, Manchester, M4 7AJ
Flat 811, 2 Lampwick Lane, Manchester, M4 6BX
Flat 810, 2 Lampwick Lane, Manchester, M4 6BX
Flat 808, 2 Lampwick Lane, Manchester, M4 6BX
Flat 805, 2 Lampwick Lane, Manchester, M4 6BX
147 Great Ancoats Street, Manchester, M4 6DH
143 Great Ancoats Street, Manchester, M4 6DH
Flat 103, 2 Malta Street, Manchester, M4 7BH
Flat G11, 2 Malta Street, Manchester, M4 7BH
Flat G03, 2 Malta Street, Manchester, M4 7BH
Flat 102, 2 Malta Street, Manchester, M4 7BH
Flat G08, 2 Malta Street, Manchester, M4 7BH
Flat G02, 2 Malta Street, Manchester, M4 7BH
Flat 813, 2 Lampwick Lane, Manchester, M4 6BX
Flat 712, 2 Lampwick Lane, Manchester, M4 6BX
Flat 703, 2 Lampwick Lane, Manchester, M4 6BX
Flat 615, 2 Lampwick Lane, Manchester, M4 6BX
Flat 614, 2 Lampwick Lane, Manchester, M4 6BX
Flat 521, 2 Lampwick Lane, Manchester, M4 6BX
Flat 506, 2 Lampwick Lane, Manchester, M4 6BX
Serviced Apartment 416, 2 Lampwick Lane, Manchester, M4 6BU
Flat 54, 1 Vesta Street, Manchester, M4 6LT
Flat 29, 1 Vesta Street, Manchester, M4 6LT
Flat 8, 1 Vesta Street, Manchester, M4 6LT
Flat G22, 2 Malta Street, Manchester, M4 7BH
8 Lockgate Mews, Manchester, M4 6GF
Flat 11, 27 Lockgate Mews, Manchester, M4 6GE
Flat 8, 10 Pollard Street, Manchester, M4 7DS
Flat 1, 10 Pollard Street, Manchester, M4 7DS
Flat 187, 2 Munday Street, Manchester, M4 7BG
Flat 183, 2 Munday Street, Manchester, M4 7BG
Flat 208, 2 Munday Street, Manchester, M4 7BG
Flat 202, 2 Munday Street, Manchester, M4 7BG
Flat 230, 2 Munday Street, Manchester, M4 7BG
Flat 218, 2 Munday Street, Manchester, M4 7BG
Flat 212, 2 Munday Street, Manchester, M4 7BG
Flat 181, 2 Munday Street, Manchester, M4 7BG

Flat 168, 2 Munday Street, Manchester, M4 7BD
Flat 167, 2 Munday Street, Manchester, M4 7BD
Flat 150, 2 Munday Street, Manchester, M4 7BD
Flat 134, 2 Munday Street, Manchester, M4 7BD
Flat 127, 2 Munday Street, Manchester, M4 7BD
Flat 96, 2 Munday Street, Manchester, M4 7BD
Flat 87, 2 Munday Street, Manchester, M4 7BB
Flat 83, 2 Munday Street, Manchester, M4 7BB
Flat 76, 2 Munday Street, Manchester, M4 7BB
Flat 102, 2 Munday Street, Manchester, M4 7BD
Flat 101, 2 Munday Street, Manchester, M4 7BD
Flat 64, 2 Munday Street, Manchester, M4 7BB
Flat 55, 2 Munday Street, Manchester, M4 7BB
Flat 54, 2 Munday Street, Manchester, M4 7BB
Flat 34, 2 Munday Street, Manchester, M4 7BB
Flat 31, 2 Munday Street, Manchester, M4 7BB
Flat 26, 2 Munday Street, Manchester, M4 7BB
Flat 21, 2 Munday Street, Manchester, M4 7BB
Flat 6, 2 Munday Street, Manchester, M4 7BB
Flat 3, 2 Munday Street, Manchester, M4 7BB
Flat 54, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 58, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 60, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 99, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 102, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 103, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 111, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 123, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 133, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 136, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 146, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 156, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 162, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 163, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 172, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 173, 153 Great Ancoats Street, Manchester, M4 6DN
Flat 183, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 190, 153 Great Ancoats Street, Manchester, M4 6DT
Flat 703, 5 Munday Street, Manchester, M4 7AY
Flat 604, 5 Munday Street, Manchester, M4 7AY
Flat 508, 5 Munday Street, Manchester, M4 7AY
Flat 503, 5 Munday Street, Manchester, M4 7AY
Flat 501, 5 Munday Street, Manchester, M4 7AY
Flat 306, 5 Munday Street, Manchester, M4 7AY
14 Vesta Street, Manchester, M4 6EQ
Flat 2, 12 Vesta Street, Manchester, M4 6EQ
Flat 1, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 70, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 10, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 13, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 16, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 21, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 25, 151 Great Ancoats Street, Manchester, M4 6DH

Flat 37, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 44, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 47, 151 Great Ancoats Street, Manchester, M4 6DH
Flat 221, 2 Munday Street, Manchester, M4 7BG
Flat 220, 2 Munday Street, Manchester, M4 7BG
Flat 215, 2 Munday Street, Manchester, M4 7BG
Flat 191, 2 Munday Street, Manchester, M4 7BG
Flat 182, 2 Munday Street, Manchester, M4 7BG
Flat 242, 2 Munday Street, Manchester, M4 7BG
Flat 175, 2 Munday Street, Manchester, M4 7BD
Flat 170, 2 Munday Street, Manchester, M4 7BD
Flat 161, 2 Munday Street, Manchester, M4 7BD
Flat 159, 2 Munday Street, Manchester, M4 7BD
Flat 99, 2 Munday Street, Manchester, M4 7BD
Flat 93, 2 Munday Street, Manchester, M4 7BD
Flat 82, 2 Munday Street, Manchester, M4 7BB
Flat 75, 2 Munday Street, Manchester, M4 7BB
Flat 73, 2 Munday Street, Manchester, M4 7BB
Flat 72, 2 Munday Street, Manchester, M4 7BB
Flat 109, 2 Munday Street, Manchester, M4 7BD
Flat 103, 2 Munday Street, Manchester, M4 7BD
Flat 121, 2 Munday Street, Manchester, M4 7BD
Flat 118, 2 Munday Street, Manchester, M4 7BD
Flat 69, 2 Munday Street, Manchester, M4 7BB
Flat 59, 2 Munday Street, Manchester, M4 7BB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Site of Biological Interest - Name: Ashton Canal (West)
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
HS2 Phase 2b Safeguarding Zones - HS2 Safeguarding Zones (October 2020)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRL