

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144760/JO/2025
Date registered valid: 12 December 2025
Proposal: Variation of Condition 2(e) (Waste Management Strategy) attached to Planning Permission 141176/JO/2024 as amended by 142052/NMC/2025.
Address: Rammon House, 1 Portugal Street East, Manchester, M1 2WX
Ward(s): Piccadilly Ward

Applicant: Mr Richard Goodwin
Agent (if any): Mr Joseph Mills DAY Architectural Ltd
Case officer: Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk
Recommendation: Approve
Date of recommendation: 28-01-26

Application details

Type of application: Variation or Removal of Condition
Development type: Major Dwellings
Date of site visit: 18 December 2025

Standard consultations:

Printed: 17 December 2025 Expired: 10 January 2026

Neighbour notifications

Printed: 17 December 2025 Expired: 10 January 2026

Site notice

Posted: 18 December 2025 Expired: 17 January 2026

Press advert

Published: 23 December 2025 Expired: 22 January 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a 0.88 hectares site bounded by Adair Street, Portugal Street East, the Piccadilly – Ashton-under-Lyne Metrolink line / Fair Street, Longacre Street and warehousing situated between Longacre Street and Heyrod Street. It is close to Piccadilly Station. Prior approval for the demolition of Rammon House which previously stood on the site (application ref no 120090/DEM/2018) was granted in 2018 and has now been implemented.

Consent was granted under application ref no 121099/FO/2018 for the Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

This consent is now being implemented.

The site lies within the Portugal Street East SRF Area and directly adjacent to Metrolink Infrastructure.

The nearest homes are within Crusader Mill as detailed above to the north of Great Ancoats Street and around the Ashton Canal. There are car parks around the site and a multi-storey car park adjacent to Piccadilly Station.

The site is adjacent to other Strategic Regeneration Framework areas, including; HS2 SRF; Piccadilly Basin SRF; Mayfield SRF; Ancoats & New Islington Neighbourhood Development Framework and Holt Town Regeneration Framework.

Land to the south and east of the site is within the HS2 safeguarding area; however, no part of the safeguard area falls within the residential development boundary. Since the cancellation of HS2 the future of the safeguarded land is not certain. The site is in Flood Risk Zone 1 (low risk) and is within a critical drainage area.

Description of development

The original Waste Management Strategy (WMS) by Curtins, under compliance condition C2(e) of approval notice141176/JO/2024 has been updated to reflect the final scheme details and has been updated in conjunction with the Building Operator's Building Management Strategy submitted for Condition24. This is to ensure synergy across the two documents. The amendment necessitates a requirement to vary condition 2 to ensure that the correct Waste Management Strategy document is referenced in the Decision.

Consultations & Notification Responses

Publicity – The application was advertised as a major development, affecting the setting of a listed building and accompanied by an Environmental Statement. A site notice was displayed adjacent to the site and occupiers of neighbouring buildings were notified about the development. No representations have been received.

Head of Environmental Health - No objections

Issues

The following policies have been considered in relation to the determination of this application:

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

Policy JP-S6 Resource Efficiency

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 DM1 (Development Management)

Principle of the Proposed Amendment.

The revised arrangements would comply with the City Councils standards in relation to waste storage and management and are supported by the Head of Environmental Health.

On the above basis the principle of amending the condition would be consistent with PfE policy JP-S6 and policies DM1 and SP1 of the Core Strategy.

Environmental Statement

The original application was supported by an EIA carried out on the basis that the Proposed Development has the potential to give rise to significant effects on the environment.

Given that the proposed amendments are only to amend an approved Waste Management Strategy it is considered that no review of updates to the original ES are required.

Legal Agreement

As the requirements of the S106 agreement attached to the previous permission have been satisfied it is not necessary for the application to enter into a Deed of Variation in respect of this S73 application.

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 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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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

1) The development must be begun not later than 16.03.2024

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

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

(a) 05301MP 00 1000 (Existing Location Plan) Rev F, 05301 MP 001102 (Proposed Demolition Plan) Rev A and 05301 MP 001201 (Proposed Block Plan) Rev K;

(b)1284-21-DAY-A-20-0101 Basement GA Site Plan Rev E, 1284-21-DAY-A-20-0102 Ground Floor Site Plan Rev F, 1284-21-DAY-A-20-0103 Roof Site Plan Rev E; 1284-21-DAY-A-20-0104 Block 1 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0105 Block 1 1st-2nd GA Plan Rev F, 1284-21-DAY-A-20-0106 Block 1 3rd-28th GA Plan Rev F, 1284-21-DAY-A-20-0107 Rev F, 1284-21-DAY-A-20-0108 Block 1 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0109 Block 2 Ground Floor GA Plan Rev F, 1284-21-DAY-A-20-0110 Block 2 1st-2nd Floor GA Plan Rev F, 1284-21-DAY-A-20-0111 Block 2 3rd-22nd GA Plan Rev F, 1284-21-DAY-A-20-0112 Block 2 23rd Floor GA Plan Rev F, 1284-21-DAY-A-20-0113 Block 2 Roof Level GA Plan Rev F, 1284-21-DAY-A-20-0114 Block 3 Ground Floor GA Plan Rev E, 1284-21-DAY-A-20-0115 Block 3 First Floor GA Plan Rev E, 1284-21-DAY-A-20-0201 Whole Building - South East Elevation Rev F, 1284-21-DAY-A-20-0202 Whole Building - North West Elevation Rev F, 1284-21-DAY-A-20-0203 Block 1 - North East Elevation Rev E, 1284-21-DAY-A-20-0204 Block 1 - South West Elevation, 1284-21-DAY-A-20-0205 Block 2 - South West Elevation Rev E, 1284-21-DAY-A-20-0206 Block 2 - North East Elevation Rev E, 1284-21-DAY-A-20-0301 Block 1 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0302 Block 1 - Typical Base Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0303 Block 1 - Typical Crown Detail - Bay Study 03 Rev E, 1284-21-DAY-A-20-0304 Block 2 - Typical Upper Floor Detail - Bay Study 01 Rev E, 1284-21-DAY-A-20-0305 Block 2 - Typical Upper Floor Detail - Bay Study 02 Rev E, 1284-21-DAY-A-20-0306 Block 2 - Typical Base Detail - Bay Study 03 Rev E and 1284-21-DAY-A-20-0307 Block 2 - Typical Crown Detail - Bay Study 04 Rev E; 1284-21-DAY-A-20-0350 Rev B and 1284-21-DAY-A-20-0351 Rev B;

(c) RFM-XX-00-DR-L-0000 (Site Plan) Rev PL01, RFM-XX-00-DR-L-0002 (General Arrangement Plot 1 Phase 1) Rev P01, RFM-XX-00-DR-L-0003 (General Arrangement Plot 1 with SRF) as amended by RFM-XX-00-DR-L-0014 REV P01 (Permanant Works Phasing), Rev PL05, RFM-XX-00-DR-L-0004 SRF Plot Arrangement Rev P01, RFM-XX-00-DR-L-0005 (Boulevard edge constraints) Rev PL02, RFM-XX-00-DR-L-0006 (Illustrative Sections-AA-BB) Rev PL03, RFM-XX-00-DR-L-0007 (Soft Landscape GA) Rev PL05, RFM-XX-00-DR-L-0008 (Illustrative Sections-CC-DD) Rev PL03, RFM-XX-00-DR-L-0009 (Hard Landscape GA) Rev PL03, RFM-XX-00-DR-L-0010 (Tree Removals) Rev PL03, RFM-XX-00-DR-L-8001 (Tree Details) Rev PL02, RF17-475-IN09 (Landscape & Public Realm DAS Chapter) Rev PL02 and RFM-XX-00-DR-L-0010 REV P02 (Temporary Landscaping Plan) as amended by RFM-XX-00-DR-L-0013 REV P01 (Temporary Landscaping Plan) ;

(d) 64313-CUR-00-XX-DR-TP-03004-P01 (Basement Parking Space Dim), 64313-CUR-00-XX-DR-TP-75003-P01 (RampAnalysis) and 64313-CUR-00-XX-DR-TP-75004-P01 (Car Club Spaces)

(e) Fairfax Manchester , Waste Management Strategy, by Curtins Ref:88756-CUR-XX-XX-T-TP-00001-P02_WMS 22.01.26

(f) Recommendations in sections, 3, 4, 5 and 6 of the Crime Impact Assessment Version C dated 30/08/18; and

(g) Accommodation Schedule in section 2.1 of Day Architects Design Justification Statement Sept 23;

(h) Archaeological Desk-based Assessment, July 2018 Portugal Street East, Manchester by the University of Salford;

(i) Mitigation Measures detailed within table 16.1 of Portugal Street East, Manchester: Environmental Statement Volume 1 August 2019 by Deloitte Real Estate;

(j) Inclusions of measures and targets set out Energy and Environmental Standards Statement, Portugal Street East, Manchester dated 24-08-18 by Vitec;

(k) Local Labour Agreement Statement of Intent stamped as submitted on 10-05-19;

(l) Recommendations or equivalent provision to the same level in relation to Broadband installation within the Vitec Broadband Assessment Statement, Portugal Street East dated 31-01-19;

(m) On going implementation of management measures and recommendations as set out in Portugal Street East SRF Public Realm, Manchester Landscape maintenance schedule by Reform, October 2018 / RFM-XX-00-RP-L-0002-PL01;

(n) Measures and recommendations within Flood Risk Assessment & Surface Water, Drainage Statement, Portugal Street East, Manchester for Portugal Street East Ltd 13th June 2017;

(o) TV reception survey prepared by Astbury's dated 06-06-17 and mitigation measures set out in Deloitte's e-mail dated 14-11-19;

(p) EV Charging numbers as detailed within Deloitte's e-mail dated 04-12-19

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan policies DC19.1, DC20 and DC26.1.

3) The development shall be implemented in accordance with the following:

The Fairfax Portugal Street East External Materials Schedule January 2024 Issue No. 02, Fairfax Sample Panel Programme and FACADE QUALITY CONTROL MANAGEMENT PLAN The Fairfax March 2024 Revision C; and

The Fairfax, Portugal Street East, Condition 3B: Sample Panels September 2024 Issue No. 01

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.

4) The demolition of any buildings not covered by the prior approval granted under application ref no 120090/DEM/2018 is covered by any consent granted in respect of application ref no 121467.

Reason: For the avoidance of doubt and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

5) The development shall be implemented in accordance with the Statement of Construction Practice Project: The Fairfax, Portugal St East, Manchester, M1 2WX 14/02/22 and Dwg A 00-005 Rev A

Reason: To safeguard Metrolink and HS2 and ensure that the development can be adequately serviced for both routine and emergency purposes post HS2 and pursuant to the provisions Core Strategy policy DM1

6) The consent hereby granted assumes that no infrastructure or services relating to the development would be placed within the envelope shown on Dwg 378479-MMD-02-XX-DR-C-0132 Rev PO1 supplied by Metrolink within their consultation response dated the attached 02-10-19 unless those features are of a temporary nature upon which the operation of the development does not depend.

Reason: to safeguard future modifications to Metrolink as a consequence of the arrival of HS2 at Piccadilly Station pursuant to Core Strategy Policy DM1.

7) The development shall be implemented in accordance with the following:

Dwg RFM-XX-00-DR-L-0019 S2 T02

Reason:

To ensure that an appropriate boundary treatment is installed on the boundary of the Metrolink tramway and that adjacent landscaping is not detrimental to Metrolink Operations and pursuant to Core Strategy Policy DM1.

8) No development shall take place until the developer has submitted details to confirm any impacts on Electro Magnetic Compatibility from the proposed development. Where there are any impacts identified details of any necessary Electro Magnetic Compatibility protection measures that are found to be required as a result of the introduction of the substation shall be submitted to and approved in writing by the City Council as Local Planning Authority before development commences.

Reason: In the interests of safeguarding Metrolink infrastructure pursuant to Core Strategy policy DM1.

9) The development shall be implemented in accordance with the following:

Supplementary ground Appraisal Report, Apex, 10/11/21 and Dwg DAY-XX-XX-DR-A-03-0002 A

the condition is partially discharged and the enabling works comprising demolition can commence so that additional site investigation can be undertaken.

Once demolition is complete and access is available to all areas, it is recommended that a series of trial pits be excavated to allow inspection of inaccessible areas, most notably: Beneath the boiler room of Rammon House, through the buried slab beneath Rammon House; and within footprint of current highways

and

Remediation Strategy Portugal Street East, Manchester Document No.: 1007-ACE-GEO-RS-002 Revision: 001 Date: 2022/05/18 by Apex;

Verification Plan Portugal Street East, Manchester Document Type: Report Document No.: 1007-ACE-GEO-VP-003 Revision: 001 Date: 2022/05/18

As amended by Contaminated Land Question response 09 08 22; and Further Contaminated Land info 26-07-22

Given access constraints, it is recommended that additional investigation (trial pitting or supervised earthworks) be carried out in the following areas post demolition:

- o Beneath existing roads due to be stopped up
- o Within the vicinity of the electricity substation and boiler room in Rammon House

Instead of post-demolition investigations, supervision by the Engineer could be in place during turnover of the made ground in these areas to check for the presence of any contamination via sampling, observations and use of a PID, (accepted).

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

10) The development shall be implemented in accordance with the following:

Statement of Construction Practice Project: The Fairfax Portugal St East Manchester M1 2WX
Olympian Homes 14/02/22

and subject to the following:

The Developer should continue to liaise directly with the Network Resilience team regarding temporary traffic management, licensing, hoarding etc; and on the basis that the proposed liaison with Metrolink does take place prior to any hoardings or works being carried out near to Metrolink

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

11) The development shall be carried out in accordance with the following:

Portugal Street East, Piccadilly, Manchester - Written Scheme of Investigation for a Historic Building Survey, Archaeological Watching Brief and Evaluation by Salford Archaeology

GMAAS will monitor the implementation of the archaeological works on behalf of Manchester Planning Authority to ensure that the parts of the condition that relate to pre-commencement of the Archaeological Evaluation are satisfied (part 6 discharged). Once archaeological site works are complete ground works cannot commence unless and until the City Council receives written confirmation from GMAAS to release the site. (Discharge of parts 2-5).

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible

12) Remove

13) The development shall be implemented in accordance with the following:

Implementation Timetable- On the basis of implementation in accordance with the following:

Implementation Programme for External Landscaping; and

PHASES MARKUP DM 070225 20 11 25 both stamped as received on 20 -11-25

CDN_25_1000-EMAIL_THREAD_RE_WIND_MITIGATION_REVIEW-

and implementation in accordance with the following:

Dwgs L-90-006 C07 Detail General Arrangement-2 of 2, L-90-013 C03 Parkland Planting Plan, L-90-801 Soft Landscape Details, L-90-802 Paving Swatches and Edge Details, L-90-803 Street Furniture Details and L-90-807 Parkland Details

L-90-005 Detail General Arrangement-1 of 2;
L-90-006; Detail General Arrangement-2 of 2;
L-90-011 Tree Plan;
L-90-012 Detailed Planting Plan;
L-90-013 Parkland Planting Plan;
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (section b);
Tree Planting E-mail stamped as received on 20-11-25;
DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and
Reform Covering Letter dated 05-09-25

ERAP Ltd 2025-296 The Fairfax Landscape and Habitat Management Plan 20.09.25

L-90-011 Tree Plan L-90-012 Detailed Planting Plan L-90-013 Parkland Planting Plan 0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

Dwg 895 - SURFACE WATER CALCULATIONS, C-26-001_FI3_DRAINAGE GENERAL ARRANGEMENT and email confirmation.

Drawing: A-27-301 Block 3 Roof Layout

Dwgs L-90-803 Street Furniture Details, L-90-805 Private Terrace and Pergola Details, L-90-806 Stone Bench Detail and L-90-807 Parkland Details;
DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25; and
Reform Covering Letter dated 05-09-25

Dwgs L-90-005 Detail General Arrangement-1 of 2; L-90-006 Detail General Arrangement-2 of 2 and L-90-807 Parkland Details

and DAY ARCHITECTS LETTER RE DESIGN FOR ACCESS 18 12 25

WAYFINDINGSTRATEGY-REPORT-03

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester in relation to management of external areas stamped as received on 09-12-25

A-75 -100 - A&M - Ground Floor Plan_RevB A-75-101 - A&M - Whole Building North West Elevation_RevB A-75-102 - A&M - Whole Building South East Elevation_RevB A-75-103 - A&M - Block 1 - North East Elevation_RevB A-75-104 - A&M - Block 1 - South West Elevation_RevB A-75-105- A&M - Block 2 - South West Elevation_RevB A-75-106 - A&M - Block 2 - North East Elevation_RevB A-75-R01 - A&M - Roof Plan_RevB

Dwgs 080851-CUR-00-XX-DR-C-95001, 80851-CUR-00-XX-DR-C-95002, 80851-CUR-00-XX-DR-C-95003, 80851-CUR-00-XX-DR-C-95004, 80851-CUR-00-XX-RP-C-V01 and 610-2024-118-01 Rev 1

Dwg RFM-XX-00-DR-L-0014 S1 PL04 and

0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter (point m)

The Fairfax, Manchester Landscape Management Plan Rev 02 by re-form October 2025

For the avoidance of doubt the development should be delivered in accordance with the approved implementation programme and should not be occupied until the public realm has been delivered in full.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure a satisfactory development delivered in accordance with the above plans and in the interest of pedestrian and highway safety pursuant to Section 170 of the NPPF 2019, to ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

14) The development shall be implemented in accordance with the following:

Drawings C-26-001 C1, PD-IR-SD-100 , C-26 001 REV P3, C-26 004 REV P2 and C26- 009 REV P1 stamped as received on 17-03-22 with any amendments as set out in Dwgs 1284-21-DAY-A-00-103, C-26-012 REV P1 DRAINAGE STANDARD DETAILS - SHEET 3 , 20-0108 REV E, 20-0108 REV E, 27-301 REV A, 27-302 REV A all stamped as received on 16-05-22;

DRAINAGE CALCULATION document dated 07-02-22;

Stage 1 Blue Roof Design, Portugal Street East, Manchester document dated 16.12.21 and Drawing C-26-012_P1_DRAINAGE CONSTRUCTION DETAILS SHEET 3;

Responses to LLFA Comments 16 May 2022 stamped as received on 30-06-22; and

PORTUGAL STREET EAST MANCHESTER EMAIL stamped as received on 16-05-22

That the LPA are advised that the applicant now owns all land within the site boundary, and evidence is presented "TP1 - TfGM to PSE (undated) signed PSE", which indicates that the drainage arrangement has been agreed with TfGM, including that the drainage will be outside the retaining wall easement area, and that the drainage is designed and located to be unaffected by any potential future ownership reclaim (see CDN/22/0159)

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

15) The development shall be implemented in accordance with the following:

FAIRFAX - DRAINAGE PHOTOS - 16.01.26;

Dwgs C-26-011 DRAINAGE STANDARD DETAILS SHEET 2C-26-010, DRAINAGE STANDARD DETAILS SHEET 1 and C-26-011 DRAINAGE STANDARD DETAILS SHEET 2 ;

Portugal Street East - Operations and Maintenance Plan 895-ACE-ZZ-XX-RP-C-1002 Revision: 001;

Apex Response 19-12-25;

895-ACE-ZZ-XX-CP-S-0001 - Apex Drainage Verification Statement; and

895 - SURFACE WATER CALCULATIONS.

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

16) The development hereby approved shall be carried out in accordance with the Energy and Environmental Standards Statement, Portugal Street East, Manchester dated 24-08-18 by Vitec;

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

17) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the developmet to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location 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

equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

18) The development shall be implemented in accordance with the following:

Insulation measures set out within the Dragonfly Consulting -The Fairfax - Proposed Landlord Controls for Noise - Ground Floor Units document dated 29th March 2023 as amended by Recommendations within the Dragonfly Consulting RG Group 'The Fairfax', Portugal Street East, Manchester Noise Impact Assessment DC3706-R1 June 2022 as amended by Day Architecture's Acoustic Note (e-mail 04-04-23) and in accordance with the MEP Services , The Fairfax, Façade Ventilation Openings details 26/07/2022

The approved noise insulation scheme and vibration and reradiated noise mitigation measures shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

19) The development shall be implemented in accordance with the following:

E-mail from APEX consulting dated 31-01-22 (Design Statement) stamped as received on 02-03-22

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

20) Notwithstanding the TV reception survey prepared by Astbury's dated 06-06-17. Following commencement of construction of the hereby approved development, any interference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. No action shall be required in relation to television interference complaints after the date 12 months from the completion of development.

Reason - To ensure terrestrial television services are maintained In the interest of residential amenity, as specified in Core Strategy Policies DM1 and SP1

21) The development shall be implemented in accordance with the following:

(a) Employment and Skills Plan for RG Group, For Olympian Homes, The Fairfax, Manchester, (The Fairfax (Formally Rammon House), 1 Portugal Street East, Manchester, M1 2WX)

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

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

22) No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the roofs other than with express written consent of the Local Planning Authority.

Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1

23) Prior to implementation of any proposed lighting scheme details of the scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:

Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.

24) Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, details of an ongoing programme of events, activities and classes for residents to include activities within the 'Green' (to include details of how the programme would promote inclusivity), noise management of communal areas and measures to protect Metrolink infrastructure from objects thrown from the roof gardens shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

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

25) The development hereby approved shall be carried out in accordance with Curtins Portugal Street East, Manchester, Interim Travel Plan

In this condition a travel plan means a document that includes the following:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development 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;
- vi) measures to identify and promote walking routes connecting Piccadilly Station, the Metrolink, the City Centre and areas towards the Etihad Campus and New Islington;
- vii) details of cycle parking within the public realm

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved 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 and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution. , pursuant to policies SP1, T2 and DM1 of the Core Strategy, the Guide to Development in Manchester SPD (2007) and Greater Manchester Air Quality action plan 2016.

26) The Parking Management at the development shall be implemented and operate on an ongoing operation in accordance with the following:

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester June 2025 by Olympian

Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.

27) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sundays and Bank Holidays

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.

28) The development shall be implemented in accordance with the following:

Apex e-mail 17-03-22 Condition 28 : No infiltration on site. All drainage will be positively drained to the public sewerage network.

Reason - To prevent pollution of controlled waters from potential contamination on site. Infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

29) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 area, to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework and to ensure the permanent retention of the accommodation for normal residential purposes

30) On the basis of implementation in accordance with the following:

Dwg A 00-103 Rev A,

UU e-mail PROPOSED DIVERSION OF PUBLIC SEWER AT PORTUGAL STREET EAST, MANCHESTER, M1 2WX- UU Ref 4200046488 16 02 22

and

that the applicant now owns all land within the site boundary, and evidence is presented "TP1 - TfGM to PSE (undated) signed PSE", which indicates that the drainage arrangement has been agreed with TfGM, including that the drainage will be outside the retaining wall easement area, and that the drainage is designed and located to be unaffected by any potential future ownership reclaim

Reason - Pursuant to National Planning Policy Framework policies (PPS 1 (22) and PPS 25 (F8)) and DM1

31) The Servicing Strategy for the development shall be implemented and operated on and ongoing operation in accordance with the following:

PROPERTY MANAGEMENT STRATEGY for Fairfax, Manchester and continual monitoring of the strategy

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

32) 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

33) The window(s) at ground level, fronting onto Fair Street, Portugal Street East and Heyrod Street Lane 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.

34) The development is approved on the basis of the following:

Buildings 2, 3 and 10, Portugal Street East, Manchester M1 2WW, UPDATED LICENSED BAT SURVEY AND ASSESSMENT, December 2021
[ERAP (Consultant Ecologists) Ltd ref: 2021-383]

If during works to demolish the building hereby permitted any sign of the presence of bats is found, then all such works shall cease until a survey of the site has been undertaken by a suitably qualified ecologist and the results have been submitted to and approved by the Council in writing as local planning authority.

Any recommendations for the protection of bats in the submitted document shall be implemented in full and maintained at all time in accordance with the approval of a programme for implementation of any required mitigation by the City Council as Local Planning Authority.

Reason - for the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

35) 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

37) The development shall be implemented in accordance with the following:

Dwgs 080851 CUR 00 XX DR C 95004 P08 KERBING LAYOUT, 080851 CUR 00 XX DR C 95100 P08 LEGAL PLAN, 080851 CUR 00 XX DR C 95001 P08 S278- GENERAL ARRANGEMENT, 080851 CUR 00 XX DR C 95002 P06 SITE CLEARANCE, 080851 CUR 00 XX DR C 95003 P08 CONSTRUCTION LAYOUT, RSA Designers Response ROAD SAFETY AUDIT STAGE 1/2 by Curtins 610/2024/118/01 Rev 1, PORTUGAL STREET EAST and MANCHESTER PROPOSED S278 HIGHWAY WORKS STAGE 1/2 ROAD SAFETY AUDIT 610/2024/118/01 Rev 1 18 March 2024 by Six Ten

The approved scheme shall be implemented and be in place prior to the first occupation.

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).

38) The development shall be carried out in accordance with the Crime Impact Statement Version C dated 30/08/18. 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

39) The development shall be implemented in accordance with the following:

Day Architectures Letter dated: 6th September 2022 (page 2)

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy.

40) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the communal facilities shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy and shall remain in situ whilst the use or development is in operation.

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

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

41) The proposed communal uses within the ground floor and basement hereby approved shall be ancillary to the residential use of the building and not operate as separate planning units or commercial uses for which a separate application for planning consent would be required.

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, and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

42) The development shall be implemented in accordance with the following:

Supplementary Ground Appraisal Report Portugal Street East, Manchester Rev 002 dated 11/10/2021 and subject to a UXO Safety Awareness Briefing being given to all relevant personnel involved in earthworks.

If, at any time during development, high risk UXO not previously identified (as part of the approved UXO risk management and mitigation programme / plan approved under 40a) is encountered / found to be present, no further development shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with, and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.

Reason: To ensure that the risks from unexploded ordnance to future users of the land and existing neighbouring land are eliminated and or minimised to ensure that development can take place without unacceptable risk to workers and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

43) The development shall be implemented in accordance with the following:

OUTLINE METHOD STATEMENT Demolition of all Buildings, PORTUGAL STREET EAST DEVELOPMENT, Manchester M1 2WX, 29.11.2021 by Demolition Services Limited; and

Statement of Construction Practice Project: The Fairfax, Portugal St East, Manchester M1 2WX by RG Group dated 14/02/22

Reason: To ensure the proposed development does not impede the delivery of High Speed 2, an infrastructure project of national importance.

44) The residential accommodation within Blocks 1, 2 and 3 shall not be occupied unless or until the areas of Public Realm identified as the Proposed Public Park on page 01 of Re-Form Landscape's LANDSCAPE AND PUBLIC REALM Document and in relation to Phase 1 as shown in either dwgs RFM-XX-00-DR-L-0013 REV P01 or RFM-XX-00-DR-L-0014 REV P01 (Permanent Works Phasing) (in line with conditions 12 and 13) has been fully implemented.

Reason

For the avoidance of doubt and to ensure a satisfactory development pursuant to Core Strategy policies SP1, DM1, EN2 and CC6.

45) The waste storage and management for the residential accommodation shall be implemented in accordance with the Fairfax Manchester, Waste Management Strategy, by Curtins Ref:88756-CUR-XX-XX-T-TP-00001-P02_WMS 22.01.26 stamped as received on the 23-01-26. The approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the use or development is in operation.

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

Appendix 1 – List of consultees & neighbours notified

Environmental Health

Flat 915, 9 Heyrod Street, Manchester, M1 2EZ
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, 72 Chapeltown Street, Manchester, M1 2EY
Flat 205, 72 Chapeltown Street, Manchester, M1 2EY
Flat 305, 72 Chapeltown Street, Manchester, M1 2EY
Flat 502, 72 Chapeltown Street, Manchester, M1 2EY
Flat 107, 72 Chapeltown Street, Manchester, M1 2EY
Flat 706, 72 Chapeltown Street, Manchester, M1 2EY
Flat 403, 72 Chapeltown Street, Manchester, M1 2EY
Flat 206, 72 Chapeltown Street, Manchester, M1 2EY
Flat 306, 72 Chapeltown Street, Manchester, M1 2EY
Flat 601, 72 Chapeltown Street, Manchester, M1 2EY
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
2A Baird Street, Manchester, M1 2WX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 1213, 9 Heyrod Street, Manchester, M1 2EZ
Lower Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 115, 9 Heyrod Street, Manchester, M1 2DY
Flat 413, 9 Heyrod Street, Manchester, M1 2DY
Flat 1511, 9 Heyrod Street, Manchester, M1 2FD
Flat 605, 9 Heyrod Street, Manchester, M1 2DZ
Flat 816, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1609, 9 Heyrod Street, Manchester, M1 2FD
Flat 2011, 9 Heyrod Street, Manchester, M1 2FD
Flat 910, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1603, 9 Heyrod Street, Manchester, M1 2FD
Flat 1111, 9 Heyrod Street, Manchester, M1 2EZ
Flat 809, 9 Heyrod Street, Manchester, M1 2DZ
Flat 401, 9 Heyrod Street, Manchester, M1 2DY
Flat 2303, 9 Heyrod Street, Manchester, M1 2FG
Flat 217, 9 Heyrod Street, Manchester, M1 2DY
Flat 501, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1905, 9 Heyrod Street, Manchester, M1 2FD
Flat 213, 9 Heyrod Street, Manchester, M1 2DY
Flat 714, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1006, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1013, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1012, 9 Heyrod Street, Manchester, M1 2EZ
Flat 407, 9 Heyrod Street, Manchester, M1 2DY
Flat 701, 9 Heyrod Street, Manchester, M1 2DZ
Flat 508, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2005, 9 Heyrod Street, Manchester, M1 2FD

Flat 1202, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2203, 9 Heyrod Street, Manchester, M1 2FG
Flat 102, 9 Heyrod Street, Manchester, M1 2DY
Flat 803, 9 Heyrod Street, Manchester, M1 2DZ
Flat 705, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1406, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2101, 9 Heyrod Street, Manchester, M1 2FG
Flat 2201, 9 Heyrod Street, Manchester, M1 2FG
Flat 1805, 9 Heyrod Street, Manchester, M1 2FD
Flat 1506, 9 Heyrod Street, Manchester, M1 2FD
Flat 907, 9 Heyrod Street, Manchester, M1 2EZ
Flat 306, 9 Heyrod Street, Manchester, M1 2DY
Flat 201, 9 Heyrod Street, Manchester, M1 2DY
Flat 116, 9 Heyrod Street, Manchester, M1 2DY
Flat 618, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1215, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1412, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2104, 9 Heyrod Street, Manchester, M1 2FG
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 608, 72 Chapeltown Street, Manchester, M1 2EY
Flat 2, 72 Chapeltown Street, Manchester, M1 2EY
Flat 5, 72 Chapeltown Street, Manchester, M1 2EY
Flat 201, 72 Chapeltown Street, Manchester, M1 2EY
Flat 703, 72 Chapeltown Street, Manchester, M1 2EY
Flat 401, 72 Chapeltown Street, Manchester, M1 2EY
Flat 704, 72 Chapeltown Street, Manchester, M1 2EY
Flat 801, 72 Chapeltown Street, Manchester, M1 2EY
Flat 606, 72 Chapeltown Street, Manchester, M1 2EY
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 1708, 9 Heyrod Street, Manchester, M1 2FD
Flat 612, 9 Heyrod Street, Manchester, M1 2DZ
Flat 215, 9 Heyrod Street, Manchester, M1 2DY
Flat 912, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1413, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1303, 9 Heyrod Street, Manchester, M1 2EZ
Flat 709, 9 Heyrod Street, Manchester, M1 2DZ
Flat 204, 9 Heyrod Street, Manchester, M1 2DY
Flat 505, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2008, 9 Heyrod Street, Manchester, M1 2FD

Flat 319, 9 Heyrod Street, Manchester, M1 2DY
Flat 1011, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1913, 9 Heyrod Street, Manchester, M1 2FD
Flat 607, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2302, 9 Heyrod Street, Manchester, M1 2FG
Flat 1807, 9 Heyrod Street, Manchester, M1 2FD
Flat 1507, 9 Heyrod Street, Manchester, M1 2FD
Flat 416, 9 Heyrod Street, Manchester, M1 2DY
Flat 813, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1312, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1512, 9 Heyrod Street, Manchester, M1 2FD
Flat 1410, 9 Heyrod Street, Manchester, M1 2EZ
Flat 905, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1004, 9 Heyrod Street, Manchester, M1 2EZ
Flat 614, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1702, 9 Heyrod Street, Manchester, M1 2FD
Flat 302, 9 Heyrod Street, Manchester, M1 2DY
Flat 1605, 9 Heyrod Street, Manchester, M1 2FD
Flat 1508, 9 Heyrod Street, Manchester, M1 2FD
Flat 414, 9 Heyrod Street, Manchester, M1 2DY
Flat 1108, 9 Heyrod Street, Manchester, M1 2EZ
Flat 804, 9 Heyrod Street, Manchester, M1 2DZ
Flat 619, 9 Heyrod Street, Manchester, M1 2DZ
Flat 220, 9 Heyrod Street, Manchester, M1 2DY
Flat 1911, 9 Heyrod Street, Manchester, M1 2FD
Flat 2007, 9 Heyrod Street, Manchester, M1 2FD
Flat 512, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1705, 9 Heyrod Street, Manchester, M1 2FD
Flat 1907, 9 Heyrod Street, Manchester, M1 2FD
Flat 2301, 9 Heyrod Street, Manchester, M1 2FG
Flat 1212, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1203, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1509, 9 Heyrod Street, Manchester, M1 2FD
Flat 1813, 9 Heyrod Street, Manchester, M1 2FD
Flat 520, 9 Heyrod Street, Manchester, M1 2DZ
Land Adjacent 52, Heyrod Street, Manchester, M1 2WW
D Silverman Ltd, Heyrod Street, Manchester, M1 2WW
Thrapston House, Travis Street, Manchester, M1 2NG
Manchester Van Hire, Travis Street, Manchester, M1 2NG
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 905, 72 Chapeltown Street, Manchester, M1 2EY
Flat 501, 72 Chapeltown Street, Manchester, M1 2EY
Flat 504, 72 Chapeltown Street, Manchester, M1 2EY
Flat 906, 72 Chapeltown Street, Manchester, M1 2EY
Flat 208, 72 Chapeltown Street, Manchester, M1 2EY
Flat 605, 72 Chapeltown Street, Manchester, M1 2EY
Flat 302, 72 Chapeltown Street, Manchester, M1 2EY
62 Chapeltown Street, Manchester, M1 2WQ
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 1404, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1309, 9 Heyrod Street, Manchester, M1 2EZ
Flat 913, 9 Heyrod Street, Manchester, M1 2EZ
Flat 706, 9 Heyrod Street, Manchester, M1 2DZ
Flat 218, 9 Heyrod Street, Manchester, M1 2DY
Flat 304, 9 Heyrod Street, Manchester, M1 2DY
Flat 406, 9 Heyrod Street, Manchester, M1 2DY
Flat 514, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2407, 9 Heyrod Street, Manchester, M1 2FG
Flat 111, 9 Heyrod Street, Manchester, M1 2DY
Flat 205, 9 Heyrod Street, Manchester, M1 2DY
Flat 507, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1314, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1613, 9 Heyrod Street, Manchester, M1 2FD
Flat 1101, 9 Heyrod Street, Manchester, M1 2EZ
Flat 309, 9 Heyrod Street, Manchester, M1 2DY
Flat 410, 9 Heyrod Street, Manchester, M1 2DY
Flat 1611, 9 Heyrod Street, Manchester, M1 2FD
Flat 113, 9 Heyrod Street, Manchester, M1 2DY
Flat 802, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1801, 9 Heyrod Street, Manchester, M1 2FD
Flat 1114, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1810, 9 Heyrod Street, Manchester, M1 2FD
Flat 2405, 9 Heyrod Street, Manchester, M1 2FG
Flat 806, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1002, 9 Heyrod Street, Manchester, M1 2EZ
Flat 104, 9 Heyrod Street, Manchester, M1 2DY
Flat 1009, 9 Heyrod Street, Manchester, M1 2EZ
Flat 310, 9 Heyrod Street, Manchester, M1 2DY
Flat 601, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1115, 9 Heyrod Street, Manchester, M1 2EZ
Flat 603, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1502, 9 Heyrod Street, Manchester, M1 2FD
Flat 511, 9 Heyrod Street, Manchester, M1 2DZ
Flat 903, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2307, 9 Heyrod Street, Manchester, M1 2FG
Flat 617, 9 Heyrod Street, Manchester, M1 2DZ
Flat 314, 9 Heyrod Street, Manchester, M1 2DY
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, 72 Chapeltown Street, Manchester, M1 2EY

Flat 607, 72 Chapeltown Street, Manchester, M1 2EY
Flat 307, 72 Chapeltown Street, Manchester, M1 2EY
Flat 901, 72 Chapeltown Street, Manchester, M1 2EY
Flat 304, 72 Chapeltown Street, Manchester, M1 2EY
Flat 603, 72 Chapeltown Street, Manchester, M1 2EY
Flat 803, 72 Chapeltown Street, Manchester, M1 2EY
Flat 404, 72 Chapeltown Street, Manchester, M1 2EY
Flat 407, 72 Chapeltown Street, Manchester, M1 2EY
Flat 102, 72 Chapeltown Street, Manchester, M1 2EY
Flat 904, 72 Chapeltown Street, Manchester, M1 2EY
Flat 203, 72 Chapeltown Street, Manchester, M1 2EY
Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 403, 9 Heyrod Street, Manchester, M1 2DY
Flat 1315, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1112, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1210, 9 Heyrod Street, Manchester, M1 2EZ
Flat 914, 9 Heyrod Street, Manchester, M1 2EZ
First Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 1008, 9 Heyrod Street, Manchester, M1 2EZ
Flat 712, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2404, 9 Heyrod Street, Manchester, M1 2FG
Flat 209, 9 Heyrod Street, Manchester, M1 2DY
Flat 2001, 9 Heyrod Street, Manchester, M1 2FD
Flat 1601, 9 Heyrod Street, Manchester, M1 2FD
Flat 1610, 9 Heyrod Street, Manchester, M1 2FD
Flat 320, 9 Heyrod Street, Manchester, M1 2DY
Flat 1505, 9 Heyrod Street, Manchester, M1 2FD
Flat 2004, 9 Heyrod Street, Manchester, M1 2FD
Flat 1217, 9 Heyrod Street, Manchester, M1 2EZ
Flat 815, 9 Heyrod Street, Manchester, M1 2DZ
Flat 515, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1116, 9 Heyrod Street, Manchester, M1 2EZ
Flat 613, 9 Heyrod Street, Manchester, M1 2DZ
Flat 810, 9 Heyrod Street, Manchester, M1 2DZ
Flat 317, 9 Heyrod Street, Manchester, M1 2DY
Flat 1606, 9 Heyrod Street, Manchester, M1 2FD
Flat 2003, 9 Heyrod Street, Manchester, M1 2FD
Flat 1503, 9 Heyrod Street, Manchester, M1 2FD
Flat 1104, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2401, 9 Heyrod Street, Manchester, M1 2FG
Flat 313, 9 Heyrod Street, Manchester, M1 2DY
Flat 420, 9 Heyrod Street, Manchester, M1 2DY
Flat 1110, 9 Heyrod Street, Manchester, M1 2EZ
Flat 311, 9 Heyrod Street, Manchester, M1 2DY
Flat 305, 9 Heyrod Street, Manchester, M1 2DY
Flat 610, 9 Heyrod Street, Manchester, M1 2DZ
Flat 516, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1014, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2304, 9 Heyrod Street, Manchester, M1 2FG
Flat 2013, 9 Heyrod Street, Manchester, M1 2FD
Flat 203, 9 Heyrod Street, Manchester, M1 2DY
Flat 405, 9 Heyrod Street, Manchester, M1 2DY

Flat 110, 9 Heyrod Street, Manchester, M1 2DY
Flat 1710, 9 Heyrod Street, Manchester, M1 2FD
Flat 1411, 9 Heyrod Street, Manchester, M1 2EZ
Flat 219, 9 Heyrod Street, Manchester, M1 2DY
Flat 2205, 9 Heyrod Street, Manchester, M1 2FG
Flat 808, 9 Heyrod Street, Manchester, M1 2DZ
Flat 208, 9 Heyrod Street, Manchester, M1 2DY
Flat 1103, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1401, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2202, 9 Heyrod Street, Manchester, M1 2FG
Richmond House, Travis Street, Manchester, M1 2NG
Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, 72 Chapeltown Street, Manchester, M1 2EY
Flat 506, 72 Chapeltown Street, Manchester, M1 2EY
Flat 4, 72 Chapeltown Street, Manchester, M1 2EY
Flat 106, 72 Chapeltown Street, Manchester, M1 2EY
Flat 702, 72 Chapeltown Street, Manchester, M1 2EY
Flat 207, 72 Chapeltown Street, Manchester, M1 2EY
Flat 503, 72 Chapeltown Street, Manchester, M1 2EY
Flat 104, 72 Chapeltown Street, Manchester, M1 2EY
Flat 805, 72 Chapeltown Street, Manchester, M1 2EY
Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 708, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1706, 9 Heyrod Street, Manchester, M1 2FD
Flat 1903, 9 Heyrod Street, Manchester, M1 2FD
Flat 2102, 9 Heyrod Street, Manchester, M1 2FG
Flat 318, 9 Heyrod Street, Manchester, M1 2DY
Flat 1310, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1604, 9 Heyrod Street, Manchester, M1 2FD
Flat 202, 9 Heyrod Street, Manchester, M1 2DY
Flat 2009, 9 Heyrod Street, Manchester, M1 2FD
Flat 1308, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1808, 9 Heyrod Street, Manchester, M1 2FD
Flat 307, 9 Heyrod Street, Manchester, M1 2DY
Flat 509, 9 Heyrod Street, Manchester, M1 2DZ
Flat 518, 9 Heyrod Street, Manchester, M1 2DZ
Flat 419, 9 Heyrod Street, Manchester, M1 2DY
Flat 1105, 9 Heyrod Street, Manchester, M1 2EZ

Flat 616, 9 Heyrod Street, Manchester, M1 2DZ
Flat 713, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2010, 9 Heyrod Street, Manchester, M1 2FD
Flat 1405, 9 Heyrod Street, Manchester, M1 2EZ
Flat 901, 9 Heyrod Street, Manchester, M1 2EZ
Flat 807, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2107, 9 Heyrod Street, Manchester, M1 2FG
Flat 1908, 9 Heyrod Street, Manchester, M1 2FD
Flat 911, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1504, 9 Heyrod Street, Manchester, M1 2FD
Flat 1216, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1208, 9 Heyrod Street, Manchester, M1 2EZ
Flat 109, 9 Heyrod Street, Manchester, M1 2DY
Flat 711, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1007, 9 Heyrod Street, Manchester, M1 2EZ
Flat 909, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1608, 9 Heyrod Street, Manchester, M1 2FD
Flat 418, 9 Heyrod Street, Manchester, M1 2DY
Flat 1407, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1804, 9 Heyrod Street, Manchester, M1 2FD
Flat 1812, 9 Heyrod Street, Manchester, M1 2FD
Flat 2206, 9 Heyrod Street, Manchester, M1 2FG
Flat 2103, 9 Heyrod Street, Manchester, M1 2FG
Flat 1809, 9 Heyrod Street, Manchester, M1 2FD
Flat 216, 9 Heyrod Street, Manchester, M1 2DY
Flat 1806, 9 Heyrod Street, Manchester, M1 2FD
Flat 1703, 9 Heyrod Street, Manchester, M1 2FD
Flat 114, 9 Heyrod Street, Manchester, M1 2DY
Flat 2106, 9 Heyrod Street, Manchester, M1 2FG
Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, 72 Chapeltown Street, Manchester, M1 2EY
Flat 602, 72 Chapeltown Street, Manchester, M1 2EY
Flat 707, 72 Chapeltown Street, Manchester, M1 2EY
Flat 204, 72 Chapeltown Street, Manchester, M1 2EY
Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, 9 Heyrod Street, Manchester, M1 2DY
Flat 513, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1206, 9 Heyrod Street, Manchester, M1 2EZ
Flat 611, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1106, 9 Heyrod Street, Manchester, M1 2EZ
Flat 303, 9 Heyrod Street, Manchester, M1 2DY
Flat 609, 9 Heyrod Street, Manchester, M1 2DZ
Flat 606, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1109, 9 Heyrod Street, Manchester, M1 2EZ

Flat 916, 9 Heyrod Street, Manchester, M1 2EZ
Flat 716, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1010, 9 Heyrod Street, Manchester, M1 2EZ
Flat 704, 9 Heyrod Street, Manchester, M1 2DZ
Flat 503, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1017, 9 Heyrod Street, Manchester, M1 2EZ
Flat 117, 9 Heyrod Street, Manchester, M1 2DY
Flat 1204, 9 Heyrod Street, Manchester, M1 2EZ
Flat 210, 9 Heyrod Street, Manchester, M1 2DY
Flat 1704, 9 Heyrod Street, Manchester, M1 2FD
Flat 1701, 9 Heyrod Street, Manchester, M1 2FD
Flat 1510, 9 Heyrod Street, Manchester, M1 2FD
Flat 710, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1711, 9 Heyrod Street, Manchester, M1 2FD
Flat 506, 9 Heyrod Street, Manchester, M1 2DZ
Flat 814, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1005, 9 Heyrod Street, Manchester, M1 2EZ
Flat 620, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1707, 9 Heyrod Street, Manchester, M1 2FD
Flat 1906, 9 Heyrod Street, Manchester, M1 2FD
Flat 904, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2006, 9 Heyrod Street, Manchester, M1 2FD
Flat 1802, 9 Heyrod Street, Manchester, M1 2FD
Flat 1209, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1904, 9 Heyrod Street, Manchester, M1 2FD
Flat 1214, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1317, 9 Heyrod Street, Manchester, M1 2EZ
Flat 811, 9 Heyrod Street, Manchester, M1 2DZ
Flat 415, 9 Heyrod Street, Manchester, M1 2DY
Flat 1902, 9 Heyrod Street, Manchester, M1 2FD
Flat 1409, 9 Heyrod Street, Manchester, M1 2EZ
Flat 715, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1306, 9 Heyrod Street, Manchester, M1 2EZ
Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 408, 72 Chapeltown Street, Manchester, M1 2EY
Flat 708, 72 Chapeltown Street, Manchester, M1 2EY
Flat 308, 72 Chapeltown Street, Manchester, M1 2EY
Flat 902, 72 Chapeltown Street, Manchester, M1 2EY
Flat 301, 72 Chapeltown Street, Manchester, M1 2EY
Flat 108, 72 Chapeltown Street, Manchester, M1 2EY
Flat 101, 72 Chapeltown Street, Manchester, M1 2EY
Flat 604, 72 Chapeltown Street, Manchester, M1 2EY
Flat 701, 72 Chapeltown Street, Manchester, M1 2EY
Flat 806, 72 Chapeltown Street, Manchester, M1 2EY
Flat 1, 72 Chapeltown Street, Manchester, M1 2EY
Flat 406, 72 Chapeltown Street, Manchester, M1 2EY
Flat 103, 72 Chapeltown Street, Manchester, M1 2EY

Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 519, 9 Heyrod Street, Manchester, M1 2DZ
Ground Floor, Aeroworks, Adair Street, Manchester, M1 2NQ
Flat 105, 9 Heyrod Street, Manchester, M1 2DY
Flat 2403, 9 Heyrod Street, Manchester, M1 2FG
Flat 106, 9 Heyrod Street, Manchester, M1 2DY
Flat 412, 9 Heyrod Street, Manchester, M1 2DY
Flat 1709, 9 Heyrod Street, Manchester, M1 2FD
Flat 1403, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1712, 9 Heyrod Street, Manchester, M1 2FD
Flat 1205, 9 Heyrod Street, Manchester, M1 2EZ
Flat 615, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1501, 9 Heyrod Street, Manchester, M1 2FD
Flat 805, 9 Heyrod Street, Manchester, M1 2DZ
Flat 801, 9 Heyrod Street, Manchester, M1 2DZ
Flat 409, 9 Heyrod Street, Manchester, M1 2DY
Flat 417, 9 Heyrod Street, Manchester, M1 2DY
Flat 1211, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1107, 9 Heyrod Street, Manchester, M1 2EZ
Flat 404, 9 Heyrod Street, Manchester, M1 2DY
Flat 1713, 9 Heyrod Street, Manchester, M1 2FD
Flat 812, 9 Heyrod Street, Manchester, M1 2DZ
Flat 608, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2305, 9 Heyrod Street, Manchester, M1 2FG
Flat 1302, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1912, 9 Heyrod Street, Manchester, M1 2FD
Flat 1313, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1305, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1607, 9 Heyrod Street, Manchester, M1 2FD
Flat 1016, 9 Heyrod Street, Manchester, M1 2EZ
Flat 402, 9 Heyrod Street, Manchester, M1 2DY
Flat 906, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1910, 9 Heyrod Street, Manchester, M1 2FD
Flat 316, 9 Heyrod Street, Manchester, M1 2DY
Flat 1602, 9 Heyrod Street, Manchester, M1 2FD
Flat 1901, 9 Heyrod Street, Manchester, M1 2FD
Flat 1003, 9 Heyrod Street, Manchester, M1 2EZ
Flat 504, 9 Heyrod Street, Manchester, M1 2DZ
Flat 502, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1304, 9 Heyrod Street, Manchester, M1 2EZ
Flat 206, 9 Heyrod Street, Manchester, M1 2DY
Flat 602, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1311, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1102, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2012, 9 Heyrod Street, Manchester, M1 2FD

Flat 702, 9 Heyrod Street, Manchester, M1 2DZ
9 Heyrod Street, Manchester, M1 2DY
Flat 408, 9 Heyrod Street, Manchester, M1 2DY
Flat 308, 9 Heyrod Street, Manchester, M1 2DY
Flat 2402, 9 Heyrod Street, Manchester, M1 2FG
Flat 2306, 9 Heyrod Street, Manchester, M1 2FG
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 802, 72 Chapeltown Street, Manchester, M1 2EY
Flat 903, 72 Chapeltown Street, Manchester, M1 2EY
Flat 3, 72 Chapeltown Street, Manchester, M1 2EY
Flat 808, 72 Chapeltown Street, Manchester, M1 2EY
Flat 705, 72 Chapeltown Street, Manchester, M1 2EY
Flat 807, 72 Chapeltown Street, Manchester, M1 2EY
Flat 105, 72 Chapeltown Street, Manchester, M1 2EY
Flat 405, 72 Chapeltown Street, Manchester, M1 2EY
Flat 505, 72 Chapeltown Street, Manchester, M1 2EY
Flat 202, 72 Chapeltown Street, Manchester, M1 2EY
Parcel Force, Travis Street, Manchester, M1 2NG
Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 1001, 9 Heyrod Street, Manchester, M1 2EZ
Flat 108, 9 Heyrod Street, Manchester, M1 2DY
Flat 1207, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1803, 9 Heyrod Street, Manchester, M1 2FD
Flat 1113, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2406, 9 Heyrod Street, Manchester, M1 2FG
Flat 902, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1811, 9 Heyrod Street, Manchester, M1 2FD
Flat 2002, 9 Heyrod Street, Manchester, M1 2FD
Flat 301, 9 Heyrod Street, Manchester, M1 2DY

Flat 707, 9 Heyrod Street, Manchester, M1 2DZ
Flat 2207, 9 Heyrod Street, Manchester, M1 2FG
Flat 112, 9 Heyrod Street, Manchester, M1 2DY
Flat 1117, 9 Heyrod Street, Manchester, M1 2EZ
Flat 908, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1408, 9 Heyrod Street, Manchester, M1 2EZ
Flat 1909, 9 Heyrod Street, Manchester, M1 2FD
Flat 1316, 9 Heyrod Street, Manchester, M1 2EZ
Flat 214, 9 Heyrod Street, Manchester, M1 2DY
Flat 2105, 9 Heyrod Street, Manchester, M1 2FG
Flat 1402, 9 Heyrod Street, Manchester, M1 2EZ
Flat 107, 9 Heyrod Street, Manchester, M1 2DY
Flat 1201, 9 Heyrod Street, Manchester, M1 2EZ
Flat 315, 9 Heyrod Street, Manchester, M1 2DY
Flat 312, 9 Heyrod Street, Manchester, M1 2DY
Flat 604, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1513, 9 Heyrod Street, Manchester, M1 2FD
Flat 101, 9 Heyrod Street, Manchester, M1 2DY
Flat 411, 9 Heyrod Street, Manchester, M1 2DY
Flat 1015, 9 Heyrod Street, Manchester, M1 2EZ
Flat 211, 9 Heyrod Street, Manchester, M1 2DY
Flat 1307, 9 Heyrod Street, Manchester, M1 2EZ
Flat 2204, 9 Heyrod Street, Manchester, M1 2FG
Flat 212, 9 Heyrod Street, Manchester, M1 2DY
Flat 1301, 9 Heyrod Street, Manchester, M1 2EZ
Flat 703, 9 Heyrod Street, Manchester, M1 2DZ
Flat 510, 9 Heyrod Street, Manchester, M1 2DZ
Flat 517, 9 Heyrod Street, Manchester, M1 2DZ
Flat 1612, 9 Heyrod Street, Manchester, M1 2FD
Flat 207, 9 Heyrod Street, Manchester, M1 2DY

Appendix 2 – Planning constraints

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