Planning

Growth & Development

Delegated officer report for planning application

Application no.	145024/JO/2026
Date registered valid:	23 January 2026
Proposal:	Variation of Conditions 3 (Drawings), 18(a-d) (BNG HMMP) and 32 (Repairs) attached to Planning Permission 140875/FO/2024 to provide BNG details and repairs including the use of concrete.
Address:	Castlefield Viaduct , Between Beaufort Street And Egerton Street, Manchester, M3 4PU
Ward(s):	Deansgate Ward
Applicant:	Ellie Nicholson National Trust
Agent (if any):	Mr Marc Zablotny Iceni Projects
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18 March 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 30 January 2026

Standard consultations:
Printed: 28 January 2026 Expired: 18 February 2026

Neighbour notifications
Printed: 28 January 2026 Expired: 18 February 2026

Site notice
Posted: 30 January 2026 Expired: 20 February 2026

Press advert
Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

The site refers to a section of the Grade II listed 1892 Castlefield Viaduct that starts at the car park of Deansgate Metrolink Station in the east and runs alongside the Metrolink line towards Cornbrook. The other end of the site and entrance to the second phase will be accessed from Egerton Street. The viaduct is supported on a series of cast iron columns that both sit within the canal and around it. The area has a variety of uses, including offices, residential and leisure.

Description of development

Variation of Conditions 3 (Drawings), 18(a-d) (BNG HMMP) and 32 (Repairs) attached to Planning Permission 140875/FO/2024 to provide a habitat management monitoring plan and full details of repairs including the use of concrete.

Relevant Planning History

140876/LO/2024 - LISTED BUILDING CONSENT for works to Castlefield Viaduct to enable its use as an urban park, including the installation of stair and lift access to Egerton Street. Decision: 28 March 2025

140875/FO/2024 - Use of Castlefield Viaduct Phases 1 and 2 as an urban park (Use Class F2(c)), including installation of stair and lift access to Egerton Street. Decision: 28 March 2025

131622/LO/2021 – Listed Building Consent for works associated with temporary change of use to urban park for a period of 20 months. Decision: Approve 23 November 2021

131621/FO/2021 - Temporary change of use to an urban park (F2(c)) for a period of 20 months. Decision: Approve 23 November 2021

Consultations & Notification Responses

Publicity - the application has been advertised in the press, and a site notice has been displayed on site. Occupiers of neighbouring properties have been notified.

No representations have been received as a result of the publicity.

Highway Services – No objections

Environmental Health – No comments

Canal & River Trust – No comments

Transport For Greater Manchester – No comments

Greater Manchester Ecology Unit – The Habitat Management Monitoring Plan does not align with other documents such as the statutory metric, landscape plan and gain plan.

Network Rail – Property team advising on asset protection for the applicant

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

Policy SP1 – Spatial Principles
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy E3 – Heritage
- Policy EN9 – Green Infrastructure
- Policy EN11 – Quantity of Open Space, Sport and Recreation
- Policy EN12 – Area Priorities for Open Space, Sport and Recreation
- Policy DN1 – Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Background

Following a temporary permission (131621/FO/2021), permanent planning permission was approved to allow for the listed viaduct to be used an urban park under use class F2(c) under planning consent 140875/FO/2024.

Issues

Heritage Impacts

Since the approval of Listed Building Consent 140875/FO/2024, the applicant has carried out further investigations on the condition of the viaduct. This included an initial rope survey of spans 2-8 and an additional rope survey of span 1.

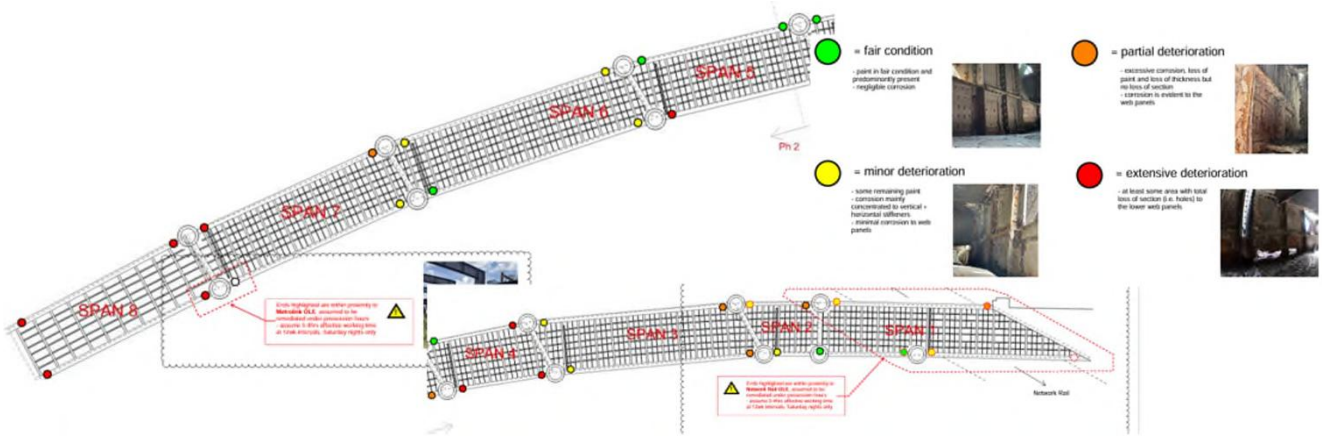

Figure 1 – Survey of spans 1-8 of the viaduct

The variation for repairs refers to further details of the remedials to the transverse beams with bearing stiffeners and remedials to the truss end supports with concrete infills.

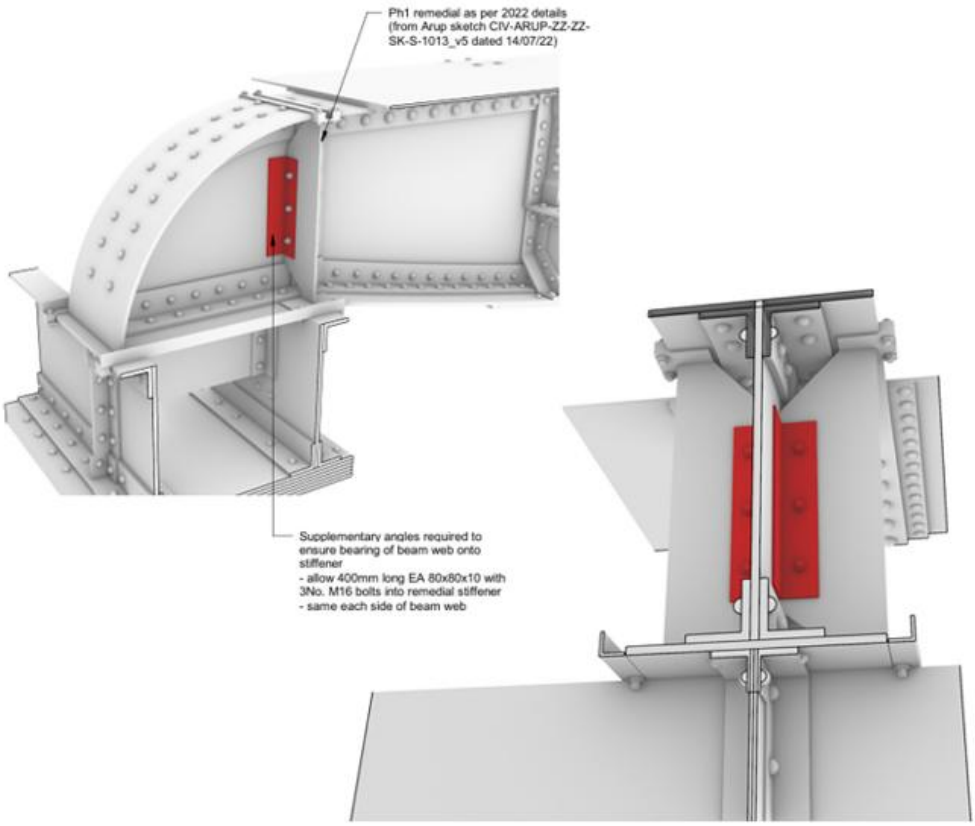

Figure 2 - Remedial Detail B – Retrofit to PH1

The principle of the repair shown in Figure 2 was established on consented application 140875/FO/2024. Following the onsite investigations, the updated drawing references the exact locations of repairs to be carried out. These refer to transverse beams 67, 68, 69, and 70 which are on Span 7 of the viaduct.

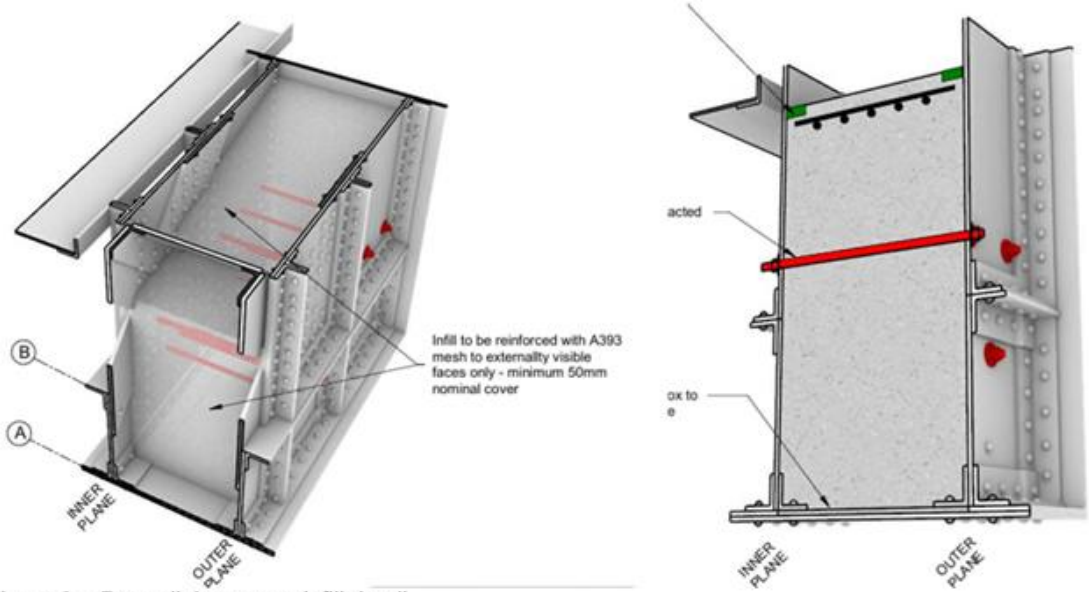

Figure 3 – Remedial concrete infill detail

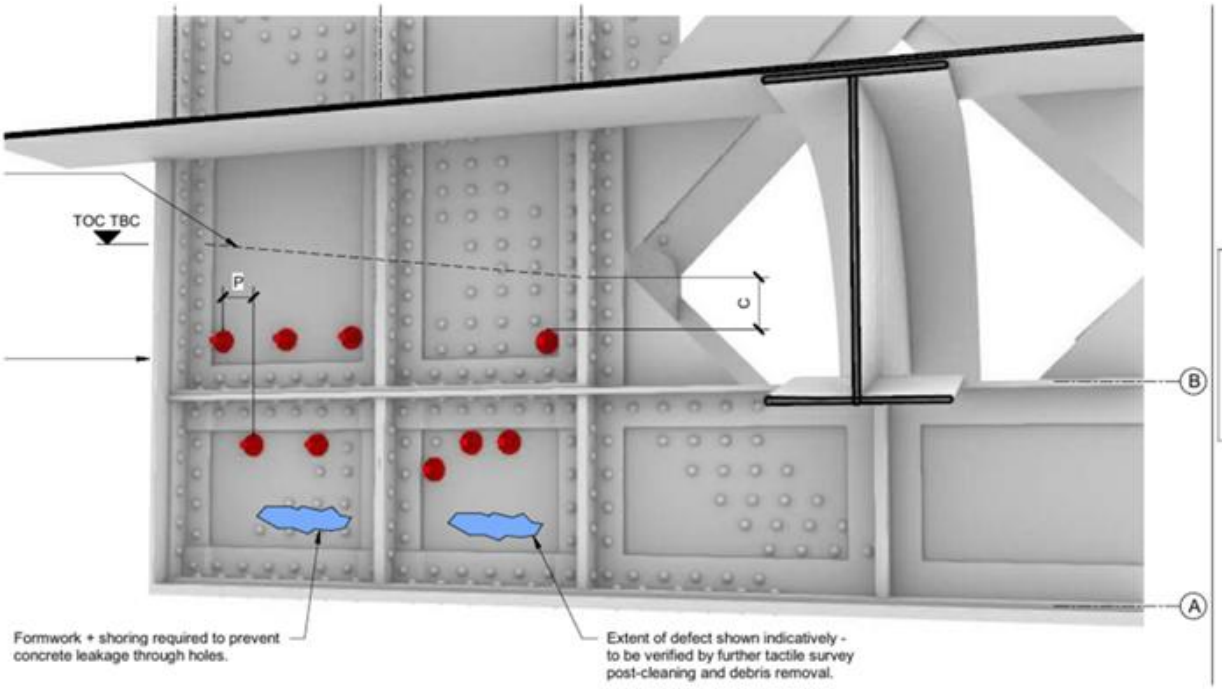

Figure 4 – Remedial concrete infill fixings

Following the rope surveys carried out, it was established there were defects with the truss end supports which have deteriorated from water exposure. This has caused concerns of the structural integrity and condition of the listed viaduct.

The applicant has undertaken a detailed options analysis for the repair of the truss ends, exploring both the advantages and disadvantages of each repair option. This document has determined that option 5 being the concrete infill is the preferred method as it would be the least visually intrusive.

Other advantages include the relatively simple nature of the remedial, retention of existing rivets, low long-term maintenance, prevention of overflowing gutters causing corrosion from the ‘inside out’ and minimal new bolts/fixings and holes into the steel.

The applicant has evidenced an example of a concrete infill to the adjacent 1870’s viaduct which was carried out in the 1990’s in the interest of structural improvements to the Metrolink line. The applicant seeks to adopt the same approach and recognises it has proven sufficient to accommodate the Metrolink for over 30 years. The examples are shown within Figure 5 below.

Figure 5 – Example of concrete infill to adjacent 1870's viaduct

Whilst a precedent has been demonstrated and the example concrete infill to the 1870's viaduct appears in relatively good condition after 30 years, the life expectancy of the concrete and the long-term interaction of the concrete with historic steelwork is unknown.

The applicant has established there is a low likelihood to remove the holed web panels of the truss support boxes which would the require the concrete infill to be removed. Several methods of concrete removal have been considered. It has been determined that it would not be easily reversible.

Given the use of concrete and as the long-term impacts of the interaction with historic steel work is unknown, it is considered there would be a medium level of less than substantial harm to the listed viaduct through the introduction of concrete.

The installation of the concrete infills would be within the truss support boxes where 9no. have been identified. This includes 3no. to span 4, 1no. to span 5, 1no. to span 7 and 4no. to span 8. It is considered that these interventions would not be easily visible from public viewpoint and within the wider Castlefield Conservation Area.

Figure 6 – Spans 4,5,7 and 8

There would be limited visibility within the viaduct of users of the public park. These interventions are considered necessary to allow the safe accessible use of the city centre park.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

As established under the permanent consent 140876/LO/2024, the Phase 1 pilot scheme was a success that was proven to provide significant public benefits as an accessible area of greenspace within the city centre.

Whilst the infill of concrete is considered to result in medium level of less than substantial harm to the listed asset, there are associated benefits of the cleaning and repairs to the structure and the overall structural strengthening of the listed viaduct to avoid any further deterioration.

The structural improvements are necessary to ensure the viaduct can operate as a green space in the interests of public safety. Furthermore, a detailed options analysis was submitted in support of the application and visual impact of concrete would be less impactful than other remedial works.

In summary, the use of a concrete infill is the preferred method and one that will be least visually intrusive with an acknowledged precedent in the local area. The identified medium level of less than substantial harm is considered to be outweighed by the public benefits associated with ensure the safe and accessible operation of a green space within the city centre, in line with paragraph 215 of the NPPF.

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework.

Summary of changes

Condition 3 (approved plans):

- Drawing No. CVI-ARUP-ZZ-ZZ-DR-S-4001 is superseded to revision T4 as it includes the exact locations of remedial works for the transverse beams/bearing stiffeners.
- Insertion of drawing no: CVI-ARUP-ZZ-ZZ-DR-S-4019 T1 and Truss Ends Support Boxes – Remedial Options Appraisal (Option 5): CVI-ARUP-ZZ-ZZ-RP-S-000003

Condition 32 (Repairs)

- Compliance condition to refer to repairs to the viaduct including details shown on Drawing No.CVI-ARUP-ZZ-ZZ-DR-S-4001 T4 (Remedials Transverse Beams Bearing Stiffeners) and CVI-ARUP-ZZ-ZZ-DR-S-4019 T2 (Concrete Infill Remedial).

Biodiversity Net Gain

Greater Manchester Ecological Unit have reviewed the proposal and acknowledge that the supporting information such as the Biodiversity Gain Plan, Habitat Management Monitoring Plan and landscape design do not align with each other. It has therefore not been demonstrated that the mandatory BNG can be achieved to satisfy the requirements of the condition.

The original condition referred to a pre-commencement trigger for new alterations within the existing Phase 1 of development. It is acknowledged that Appendix 8 of the Biodiversity Net Gain Assessment states there would be no habitat loss within Phase 1 because of these works.

For Condition 18, the standard wording and requirements have remained unchanged. However, the trigger for Phase 1 has therefore been removed from the wording of the condition as it would not impact on the overall requirements for biodiversity net gain.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) In this permission, the following definitions are applicable:

- The areas for Phases 1 & 2 are shown on Drawing No. 12.2413 (PL)002A.

- Alterations to Phase 1: to include external alterations to the Engagement Centre (central building), the demolition of the existing welfare centre, the installation of the new welfare centre (refurbished shipping container), repairs to the structure, new lighting, the installation of the waste tank and replacement of the entrance security fencing.

- Phase 2: to include vegetation clearance, ballast removal, hard and soft landscaping and any installations such as planters, street furniture, tool shed/greenhouse boundary treatments, lighting, the WaterAid Garden, Egerton Street staircase and Egerton Street lift.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The development must be begun no later than 28 March 2028.

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

3) The development hereby approved shall be carried out in accordance with the following drawings and documents, as received by the City Council on 28 August 2024:

- Nomenclature: CVI-ARUP-ZZ-ZZ-DR-S-1055 T1
- Spans, Piers and Beams: CVI-ARUP-ZZ-ZZ-DR-S-1056

Received by the City Council on 24 September 2024:

- Environmental Standards Statement, prepared by National Trust
- Blue and Green Infrastructure Statement, prepared by National Trust
- Geotechnical and Geoenvironmental Desk Study, prepared by Arup
- Ground Investigation Report and Contaminated Land Risk Assessment, prepared by Arup
- Acoustic Assessment: 282210-50/R01
- Lighting Design Report: CVI-ARUP-ZZ-ZZ-RP-E-630
- Crime Impact Statement: 2021/0347/CIS/02
- Waste (Contractor Instruction), prepared by National Trust
- Statement of Heritage Significance, prepared by Purcell
- Heritage Impact Assessment, prepared by Purcell
- Transport Statement: CVI-ARUP-ZZ-ZZ-RP-T-00003
- Flood Risk Assessment: CVI-ARUP-ZZ-ZZ-RP-C-000001
- Draft Construction Management Plan
- Phase 2 Operational Overview
- General Notes: CVI-ARUP-ZZ-XX-DR-S-0001 T1
- Concept Fire Strategy: CVI-ARUP-ZZ-ZZ-RPT-YF-0004

Received by the City Council on 13 November 2024:

- Waste Management: 12.2413 (DIA)008

Received by the City Council on 21 November 2024:

- Preliminary Ecological Appraisal: UG_922_PEA_04_2024
- Bat Survey Report: UG_922_BSR_2024_01

Received by the City Council on 26 November 2024:

- Waste Proforma

Received by the City Council on 20 December 2024:

- Proposed Context Sections: 12.2413 (PL)300A
- Proposed Engagement Centre Sections: 12.2413 (PL)302A
- Proposed Garden Sections: 12.2413 (PL)303A
- Proposed Boardwalk Sections: 12.2413 (PL)304A
- Proposed Egerton Egress Stair-Lift: 12.2413 (PL)305A
- Water Aid Cross Section: 12.2413 (PL)306A
- Proposed Context Elevations: 12.2413 (PL)400
- Planting Schedule: CVI-BDP-ZZ-ZZ-SH-L-0001_P01

Structural

- Deck Plate: CVI-ARUP-ZZ-ZZ-DR-S-4025 Rev T2
- Stair + Lift - Viaduct Level - Sheet 1: CVI-ARUP-ZZ-ZZ-DR-S-2051 T2
- Stair + Lift - Viaduct Level - Sheet 2: CVI-ARUP-ZZ-ZZ-DR-S-2052 T2
- Stair + Lift - Viaduct Underslung Beams: CVI-ARUP-ZZ-ZZ-DR-S-2053 T2
- Stair + Lift - Global Sections 1: CVI-ARUP-ZZ-ZZ-DR-S-2061 T2
- Stair + Lift - Global Sections 2: CVI-ARUP-ZZ-ZZ-DR-S-2062 T2
- Stair + Lift Constraints Plan: No. CVI-ARUP-ZZ-ZZ-DR-S-2031 T3

Received by the City Council on 15 January 2025:

- Landscape Masterplan: CVI-BDP-ZZ-ZZ-DR-L-0001_P03
- Landscape Site Wide Plan: CVI-BDP-ZZ-ZZ-DR-L-0002_P01
- Landscape Zonal Plan: CVI-BDP-ZZ-ZZ-DR-L-1001_P03
- Substrate Design Plan: CVI-BDP-ZZ-ZZ-DR-L-1003_P02
- Planning Planting Strategy Report: CVI-BDP-ZZ-ZZ-RP-L-0001_P02
- Planting Detail Plan Zone 1: CVI-BDP-ZZ-ZZ-DR-L-2001_P02
- Planting Detail Plan Zone 2: CVI-BDP-ZZ-ZZ-DR-L-2002_P02
- Planting Detail Plan Zone 3: CVI-BDP-ZZ-ZZ-DR-L-2003_P01

Received by the City Council on 23 January 2025
- Engagement Centre: 12.2413 (PL)700B
- Proposed Colour Scheme: 12.2413 (PL)900A

Received by the City Council on 6 February 2025:
- Proposed Gates: 12.2413(31)703
- Landscaping Sections: CVI-BDP-ZZ-ZZ-DR-L-4001_P01
- Converted Shipping Container Elevations
- Ballast Removal: 12.2413 (PL)011A
- Access Plan: 12.2413 (PL)012A

o Staff Welfare External Appearance: 'Converted shipping container'
o Entrance Area, New Staff Facility¬¬: CVI-ARUP-ZZ-ZZ-DR-S-2091 T2

Received by the City Council on 27 February 2025:
o Proposed Masterplan: 12.2413 (PL)100E
o Proposed Egerton Egress Viaduct Level: 12.2413 (PL)110B
o Proposed Egerton Egress - Egerton Street Level: 12.2413 (PL)111C
o Proposed Entrance Area Section: 12.2413 (PL)301D
o Glare Potential Appraisal: CVI-ARUP-ZZ-ZZ-RP-E-2505
o Proposed Masterplan (Phases): 12.2413 (PL)002A

Received by the City Council on 23 January 2026:

o Remedials, Traverse Beams Bearing Stiffeners: CVI-ARUP-ZZ-ZZ-DR-S-4001 T1
o Truss Ends Support Boxes - Remedial Options Appraisal (Option 5): CVI-ARUP-ZZ-ZZ RP-S-000003

Received by the City Council on 18 March 2026:

o Concrete Infill Remedial: CVI-ARUP-ZZ-ZZ-DR-S-4019 T2

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1, CC9, EN3 and DM1 of the Core Strategy, and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of alterations within Phase 1, a detailed construction management plan outlining working practices during development and including safe methods of working adjacent to the Metrolink overhead line equipment and other Metrolink infrastructure shall be submitted to and approved in writing by the local planning authority.

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

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Identification of the vehicular access points into the site;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Dilapidation survey with photographs and commentary
- Engagement with Metrolink;
- Works affecting Metrolink infrastructure;
- Protection of Metrolink equipment;
- Monitoring and mitigation measures to Metrolink infrastructure
- Retention of 24 hour unhindered access to Metrolink equipment;
- Construction and demolition methods to be used, including details of the use of lifting equipment or cranes (which shall not oversail the tramway or overhead line equipment);
- The erection and maintenance of any security hoarding (please note this may require an electrical isolation of the Metrolink overhead wires); and

- Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place.
- Detailed measures for protection and prevention of pollution to the adjacent canal

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

Reason - To safeguard the amenities of nearby residents, in the interests of highway safety and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. To prevent any pollution to the adjacent canal pursuant to policies SP1, , EN17, EN16, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to the commencement of Phase 2, a detailed construction management plan outlining working practices during development and including safe methods of working adjacent to the Metrolink overhead line equipment and other Metrolink infrastructure shall be submitted to and approved in writing by the local planning authority.

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

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Identification of the vehicular access points into the site;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Dilapidation survey with photographs and commentary
- Engagement with Metrolink;
- Works affecting Metrolink infrastructure;
- Protection of Metrolink equipment;
- Monitoring and mitigation measures to Metrolink infrastructure
- Retention of 24 hour unhindered access to Metrolink equipment;
- Construction and demolition methods to be used, including details of the use of lifting equipment or cranes (which shall not oversail the tramway or overhead line equipment);
- The erection and maintenance of any security hoarding (please note this may require an electrical isolation of the Metrolink overhead wires); and
- Communication strategy with residents that shall include details of how engagement, consultation and notification of residents during the works shall take place.
- Detailed measures for protection and prevention of pollution to the adjacent canal

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6) a) Prior to the installation of external lighting and the Egerton Street lift, an Electromagnetic Compatibility Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include an assessment confirming if there will be any electromagnetic compatibility impacts from the proposed development. Should any electromagnetic compatibility protection measures be required as a result of the lighting and/or lift, these details shall be
agreed prior to the installation.

b) Prior to the Phase 2 lighting scheme and lift being brought into use, post energisation testing and verification shall be carried out in accordance with the approved Electromagnetic Compatibility Plan. In the event that the testing and verification identifies a non-conformity, mitigation measures to ensure compliance with the relevant Electromagnetic Compatibility Plan criteria shall be submitted for approval by the Local Planning Authority prior to the relevant works commencing. The approved mitigation measures shall be implemented prior to whichever of the Phase 2 lighting scheme or lift is the source of the non-conformity being brought into use.

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

7) In respect to the ground conditions of Phase 1, the following documents have previously been considered and are hereby approved:

- Land Quality Desk Study and Preliminary Risk Assessment Report Reference: PC2387-RHD-ZZ-XX-RP-Z-0002 dated 10 May 2021
- Remediation Strategy Review reference: PC2387-RHD-ZZ-XX-CO-Z-0017 (received 3 March 2022).

The completion/verification report (as approved under CDN/25/0683 on 16 August 2025)

- Castlefield Viaduct Land Quality Phase 1 Pilot Verification Report: PC2387-RHD-ZZ-XX-RP-Z-0019 Status S0/P01.02

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

8) a) Notwithstanding the submitted document (Ground Investigation Report and Contaminated Land Risk Assessment, prepared by Arup), prior to the commencement of Phase 2 hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). This shall include:

- Further ground investigation to the west of the site to provide information for the lift and stair

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, Phase 2 of the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before Phase 2 commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b. Prior to the first use/occupation of Phase 2 of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c. In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of Phase 2 of the development.

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

9) 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 after development commences including Phases 1 and 2, 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 is submitted to and approved in writing by the City Council as local planning authority.

The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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

10) a) Notwithstanding the submitted Noise Impact Assessment 282210-50/R01, prior to the commencement of external alterations to the Engagement Centre and prior to the first occupation/use of Phase 2 hereby approved, the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

- Assessment of whether there will be any amplified music or sound at events within the Engagement Centre
- The maximum operational sound levels within the Engagement Centre
- Details of any noise masking features
- Any acoustic treatment if necessary, including a scheme of said treatment

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

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential

properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the Engagement Centre following alterations, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. Those measures shall be implemented in full before the use commences.

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

11) a) Prior to the installation of externally mounted ancillary plant, equipment and servicing including the Egerton Street lift, a scheme shall be submitted to and approved in writing by the City Council and shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use of any plant hereby approved, the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the first use of the plant hereby approved.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

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

12) No amplified sound or music shall be produced or played in any part of the site including the Engagement Centre and external areas.

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

13) Prior to the commencement of Phase 2, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Details of surface water attenuation that offers a reduction in surface water runoff to the existing rate.
- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no

flooding of buildings for the 1 in 100 + Climate Change. Evidence of appropriate climate change allowance for development lifetime is required.
- Construction details of flow control and SuDS components including the permavoid proposal
- Details of how the scheme shall be maintained and managed after completion.

The development shall be constructed and completed in accordance with the approved details prior to the first use of Phase 2.

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

14) Prior to the installation of the waste tank as shown on drawing No.12.2413 (PL)100E, details of the drainage of this tank shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason: To secure proper drainage and to manage the risk of contamination pursuant to Core Strategy policies EN14 and DM1.

15) Prior to the installation of the Egerton Street staircase hereby approved, an assessment of the flood resilience of these access steps shall be submitted to and approved in writing by the City Council as Local Planning Authority. The assessment shall include a plan showing an alternate access in the event of flooding.

Reason: To manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14.

16) Prior to the first use of Phase 2 hereby approved, the 3no. bike stands for 6no. cycles as indicated on drawing Nos.12.2413 (PL)100E and 12.2413 (PL)301D and received by the City Council, as Local Planning Authority, on 23 January 2025 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures and air quality pursuant to policies SP1, T1, T2, EN14 and DM1 of the Core Strategy.

17) Prior to the first use of Phase 2 hereby approved, a Travel Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

i) the measures proposed to be taken to reduce dependency on the private car by those attending the site or are employed by the development
ii) a commitment to surveying the travel patterns of users during the first three months of the first use of the Phase 2 and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of Phase 2, 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 users, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the commencement of Phase 2, a Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report Ref: received 15 January 2025 and prepared by Urban Green.

Notwithstanding the draft Habitat Management and Monitoring Plan (the HMMP), received on 15th January, the development shall not commence until a final HMMP has been submitted to and approved in writing by the LPA. It shall be prepared in accordance with the approved Biodiversity Gain Plan and including:
(a) a non-technical summary;
(b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; and
(d) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:
(e) HMMP has been implemented; and
(f) habitat creation and enhancement works as set out in the [HMMP] have been completed.

Prior to the first use of Phase 2 of the development hereby approved:
(g) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and
(h) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP].

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved [HMMP].

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policy EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework.

19) Prior to the first use of Phase 2 hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

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

20) Notwithstanding the submitted Bat Survey Report & Preliminary Ecological Appraisal (Received 21 November 2024) and the Glare Potential Appraisal (Received 21 February 2025), prior to the installation of lighting, a revised lighting strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The lighting strategy shall include:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to gain access to key areas of their territory, for example, for foraging;

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places;

c) demonstrate how the lighting would have no adverse effect on tram drivers' ability to read a tram signal and would not cause dazzle. All external lighting shall be installed and maintained thereafter in accordance with the approved lighting strategy. No other external lighting shall be installed without prior consent from the City Council as local planning authority.

Reason - To prevent the works from disturbing bats and to ensure that the operational requirements of the Metrolink system are met in the interests of safety, pursuant to Policies S06, EN15 and DM1 of the Core Strategy.

21) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August 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 submitted to and agreed in writing by the City Council as Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works or vegetation clearance.

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

22) Notwithstanding the details shown on Drawing No.12.2413 (PL)305A, prior to the installation of the Egerton Street staircase hereby approved, full and final details including product specifications, samples and the jointing/fixing details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

23) Notwithstanding the submitted drawings, prior to the installation of the Egerton Street lift hereby approved full and final details of all external materials including product specifications, samples and the jointing/fixing details submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

24) Notwithstanding the details shown on drawing No.12.2413(31)703, prior to the installation of fencing at the Egerton Street entrance hereby approved, product specifications and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

25) Prior to the installation of the boundary fencing along the Boardwalk hereby approved, full and final details including the product specification and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

26) Notwithstanding the details shown on drawing No.12.2413 (PL)301D, prior to the installation of the anti-climb rolling drum fencing hereby approved, the detailed design including elevations, product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

27) Notwithstanding the details shown on drawing No.12.2413 (PL)301D and the elevation drawing referred to as 'Converted shipping containers', prior to the installation of the welfare centre (refurbished shipping container) hereby approved, full and final details of all external materials including product specifications and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with polices DM1, EN3 of the Core Strategy.

28) Notwithstanding drawing No.12.2413 (PL)301D, prior to the installation of the waste tank and associated timber fencing/screening, further details of the fencing including product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

29) Notwithstanding the details shown on drawing No.12.2413 (PL)700B, prior to any external alterations to the Engagement Centre (central building), full and final details of all materials to be used on the external elevations including product specifications and samples shall be

submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

30) Prior to the installation of any new external flooring, full and final details including the product specifications and samples shall be submitted to and approved in writing to the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

31) Prior to the installation of any new edge barriers, full and final details including product specifications and samples shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented in accordance with these approved details.

Reason - In the interests of visual amenity and because the proposed works affect a structure which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

32) Repairs to the viaduct hereby approved shall be implemented in accordance with the details shown on Drawing No.CVI-ARUP-ZZ-ZZ-DR-S-4001 T4 (Remedials Transverse Beams Bearing Stiffeners) and CVI-ARUP-ZZ-ZZ-DR-S-4019 T2 (Concrete Infill Remedial). The repairs shall be carried out prior to the first occupation of Phase 2.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the listed structure, and the new interventions are appropriate to the Listed structure pursuant to policy CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

33) Prior to the first use of Phase 2, a signage/wayfinding strategy for the site shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - In the interests of visual amenity to enable careful attention to signage details is required to protect the character and appearance of this building in accordance with policies SP1 and DM1 of the Core Strategy.

34) Prior to the expiry of the licence of the temporary RHS Water Aid Garden hereby approved, a suitable replacement scheme or landscaping solution shall be submitted to and approved in writing to the City Council, as Local Planning Authority. The scheme or landscaping solution shall be implemented within three months (or other agreed timeframe) of the approval of the scheme and shall be maintained in accordance with this scheme for a time period to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the land is maintained at an appropriate standard in the interest of visual amenity and to maintain the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

35) Notwithstanding the details within the submitted Operational Overview (Prepared by National Trust and Received 28 August 2025), prior to the first use of Phase 2 hereby approved, an Events Management Plan shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include the following details:

(a) Details of the types of events that would be held within the space including any servicing
(b) How associated vehicle and pedestrian activity can be safely controlled.

The above shall be submitted and agreed in writing by the City Council as Local Planning Authority. The events management plan shall be fully implemented, prior to first occupation of Phase 2 hereby approved and shall be kept in operation at all times thereafter.

Reason - In the interests of highway safety and amenity 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.

36) The use hereby approved shall not be operate outside the following hours:

Between 20th March - 22nd September:
Monday - Sunday 07:30 - 19:00

Between 23rd September - 19th March:
Monday - Sunday 8:00 - 17:00

Except for special events, with up to 50 events per year (no more than five each month) are permitted outside these specified operational hours, to start no earlier than 9:00 and shall end no later than 21:30.

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

37) The development hereby approved shall be implemented in accordance with the submitted Access Plan drawing No.12.2413 (PL)012A. This is to allow for disabled access to all areas of the development/use hereby approved via level access, ramps and lifts.

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

38) The development shall proceed in accordance with the Crime Impact Statement prepared by Greater Manchester Police design for security (Dated 28 October 2024) with reference 2021/0347/CIS/02 stamped as received by the City Council as Local Planning Authority on 28 August 2024. The submitted scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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.

39) The development shall operate in accordance with the measures detail in the submitted Operational Overview (Prepared by National Trust; Received 28 August 2025) at all times for the lifetime of the development, unless otherwise updated by other conditions of this approval.

Reason - In the interest of preventing public nuisance, crime and disorder, as well as in the interest of public safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

40) The details of the approved Waste Management strategy as outlined in the Waste Management Plan (Received 15 November 2024) and Waste Proforma (Received 26 November 2024) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

41) Prior to the first use of the Phase 2 hereby approved, a detailed 30 year landscape environmental management plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the development and remain in for the duration of the plan.

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 and to ensure the development retains the biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Core Strategy Policies SP1, EN9, DM1 and EN15, Places for Everyone Policy JP-G8 and the National Planning Policy Framework in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Canal & River Trust
Transport For Greater Manchester
Greater Manchester Ecology Unit
Network Rail

Flat 214, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 403, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 5, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 213, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 106, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 204, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G08, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 513, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G11, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 110, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 602, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 307, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 609, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 209, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 713, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 508, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 313, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 101, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 407, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 109, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
PRAETURA CAPITAL LLP, Third Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 3, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 8, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 1, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Third Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 207, 1 Rice Street, Manchester, M3 4JL
Flat 210, 1 Rice Street, Manchester, M3 4JL
Flat 208, 1 Rice Street, Manchester, M3 4JL
Flat G4, 1 Rice Street, Manchester, M3 4JL
2 Duke Street, Manchester, M3 4NF
Flat 410, 37 Potato Wharf, Manchester, M3 4BD
Flat 514, 37 Potato Wharf, Manchester, M3 4BD
Flat 602, 37 Potato Wharf, Manchester, M3 4BD
Flat G11, 37 Potato Wharf, Manchester, M3 4BB
Flat G06, 37 Potato Wharf, Manchester, M3 4BB
Flat 308, 37 Potato Wharf, Manchester, M3 4BB
Flat 211, 37 Potato Wharf, Manchester, M3 4BB
Flat 311, 37 Potato Wharf, Manchester, M3 4BB
Flat G09, 37 Potato Wharf, Manchester, M3 4BB
Flat 506, 37 Potato Wharf, Manchester, M3 4BD
Flat 202, 37 Potato Wharf, Manchester, M3 4BB
Flat 607, 37 Potato Wharf, Manchester, M3 4BD
Flat 613, 37 Potato Wharf, Manchester, M3 4BD
Flat G12, 37 Potato Wharf, Manchester, M3 4BB

Flat 106, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 407, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 602, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 607, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 403, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 402, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 105, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 303, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 506, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 414, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 311, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 314, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 213, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 205, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 715, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 602, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 315, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 107, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 603, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 405, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 409, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 108, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 208, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 112, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 413, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 512, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 102, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 606, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G01, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 309, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 306, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 6, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 6, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 17, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 310, 1 Rice Street, Manchester, M3 4JL
Flat 403, 1 Rice Street, Manchester, M3 4JL
Flat G7, 1 Rice Street, Manchester, M3 4JL
Flat 109, 1 Rice Street, Manchester, M3 4JL
Flat 303, 1 Rice Street, Manchester, M3 4JL
Flat 405, 1 Rice Street, Manchester, M3 4JL
Flat 102, 1 Rice Street, Manchester, M3 4JL
33 Collier Street, Manchester, M3 4NA
Flat 109, 37 Potato Wharf, Manchester, M3 4BB
Flat 603, 37 Potato Wharf, Manchester, M3 4BD
Flat 714, 37 Potato Wharf, Manchester, M3 4BD
Flat 407, 37 Potato Wharf, Manchester, M3 4BD
Flat 703, 37 Potato Wharf, Manchester, M3 4BD
Flat 302, 37 Potato Wharf, Manchester, M3 4BB
Flat G08, 37 Potato Wharf, Manchester, M3 4BB
Flat 504, 37 Potato Wharf, Manchester, M3 4BD

Flat 413, 37 Potato Wharf, Manchester, M3 4BD
Flat G05, 37 Potato Wharf, Manchester, M3 4BB
Flat 709, 37 Potato Wharf, Manchester, M3 4BD
Flat 310, 37 Potato Wharf, Manchester, M3 4BB
Flat 203, 37 Potato Wharf, Manchester, M3 4BB
Flat 712, 37 Potato Wharf, Manchester, M3 4BD
Flat 601, 37 Potato Wharf, Manchester, M3 4BD
Flat 303, 37 Potato Wharf, Manchester, M3 4BB
Flat G03, 37 Potato Wharf, Manchester, M3 4BB
Flat 202, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Arch 18, Potato Wharf, Manchester, M3 4LA
Flat G07, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 710, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 203, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 509, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 410, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 207, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 310, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 703, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 708, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 706, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 312, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 407, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G09, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 203, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 404, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 701, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 412, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G01, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 514, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 211, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 605, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 305, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G07, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 101, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 302, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 706, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 207, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 109, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 504, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G06, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 14, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 16, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 411, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 308, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G09, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 202, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 505, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 704, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 612, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 210, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 1, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 105, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G03, Whitworth, 39 Potato Wharf, Manchester, M3 4BH

Flat 605, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 8, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Arches 8 And 9, Catalan Square, Duke Street, Manchester, M3 4WD
Catalan Square, Duke Street, Manchester, M3 4WD
Flat 307, 1 Rice Street, Manchester, M3 4JL
Flat 104, 1 Rice Street, Manchester, M3 4JL
Flat G5, 1 Rice Street, Manchester, M3 4JL
Flat 212, 1 Rice Street, Manchester, M3 4JL
Flat 407, 1 Rice Street, Manchester, M3 4JL
Flat 502, 1 Rice Street, Manchester, M3 4JL
Flat 203, 1 Rice Street, Manchester, M3 4JL
Flat 506, 1 Rice Street, Manchester, M3 4JL
Flat 312, 37 Potato Wharf, Manchester, M3 4BB
Flat 306, 37 Potato Wharf, Manchester, M3 4BB
Flat 511, 37 Potato Wharf, Manchester, M3 4BD
Flat 701, 37 Potato Wharf, Manchester, M3 4BD
Flat 409, 37 Potato Wharf, Manchester, M3 4BD
Flat 505, 37 Potato Wharf, Manchester, M3 4BD
Flat 301, 37 Potato Wharf, Manchester, M3 4BB
Flat 501, 37 Potato Wharf, Manchester, M3 4BD
Flat 713, 37 Potato Wharf, Manchester, M3 4BD
Flat 313, 37 Potato Wharf, Manchester, M3 4BB
Flat 207, 37 Potato Wharf, Manchester, M3 4BB
Flat 610, 37 Potato Wharf, Manchester, M3 4BD
Flat G02, 37 Potato Wharf, Manchester, M3 4BB
Flat 414, 37 Potato Wharf, Manchester, M3 4BD
Flat 205, 37 Potato Wharf, Manchester, M3 4BB
Flat 406, 37 Potato Wharf, Manchester, M3 4BD
Flat 702, 37 Potato Wharf, Manchester, M3 4BD
Flat 101, 37 Potato Wharf, Manchester, M3 4BB
Flat 401, 37 Potato Wharf, Manchester, M3 4BD
Flat G08, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G01, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G05, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G04, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 104, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 601, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 610, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 502, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 307, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 103, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 6, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 608, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 712, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 301, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 505, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 601, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 408, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat G02, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 615, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 201, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 202, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 708, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G10, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT

Flat G02, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat G06, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 509, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 711, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 601, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G05, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 103, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 702, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 13, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 12, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 14, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 15, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Ground Floor To Second Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat G1, 1 Rice Street, Manchester, M3 4JL
Flat G2, 1 Rice Street, Manchester, M3 4JL
Flat 211, 1 Rice Street, Manchester, M3 4JL
Flat 401, 1 Rice Street, Manchester, M3 4JL
Flat 107, 1 Rice Street, Manchester, M3 4JL
Flat 108, 1 Rice Street, Manchester, M3 4JL
Flat 505, 1 Rice Street, Manchester, M3 4JL
Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 710, 37 Potato Wharf, Manchester, M3 4BD
Flat 513, 37 Potato Wharf, Manchester, M3 4BD
Flat 403, 37 Potato Wharf, Manchester, M3 4BD
Flat 507, 37 Potato Wharf, Manchester, M3 4BD
Flat 210, 37 Potato Wharf, Manchester, M3 4BB
Flat 213, 37 Potato Wharf, Manchester, M3 4BB
Flat 404, 37 Potato Wharf, Manchester, M3 4BD
Flat 406, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 102, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 208, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 108, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 301, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 706, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G09, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 505, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 206, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 508, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 205, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 405, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 614, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 502, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G03, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 110, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 613, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 402, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 513, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G08, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 409, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 309, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 711, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 411, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 611, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU

Flat 713, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 4, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 1, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 302, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 405, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G07, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 406, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 608, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 212, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 311, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 408, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 501, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 206, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 203, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 410, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 404, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 603, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat G04, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 707, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 9, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 7, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 3, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Galloway, Rice Street, Manchester, M3 4JL
Flat G6, 1 Rice Street, Manchester, M3 4JL
Flat 302, 1 Rice Street, Manchester, M3 4JL
Flat 402, 1 Rice Street, Manchester, M3 4JL
Flat 503, 1 Rice Street, Manchester, M3 4JL
Flat 404, 1 Rice Street, Manchester, M3 4JL
Flat 206, 1 Rice Street, Manchester, M3 4JL
Flat 204, 1 Rice Street, Manchester, M3 4JL
Flat 201, 1 Rice Street, Manchester, M3 4JL
Flat 103, 1 Rice Street, Manchester, M3 4JL
Flat 111, 1 Rice Street, Manchester, M3 4JL
Flat 606, 37 Potato Wharf, Manchester, M3 4BD
Flat 104, 37 Potato Wharf, Manchester, M3 4BB
Flat G04, 37 Potato Wharf, Manchester, M3 4BB
Flat G01, 37 Potato Wharf, Manchester, M3 4BB
Flat 705, 37 Potato Wharf, Manchester, M3 4BD
Flat 503, 37 Potato Wharf, Manchester, M3 4BD
Flat 411, 37 Potato Wharf, Manchester, M3 4BD
Flat 110, 37 Potato Wharf, Manchester, M3 4BB
Flat 707, 37 Potato Wharf, Manchester, M3 4BD
Flat 605, 37 Potato Wharf, Manchester, M3 4BD
Flat 612, 37 Potato Wharf, Manchester, M3 4BD
Flat 308, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 304, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 709, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 408, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 401, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 510, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 607, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 703, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 312, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT

Flat 509, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 610, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 2, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 204, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 212, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 304, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 209, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 714, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 512, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 507, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 503, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 707, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 612, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 106, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 210, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 11, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 507, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 403, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 207, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 305, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 113, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 111, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Second Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 9, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 304, 1 Rice Street, Manchester, M3 4JL
Flat 12, Ship Canal House, Slate Wharf, Manchester, M15 4SX
The Lock Keepers Cottage, 14 Castle Street, Manchester, M3 4LZ
Ground Floor, Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 101, 1 Rice Street, Manchester, M3 4JL
Flat 408, 1 Rice Street, Manchester, M3 4JL
Flat 308, 1 Rice Street, Manchester, M3 4JL
33A Collier Street, Manchester, M3 4NA
Flat 105, 37 Potato Wharf, Manchester, M3 4BB
Flat 706, 37 Potato Wharf, Manchester, M3 4BD
Flat 108, 37 Potato Wharf, Manchester, M3 4BB
Flat 509, 37 Potato Wharf, Manchester, M3 4BD
Flat 708, 37 Potato Wharf, Manchester, M3 4BD
Flat 304, 37 Potato Wharf, Manchester, M3 4BB
Flat 502, 37 Potato Wharf, Manchester, M3 4BD
Flat 204, 37 Potato Wharf, Manchester, M3 4BB
Flat 103, 37 Potato Wharf, Manchester, M3 4BB
Flat 305, 37 Potato Wharf, Manchester, M3 4BB
Flat 711, 37 Potato Wharf, Manchester, M3 4BD
Flat 102, 37 Potato Wharf, Manchester, M3 4BB
Flat 302, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G13, 37 Potato Wharf, Manchester, M3 4BB
Flat 107, 37 Potato Wharf, Manchester, M3 4BB
Flat 111, 37 Potato Wharf, Manchester, M3 4BB
Flat 510, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 510, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 201, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 103, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 709, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 309, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX

Flat 702, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 409, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 606, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 507, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 305, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 608, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 310, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 613, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 104, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Crosby Lend Lease, Potato Wharf, Manchester, M3 4LA
Flat 413, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 303, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 406, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 604, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 108, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 306, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 702, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 105, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 307, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 415, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 17, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 10, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 13, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 8, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 12, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 705, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 604, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 503, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 611, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 504, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 201, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 211, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 402, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 412, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Giants Basin, Potato Wharf, Manchester, M3 4NB
Ground Floor, Giants Basin, Potato Wharf, Manchester, M3 4NB
Flat 14, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 5, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 13, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat G8, 1 Rice Street, Manchester, M3 4JL
Flat 4, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Flat 410, 1 Rice Street, Manchester, M3 4JL
Flat 112, 1 Rice Street, Manchester, M3 4JL
Flat 306, 1 Rice Street, Manchester, M3 4JL
Flat 105, 1 Rice Street, Manchester, M3 4JL
Flat 202, 1 Rice Street, Manchester, M3 4JL
Flat 305, 1 Rice Street, Manchester, M3 4JL
Flat 501, 1 Rice Street, Manchester, M3 4JL
Flat 205, 1 Rice Street, Manchester, M3 4JL
Flat 309, 1 Rice Street, Manchester, M3 4JL
Flat 611, 37 Potato Wharf, Manchester, M3 4BD
Flat 201, 37 Potato Wharf, Manchester, M3 4BB

Flat 209, 37 Potato Wharf, Manchester, M3 4BB
Flat 113, 37 Potato Wharf, Manchester, M3 4BB
Flat 508, 37 Potato Wharf, Manchester, M3 4BD
Flat 408, 37 Potato Wharf, Manchester, M3 4BD
Flat 307, 37 Potato Wharf, Manchester, M3 4BB
Flat 510, 37 Potato Wharf, Manchester, M3 4BD
Flat 206, 37 Potato Wharf, Manchester, M3 4BB
Flat 212, 37 Potato Wharf, Manchester, M3 4BB
Flat 204, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G03, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 209, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 109, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 107, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 603, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 609, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 504, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 306, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 501, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 704, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 503, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 704, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 705, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 701, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 301, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 308, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 111, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 506, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G05, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 410, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 102, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 609, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 401, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 705, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 208, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 15, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 9, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 3, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat 7, Bridgewater House, Slate Wharf, Manchester, M15 4SW
Flat G10, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 303, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 401, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 304, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 712, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 107, Whitworth, 39 Potato Wharf, Manchester, M3 4BH
Flat 709, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 710, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 502, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 610, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Deputy Wardens Flat, Y H A Manchester, Potato Wharf, Manchester, M3 4NB
Flat 4, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 2, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 11, Ashton House, Slate Wharf, Manchester, M15 4SX
Flat 10, Ashton House, Slate Wharf, Manchester, M15 4SX

Flat 16, Ship Canal House, Slate Wharf, Manchester, M15 4SX
Nucleus, 21 Rice Street, Manchester, M3 4JL
Flat 209, 1 Rice Street, Manchester, M3 4JL
Flat 406, 1 Rice Street, Manchester, M3 4JL
Flat 301, 1 Rice Street, Manchester, M3 4JL
Flat G3, 1 Rice Street, Manchester, M3 4JL
Flat 110, 1 Rice Street, Manchester, M3 4JL
Flat 409, 1 Rice Street, Manchester, M3 4JL
Flat 601, 1 Rice Street, Manchester, M3 4JL
Flat 106, 1 Rice Street, Manchester, M3 4JL
Basement To Fourth Floor, Wellington Mills, Duke Street, Manchester, M3 4NF
Flat 604, 37 Potato Wharf, Manchester, M3 4BD
Flat 608, 37 Potato Wharf, Manchester, M3 4BD
Flat 412, 37 Potato Wharf, Manchester, M3 4BD
Flat 405, 37 Potato Wharf, Manchester, M3 4BD
Flat 402, 37 Potato Wharf, Manchester, M3 4BD
Flat 214, 37 Potato Wharf, Manchester, M3 4BB
Flat 208, 37 Potato Wharf, Manchester, M3 4BB
Flat 112, 37 Potato Wharf, Manchester, M3 4BB
Flat 114, 37 Potato Wharf, Manchester, M3 4BB
Flat 614, 37 Potato Wharf, Manchester, M3 4BD
Flat G07, 37 Potato Wharf, Manchester, M3 4BB
Flat 106, 37 Potato Wharf, Manchester, M3 4BB
Flat 314, 37 Potato Wharf, Manchester, M3 4BB
Flat 309, 37 Potato Wharf, Manchester, M3 4BB
Flat 609, 37 Potato Wharf, Manchester, M3 4BD
Flat 512, 37 Potato Wharf, Manchester, M3 4BD
Flat G10, 37 Potato Wharf, Manchester, M3 4BB
Flat 704, 37 Potato Wharf, Manchester, M3 4BD
Flat G06, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 101, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 110, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat G02, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 708, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 506, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 604, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 707, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 404, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 210, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 605, Wilson Building, 43 Potato Wharf, Manchester, M3 4NX
Flat 701, Whitworth, 39 Potato Wharf, Manchester, M3 4AR
Flat 511, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 215, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 515, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 313, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 104, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 607, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat G04, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 310, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 710, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 606, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 508, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU
Flat 206, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NT
Flat 501, Goodwin Building, 41 Potato Wharf, Manchester, M3 4NU

5 Reigate Road, Flixton, Manchester, M41 6PT
Boiler House, Moss Side, Manchester, M16 7DA
Flat 412, Timber Wharf, 32 Worsley Street Hulme, Manchester, M15 4NY
45 Carlton Rd, Manchester, M33 6wy
240 Valley Road, Urmston, M41 8RQ
45 Carltonrd, Sale, Manchester, M33 6wy
16 Balcombe Close, Bury, BL8 4PL
44 Nell Lane, Chorlton, Manchester, M21 7SN
46 Crow Hill North, Alkrington, Manchester, M24 1FB
6, Elm Grove, Manchester, M41 9LN
CityCo 5th Floor 56 St George's House Peter Street, Manchester, M2 3nq

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL