

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143741/FO/2025

Date registered valid: 14 August 2025

Proposal: Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.

Address: Charles Street Multi Storey Car Park (Plot H Sister), Charles Street, Manchester, M1 7AR

Ward(s): Deansgate Ward

Applicant: ID Manchester Ltd & The University of Manchester

Agent (if any): Rachel Brown Deloitte LLP

Case officer: Emily Booth
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Recommendation: Approve

Date of recommendation: 3 December 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 September 2025

Standard consultations:

Printed: 27 August 2025 Expired: 26 September 2025

Neighbour notifications

Printed: 27 August 2025 Expired: 26 September 2025

Site notice

Posted: 28 August 2025 Expired: 27 September 2025

Press advert

Published: 2 September 2025 Expired: 2 October 2025

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of the building

The application relates to a purpose-built part 2 storey, part 3 storey and part 5 storey car park with basement that was constructed in 1970s and is located within the former UMIST Campus/University of Manchester's North Campus and within the site of the 'Sister' Framework. It is located on a plot shared with semi-mature trees. The site is bounded by Charles Street, Sackville Street, Princess Street and the Grade II Listed Viaduct that crosses Sackville Street and Granby Row.

The elevation fronting Sackville Street is constructed from stretcher bond and the multi-storey car park behind is constructed of concrete. Each level of the car park is supported by concrete girders.

The Site also contains three ancillary retail uses. The car park closed on 20 October 2024, and the newsagent and coffee shop vacated in December 2024, and July 2024 respectively. The Retro Bar closed on 30th June 2025. The building is no longer needed for its originally intended use for parking related to the University of Manchester. The University vacated their education and research facilities to the newly developed Engineering Campus and other building within the estate in 2022 resulting in the UMIST campus being vacant.

There are 11 trees on site that are a superb green asset in the City Centre. They are within grass edges.

Description of area

The Site is a 0.528-hectare site known as Plot H of the ID Manchester Strategic Regeneration Framework area. This framework aims to create a world-leading applied innovation district within Manchester City Centre. This is to be achieved through comprehensive development at the UMIST Campus. Plot H is intended to be used to provide over 1,500 apartments.

The SRF is bounded by Aytoun Street, Princess Street, the Mancunian Way and London Road. It is a Joint Venture between Bruntwood SciTech and the University of Manchester which was formed to deliver a commercially led mixed use development on the Campus. The buildings in the area have largely been vacant since 2022.

The building is not listed and is not located within a conservation area. It is directly adjacent the Whitworth Street Conservation Area.

The closest listed buildings are the Grade II Listed Manchester & Altrincham Railway Viaduct, which is adjacent the site and the Grade II Listed Granby House and Orient House that are sited on the opposite side of the viaduct.

Other nearby listed buildings include the Grade II Listed Institute of Science and Technology on Whitworth Street and the Renold Building fronting the main campus square. The MMS Tower, Pariser Building, Jackson Mill, Ferranti Building and Faraday Tower to the south and southwest are considered to be NDHAs.

The former UMIST campus is characterised by modernist buildings. The design and age of the surrounding buildings and the general campus design is in the main the same or similar to the building subject of this application. The campus has a central landscaped area which includes the Butterfly Stairs and several pieces of public art, namely Archimedes statue; Generations of Possibilities (Magnets); Large Urns; Stone Monument; Havelock Mill Structure; and UMIST Cube.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries. It is located within a campus, and surrounding buildings are all former education uses and related former student residential accommodation.

The site is in the Greater Manchester Air Quality Management Area (AQMA) which indicates that existing air quality is poor. It is within Flood Zone 2 defined as having a medium probability of flooding, meaning there is between a 0.1% and 1% annual probability of river flooding.

Description of development

Planning permission is sought to demolish the building down to a foundation depth of 2 metres below ground.

The site would be secured pending the implementation of a permanent redevelopment.

The works also include the disconnection of utilities and services and the removal of hazardous materials and the securing of the site to prevent unauthorised access.

The proposal is considered to be EIA development and is supported by an Environmental Impact Assessment.

Related Applications

Related applications include applications that are currently pending determination and one that has been approved as follows:

143024/FO/2025 - Sister Plot C, Former UMIST Campus - Phased development comprising: Phase A - demolition of the Barnes Wallis Building and Wright Robinson Tower, the Moffat Building, the Morton Laboratory, the Manchester Meeting Place and The Butterfly Stairs, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; , Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

143060/LO/2025 - Manchester South Junction and Altrincham Railway Viaduct - Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).

143025/LO/2025 - The (Hollaway Wall) - Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis- drinking establishment).

143769/FO/2025 - The Faraday Tower - Demolition of existing building to slab level. This application was approved on 21 November 2025- **Approved**

Consultations & Notification Responses

Publicity - The proposal has been advertised as being an EIA development, and as affecting the setting of Listed Buildings. Site notices were displayed. Notification letters have been sent to local residents and businesses - No responses have been received.

Highway Services - Recommended a demolition management plan including pedestrian management plan, dilapidation surveys and waste management plan.

Environmental Health - Recommended conditions to require the submission of a Demolition management plan, restricting working hours and in relation to mitigation of any contaminated land issues which arise.

MCC Flood Risk Management - Advised the following:

As per our pre-application discussions with the applicant, we still require evidence that the method statement for the demolition has accounted for the presence of the culverted Shooters Brook through the site, and that the proposed demolition works will not compromise the integrity of the culvert. They recommend a condition for a method statement to ensure that it is not compromised.

Neighbourhood Team Leader (Arboriculture) - Require adequate protection, including the erection of fencing and signage to ensure no machinery or materials are placed

within the root protection areas of the trees and to ensure that the trees are not damaged by the passing machinery. These trees are an excellent green asset in the city centre, and we would expect any proposed developer to incorporate the trees into the proposed design.

Greater Manchester Police - Have confirmed that they do not object to the proposed demolition of the car park but recommend the site is fully secured (i.e. hoarding retained) following the demolition to ensure the site cannot be misused in the interim whilst the site is brought forward for development.

United Utilities Water PLC - No comments received.

Environment Agency - Provided advice and recommended conditions relating to contaminated land, verification of remediation of land, previously unidentified contamination and piling.

Transport For Greater Manchester - Request that works take place outside the busy Christmas season (07 November to 04 January) as a bus service uses Sackville Street and Charles Street (147 between Piccadilly and West Didsbury) that would need to be re-routed, so advance notice of the road closure will help plan and introduce diversion.

Greater Manchester Archaeological Advisory Service - Confirmed that they are satisfied that the delivery of the proposed scheme, should planning permission be granted, will not have any impact on archaeological remains and as such, no further consideration of archaeological matters is warranted in this instance.

Greater Manchester Ecology Unit - Confirmed that overall, GMEU are satisfied that this application can be forwarded for determination and that any permission, if granted, is supported by a condition for a lighting scheme and informatives in relation to bats and birds.

Greater Manchester Pedestrians Society - No comments received.

Network Rail - Provided advice on the measures to be complied with when working adjacent to the railway.

Issues

Places for Everyone

Places for Everyone is a joint Development Plan Document between the nine Greater Manchester Authorities. The plan was adopted in March 2024.

The relevant policies are as follows:

- JP-Strat1 - Core Growth Area
- JP-Strat2 - City Centre
- JP-S1 - Sustainable Development
- JP-S2 - Carbon and Energy
- JP-S4 - Flood Risk and the Water Environment
- JP-S5 - Clean Air
- JP-S6 - Waste
- JP-P1 - Sustainable Places
- JP-P2 - Heritage
- JP-P6 - Health

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives

The Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles

S06. Environment

Policies

Policy SP 1 (Spatial Principles)

Policy EC3 (The Regional Centre)

Policy CC8 (Change and Renewal)

Policy CC9 (Design and Heritage)

Policy CC10 (A Place for Everyone)

Policy EN1 (Design Principles and Strategic Character Areas)

Policy EN3 (Heritage)

Policy EN9 (Green Infrastructure)

Policy EN15 (Biodiversity and Geological Conservation)

Policy EN16 (Air Quality)

Policy EN17 (Water Quality)

Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)

Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester (1995)

Saved Policy DC18.1 Conservation Areas

Saved Policy DC19.1 Listed Buildings

Other material policy considerations

ID Manchester Strategic Regeneration Framework (SRF) (2023)

The SRF was endorsed by the Council Executive in 2023. Its purpose is to create a commercial innovation hub, connecting the Corridor with Greater Manchester other growth locations and unlocking large scale innovation and commercialisation. There is a particular emphasis on the advantages of co-location of businesses as being critical to the ongoing success of the city centre and the Oxford Road Corridor.

The SRF identifies this site for a mixed-use residential development.

Oxford Road Corridor Strategic Spatial Framework (March 2018)

The Oxford Road Corridor is important economically area, with more job creation potential than anywhere else in the region. The area generates £3 billion GVA per annum, consistently accounting for 20% of Manchester economic output over the past five years. The area has more than 60,000 jobs over half of which are within knowledge intensive sectors, including health, education and professional, scientific and technical sectors.

The Strategic Vision highlights the need to support committed future investment and the future growth potential of its institutional partners in delivering research, innovation, commercialisation, skills, academic excellence and incubation facilities. It highlights the need to support the private sector in terms of high value added and high growth companies, something that could be realised on a significant scale in Oxford Road Corridor.

The spatial framework aims to guide development and investment activity to achieve the vision for the area. The document was endorsed at the City Council Executive in March 2018.

National Planning Policy Framework (2024)

The revised NPPF re-issued in December 2024. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives - economic, social and environmental (paragraph 8).

Section 6 - Building a Strong, Competitive Economy
Section 8 - Promoting Healthy and Safe Communities
Section 9 - Promoting Sustainable Transport
Section 11 - Making effective use of land

Section 12 - Achieving Well Designed Places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Planning Policy Guidance (PPG)

The relevant sections of the PPG are as follows:

Air Quality provides guidance on how this should be considered for new developments. Paragraph 8 states that mitigation options where necessary will be locationally specific, will depend on the proposed development and should be proportionate to the likely impact. It is important therefore that local planning authorities work with applicants to consider appropriate mitigation so as to ensure the new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.

Examples of mitigation include:

- the design and layout of development to increase separation distances from sources of air pollution.
- using green infrastructure, in particular trees, to absorb dust and other pollutants.
- means of ventilation.
- promoting infrastructure to promote modes of transport with low impact on air quality.
- controlling dust and emissions from construction, operation and demolition; and
- contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development.

Other legislative requirements

Section 66 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") states that "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

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

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

Environmental Impact Assessment

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

- Heritage.
- Air Quality.
- Noise and Vibration.

Additional supporting documents have been submitted as follows:

- Drawing package
- Tree Survey
- Ecological Appraisal
- Flood Risk Assessment
- Heritage Statement
- Planning Statement
- Ground Survey
- Demolition Methodology and Programme
- Demolition Transport Technical Note

The proposal is an "Urban development project" under Schedule 2, Category 10(b) infrastructure projects as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are significant environmental impacts as a result of the size of the site and that the demolition of this building is considered to have significant environmental effects. The EIA has been carried out on the basis that the proposal could give rise to significant environmental effects. In accordance with the EIA Regulations, this ES sets out the following information:

- A description of the proposal comprising information about its nature and scale

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

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

Issues

Principle of the proposal and the schemes contribution to regeneration

The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the City Region and needs to accommodate significant employment to support the long-term economic success of the city (EC1, EC3 and EC8).

Places for Everyone. JP-Strat1 and JP-Strat2 emphasises the City Centre's significant economic role, having a primary focus for business among other uses and supporting Greater Manchester's economic growth. Policy JP-J3 earmarks over 2 million sq. m. of accessible new office space for the region, with more than half of this in the City Centre.

Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

This proposal is a joint venture between Bruntwood SciTech and the University of Manchester. Bruntwood has significant experience of delivering successful commercial developments particularly in the science and technology sectors. The University of Manchester also has delivered innovative development within their estate. Bruntwood SciTech's expertise in developing collaborative workspaces, especially for science and technology, aligns with the University research and innovation focus.

The University of Manchester is a public research university in Manchester. The university has over 44,000 students across undergraduate, masters', and research courses and approximately 13,000 staff across academia and professional services.

The SRF seeks to create a commercial innovation hub, connecting the Corridor with Greater Manchester's other growth locations and unlocking large scale innovation commercialisation. Plot C would be the first new building in the area and deliver 72,928 sqm of office space and 7,265 sqm of retail space. It would add £128 million in net additional Gross Value Added (GVA) annually.

This proposal would allow demolish a building that is poor quality and deteriorating and requiring regular maintenance and expense. Since the building's vacancy, the University of Manchester have continued to maintain the building with respect to client duties ensuring a safe and secure building.

The embodied carbon in the demolition and erection of new buildings would be mitigated through sustainable practices and re-use of materials. The operational carbon in a highly efficiently new building would be minimised and would offset, to a certain degree, the embodied carbon.

The site is within Plot H and would accommodate mixed use residential accommodation in line with the SRF. These works would begin the preparation for this. Plot H is one of the entry points to Sister and the Corridor from the Gay Village and the City Centre beyond.

The proposal would therefore be consistent with the policies in the development plan, when read as a whole, including SP1, EC1, EC3, EC8, CC1, CC2 CC6, CC7, CC8, CC9, CC10, as well as strategic policies in Places for Everyone such as JP-Strat1, JPStrat2 and Policy JP-J3 together with the City Centre Strategic Plan.

Assessment of Heritage Impact

The effect of the proposed demolition is that the 1970s car park with ancillary commercial units would be removed from the campus, the City Centre and Manchester.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 of the NPPF directs that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Non-designated heritage assets include buildings identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. The building is not considered to be a non-designated heritage asset due its age, appearance and number of amendments. The external form of the building on Sackville Street has been continually adapted over the late-20th and early 20th centuries with contemporary signage and alterations to the windows and ground floor units. The building is considered to have a no architectural or historic interest.

It does not contribute to the group of 1960s campus buildings being built at a later date and in differing materials and of a different design.

The building has reached the end of serviceable life and following structural inspections it has been established that the re-use of the building is not viable, and the car park is no longer needed by the University.

In these circumstances, the demolition and clearance in advance of redevelopment with a new building is regarded policy compliant.

There would be heritage benefits to the surroundings of the site as a result of the demolition of the car park. It would improve the setting of the Whitworth Street Conservation Area and the Grade II Listed Manchester & Altrincham Railway Viaduct in particular.

The building is not within the Whitworth Street Conservation Area but is directly adjacent. The building as it stands blocks views of the conservation area from Charles Street and beyond.

The demolition of the building, although creating a gap site, would be beneficial to the significance of the conservation area. Views of these historic red brick and stone buildings would be restored closer to the original views.

A condition would require an interim treatment of the site pending redevelopment, which would be of benefit.

The following designated and non-designated Heritage Assets are nearby:

1. The Grade II Listed Granby House,
2. The Grade II listed Institute of Science and Technology (University of Manchester)
3. The Grade II Listed Lass O Gowrie Public House
4. The Grade II Listed Renold Building
5. The Morton Laboratory
6. The Pariser Building
7. The Mathematics and Social Science Building
8. The George Begg Building.

The non-listed Faraday Tower is also nearby, but the demolition of this has been approved.

Of the above buildings the Morton Laboratory (5) is also under consideration as part of application referenced 143024/FO/2025. Other campus buildings would also be assessed for demolition (6-8) as other sites within the Sister Strategic Framework is brought forward.

There would be a neutral impact on the Lass O Gowrie Public House due to the height and age of a majority of the surrounding buildings.

The environment of the Grade II Granby House and the Grade II Listed Institute of Science and Technology would be improved as the demolition would restore a vista more fitting for these listed buildings that would mainly include red brick buildings of a similar age. There would therefore be a beneficial impact on the setting of these buildings.

There would be a beneficial effect on the appreciation of the former UMIST Campus. The historic buildings within the site are all older than the car park and are also have views that would be restored by the demolition of this building.

Heritage assessment

Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 stated that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The demolition would prepare the site for redevelopment and meet the long-term objectives of the SRF. It is acknowledged that this is being considered in the absence of a scheme to redevelop the site, however, the condition of the building has reached a critical point and is becoming a long-term maintenance and health and safety issue for the applicant. The condition of the building also presents difficulties in terms of future reuse.

A planning condition would be imposed to ensure the condition of the site is appropriate pending redevelopment of the site.

On balance, therefore, it is considered, that, notwithstanding the weight that must be given to preserving non-designated heritage assets and that there is no harm caused by the loss of the car park, which is considered to have a beneficial impact on views of the conservation area and the proposals therefore meet the requirements set out in paragraphs 210 and 216. The demolition is considered to be beneficial to the affected designated heritage assets above.

As there is no harm to heritage assets there is no requirement to consider the tests relation to harm as set out within S16 of the NPPF.

The proposals therefore comply with S16 of the NPPF, policies JP-P1 and JP-P2 of PfE, policies CC9, EN1, EN3 (Heritage) and saved policies DC18.1 and DC19.1

Noise and vibration

Quieter machinery and noise barriers should be used. A Demolition Environmental Management Plan (DEMP) would monitor and manage noise levels, and ongoing community engagement would keep residents and local businesses informed to address any concerns.

Noise, vibration and dust measures would be required to be included in the demolition management plan.

On the basis that mitigation measures are put in place, noise and vibrations from construction can be carefully managed so it does not reach a magnitude that would be considered unduly harmful to surrounding amenity.

Provided that demolition activities are controlled, through the demolition management plan, the proposal (secured and agreed through condition), the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Air Quality

An Air Quality Management Area is in place across Manchester City Centre and on surrounding arterial roads due to consistent exceedances. These exceedances are predominantly due to pollution from road transport.

Air Quality would be temporarily affected by the demolition, but conditions have been recommended by the City Council's Environmental Health Service and Highway Services who have recommended conditions that include measures to reduce dust. This will be required within the demolition plan condition.

Provided that demolition activities are controlled, through the demolition management plan, the proposal (secured and agreed through condition), the proposal would be in accordance with policy JP-S5 of PfE and policy EN16 of the Core Strategy and the NPPF.

Demolition management

A draft demolition management plan has been submitted. Demolition is expected to take 14 weeks.

The plan suggests that a delivery strategy will be in place and deliveries will be booked to avoid peak network hours. Traffic marshals and banksman will be in place and an indication of the anticipated vehicle routing to/from the site has been provided.

The site will be secured with boundary treatment, and the plan suggests that there will be no impact on the adopted highway.

The anticipated working hours are as follows:

07:00 to 18:00 Monday to Friday

08:00 to 13:00 Saturday

No work on Sundays or Bank Holidays.

Dust Management will be in place on site.

Demolition waste management would be required to be in place by condition.

The recommended amended demolition management plan condition would be applied to the application.

Provided these measures are adhered to, the construction activities are in accordance with policies EN16, SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, a condition is recommended that requires the final construction management plan to be agreed to ensuring the process has the minimal impact on surrounding residents, the school and local businesses and the highway network.

Flood Risk/surface drainage

Policy EN14 of the Core Strategy requires development to minimise its impact on surface water runoff in critical drainage areas. JP-S4 of PfE similarly requires development to manage surface water run off through sustainable drainage systems.

A Flood Risk Assessment has been submitted to support the planning application. The site is located in Flood Zone 2 and is supported by a flood risk assessment. The condition recommended by Flood Risk Management will also be applied to the any consent granted to mitigate any risk to the integrity of Shooters Brook Culvert.

The surface water drainage proposals for the development are based upon installing drainage channels, gullies and guttering that will collect the runoff from the ground floor and discharge this runoff via the existing below ground drainage system that currently serves the car park.

The flood risk assessment has been considered by the City Council's flood risk management team and The Environment Agency. They do not object. All conditions that they have recommended will be applied to the application.

The proposals therefore comply with policy EN14 of the Core Strategy and JP-S4 of PfE.

Impact on Archaeology

An archaeology assessment indicates that there are unlikely to be below ground archaeological remains associated on site due to the two basement levels. GMAAS have advised that they agree with this conclusion.

GMAAS concurs with these conclusions and recommends that the site is subject to intrusive archaeological investigation in advance of development taking place.

The proposal would therefore satisfy the requirements of policy EN3 of the Core Strategy and saved policy DC20 of the UDP.

Impact on Trees and Ecology

The City Council's Arboricultural Service have advised that adequate tree protections measures are required to be put in place and advised that the trees are an excellent green asset in the city centre, and we would expect any proposed developer to incorporate the trees into the proposed design.

It is not proposed to remove any trees as part of this application. A tree survey has advised that 3 of the trees are low quality and value and the remaining trees are moderate quality and value.

The proposals therefore comply with Policy EN9 of the Core Strategy and policies JP-G6 and JP-G7 of PfE.

Impact on Ecology

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy JP-G9 of Places for Everyone requires biodiversity enhancements.

The development is exempt from mandatory BNG under the de minimis rule

The application is supported by a Preliminary Ecological Appraisal. This details mitigation measures, however due to the past presence of nesting Peregrine Falcons and the potential for hedgehogs and other mammals to visit the site during the works a construction environmental management Plan (Biodiversity) will be required by condition.

The proposal complies with policy EN9 and EN15 of the Core Strategy and the Environment Act 2021.

Waste management

Dedicated areas should be created and monitored that allow for the correct storage of materials recovered during demolition to reduce the risk of contamination and should be isolated from surface drainage.

The waste management principles detailed within the Environmental Statement are acceptable and should be used to develop a waste management strategy.

This strategy will be required as part of the Demolition Management Plan that would be required by condition.

The proposals are therefore considered to comply with policies EN19 and DM1 of the Core Strategy and saved policy DC10 of the UDP.

Designing out crime

Greater Manchester Police do not object. A hoarding would be installed around the site to prevent unauthorised access and misuse.

Ground conditions

The City Council's Environmental Health Service have confirmed that this will be picked up when the site is developed but have recommended a watching brief condition for any previously unidentified contamination. The EA have no objections but have recommended conditions. These conditions will be applied to the application.

The implementation should be confirmed through a verification report to confirm that it has been carried out in full. This should form a condition to comply with policy EN18 of the Core Strategy.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The site is in an important component of ID. The site is a regeneration area where change is expected to take place in line with the regeneration framework, providing a significant employment opportunity in line with policies SP1, EC1, EC3 and EC8.

Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

There would be some localised impact on surrounding listed buildings and the Whitworth conservation, but this would be beneficial.

Demolition impacts to the surrounding homes, hotels and nurseries would be minimised through a demolition management plan which would control how dust and noise is to be managed at the site.

There would be no unduly harmful impacts from noise, traffic generation, air quality, water management or contamination. Where harm does arise, it can be mitigated and would not amount to a reason to refuse this planning 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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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

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

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

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

The site location plan referenced 0667 (--)101 Rev 01 received by the City Council as local planning authority on 14 August 2025

The drawings referenced:

0667-HOD-XX-ZZ-DR-A(--)150 Rev 02
0667-HOD-XX-ZZ-DR-A(--)151 Rev 02

received by the City Council as local planning authority on 14 August 2025

The following documents:

The Environmental Statement: Volume 1 prepared by IEMA

Environmental Statement Volume 2: Appendices 2.3, 5.1, 5.2, 5.4, 6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 8.1, 8.2

The Environmental Statement Volume 3 Non-Technical Summary prepared by IEMA

The Transport Technical Note v1.1 prepared by Civic Engineers

The Planning Statement prepared by Deloitte

The Tree Survey Schedule prepared by Tyler Grange

The Ecological Assessment prepared by Tyler Grange

The Preliminary Geoenvironmental Appraisal prepared by Calabrian

The Heritage Assessment prepared by Stephen Levrant Heritage Architecture.

The Enabling Works Flood Risk Assessment prepared by Roscoe received by the City Council as local planning authority on 22 September 2025

The EA Planning Correspondence prepared by Roscoe received by the City Council as local planning authority on 22 September 2025

The emails from Deloitte dated 21 October 2025, 24 October 2025,

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) Any demolition of fabric and/or clearance of vegetation should aim to avoid the nesting period (March-September). Where this cannot be achieved, an Ecologist should perform a check on the building to confirm absence of nesting birds within 48 hours prior to its removal. Any active nests present, regardless of species, would need to be safeguarded through a method statement to be submitted to and approved in writing by the City Council as Local Planning Authority which shall be complied with until young have fledged and/or for the duration of the demolition works.

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

4) Prior to the commencement of development, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control and mitigate noise and vibration
- Dust suppression measures
- Compound locations where relevant
- Details of an emergency contact telephone number
- A community consultation plan
- A pedestrian management plan - The plan should confirm the proposed route for pedestrians, signage and crossing points (including ramps).
- Sheeting of demolition vehicles
- Wheel washing
- Details of proposed hoarding, including location
- Traffic Management Plan
- Waste Management Plan
- Details of vehicle movements and demolition vehicle entrance and exit points
- A site plan showing the effects of demolition on pedestrians and vehicles

- Location of parking facilities for contractors and visitors
- A dilapidation survey of nearby highway to ensure highway repaired if damaged

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

Reason - To safeguard the amenities of nearby residents pursuant to policies EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

5) Prior to the commencement of the demolition hereby approved, a method statement for the demolition works must be provided which specifically accounts for the presence of the culverted Shooters Brook through the site and ensures that the proposed demolition works will not compromise the integrity of the culvert.

Reason: To ensure safe development through appropriate consideration of culverted watercourse assets. This condition is imposed in light of local policies SP1, DM1 and EN14.

6) Exception the demolition of works to ground level and limited removal of pre-existing ground slab(s) to facilitate ground investigation, no development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, to provide further information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in line with paragraph 187 of the NPPF.

7) Prior first use of the development site, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 187 of the NPPF.

8) No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 187 of the NPPF

9) A fully secured hoarding shall be maintained in place, surrounding the site from the commencement of the demolition works until an alternative boundary treatment is approved.

Reason - To safeguard the amenities of nearby residents and prevent misuse of the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved UDP Policy DC26.

10) Prior to the installation of any lighting scheme associated with the demolition works hereby approved, full details of how the scheme has been designed to avoid adverse impact on retained habitats and any newly planted trees shall be submitted to and approved in writing by the City Council as local planning authority. The lighting scheme shall then be installed only in accordance with the approved details.

Reason - To safeguard habitats, pursuant to policies SP1, EN15 and DM1 of the Manchester Core Strategy.

11) Prior to the completion of the demolition of the building, full details of how the site will be treated in the interim period between the demolition and the redevelopment of the site, including boundary treatment, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the temporary surface and boundary treatment and the details of the materials. The approved details shall be implemented within 6 months of the completion of the demolition of the building.

Reason - To ensure there are satisfactory arrangements in place between the demolition and redevelopment to complete a compressive short-term temporary arrangement pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

12) 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, 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.

13) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved document Arboriculture Impact Assessment by Tree Solutions received by the City Council, as Local Planning Authority, on the 19 August 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the demolition of the building.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

(d) Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

These trees are an excellent green asset in the city centre, and we would expect any proposed developer to incorporate the trees into the proposed design.

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

Informatives

1) Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

2) Work that will impact on habitats where nesting birds may be present (for example building demolition works), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

3) Measurements to railway tracks and railway boundary
When designing proposals, the developer and council are advised, that any measurements must be taken from the operational railway / Network Rail boundary and not from the railway tracks themselves. From the existing railway tracks to the Network Rail boundary, the land will include critical infrastructure (e.g. cables, signals, overhead lines, communication equipment etc) and boundary treatments (including support zones, vegetation) which might be adversely impacted by outside party proposals unless the necessary asset protection measures are undertaken. No proposal should increase Network Rail's liability. To ensure the safe operation and integrity of the railway, Network Rail issues advice on planning applications and requests conditions to protect the railway and its boundary.

Obligations

Properties adjoining or in the vicinity of the railway are frequently the subject of obligations, rights, exceptions and reservations for the benefit of Network Rail's land and railway. The applicant must review the title to their property to see whether any such obligations etc exist and ensure that there is no non-compliance or breaches of them or any interference with or obstruction of Network Rail's rights and reservations. If the proposed development would not comply with or would breach any of the terms of the conveyance, the developer must revise his proposals.

RAMS

The developer is to submit directly to Network Rail asset protection, a Risk Assessment and Method Statement (RAMS) for all works to be undertaken within 10m of the operational railway

under Construction (Design and Management) Regulations, and this is in addition to any planning consent. Network Rail would need to be re-assured the works on site follow safe methods of working and have also taken into consideration any potential impact on Network Rail land and the existing operational railway infrastructure. Builder to ensure that no dust or debris is allowed to contaminate Network Rail land as the outside party would be liable for any clean-up costs. Review and agreement of the RAMS will be undertaken between Network Rail and the applicant/developer.

Fail Safe Use of Crane and Plant

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. With a development of a certain height that may/will require use of a crane, the developer must bear in mind the following. Crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by Network Rail prior to implementation.

Please see links to guidance for tower crane and mobile cranes adjacent to the railway to be flagged up to the developer/applicant.

<https://www.cpa.uk.net/downloads/80/CPA-CIG-Mobile-Cranes-Alongside-Railways-181201.pdf>

<https://www.cpa.uk.net/safety-and-technical-publications/tower-crane-guidance>

Encroachment

The developer/applicant must ensure that their proposal, both during construction, and after completion of works on site, does not affect the safety, operation or integrity of the operational railway, Network Rail land and its infrastructure or undermine or damage or adversely affect any railway land and structures.

- o There must be no physical encroachment of the proposal onto Network Rail land, no over-sailing into Network Rail air-space and no encroachment of foundations onto Network Rail land or under the Network Rail boundary.
- o All buildings and structures on site including all foundations / fencing foundations must be constructed wholly within the applicant's land ownership footprint.
- o Buildings, windows and structures must not over-sail Network Rail air-space/boundary.
- o Any future maintenance must be conducted solely within the applicant's land ownership.
- o Rainwater goods must not discharge towards or over the railway boundary
- o Should the applicant require access to Network Rail land to facilitate their proposal they would need to approach the Network Rail Asset Protection Team at least 20 weeks before any works are due to commence on site. The applicant would be liable for all costs incurred in facilitating the proposal and an asset protection agreement may be necessary to undertake works. Network Rail reserves the right to refuse any works by an outside party that may adversely impact its land and infrastructure.
- o Any unauthorised access to Network Rail air-space or land will be deemed an act of trespass.

Demolition

Any demolition works on site must be carried out so that they do not endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures and land. The demolition of the existing building(s), due to its close proximity to the Network Rail boundary, must be carried out in accordance with an agreed method statement. Review of the method statement will be undertaken by the Network Rail Asset Protection Engineer before the

development and any demolition works on site can commence. Network Rail would like to add that the applicant is strongly recommended to employ companies to demolish buildings / structures belonging to the National Federation of Demolition Contractors. This will ensure that all demolition works are carried out to professional standards and the company itself will also include liability insurance as part of its service.

Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, must remain open and unblocked (24/7, 365 - around the clock) both during construction works and as a permanent arrangement.

- o The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land.
- o The proposal construction works must not prevent Network Rail from accessing its land.

BAPA (Basic Asset Protection Agreement) formal railway interface

As the proposal includes works which could impact the existing operational railway and in order to facilitate the above, a BAPA (Basic Asset Protection Agreement) will need to be agreed between the developer and Network Rail. The developer will be liable for all costs incurred by Network Rail in facilitating this proposal, including any railway site safety costs, possession costs, asset protection costs / presence, site visits, review and agreement of proposal documents and any buried services searches. The BAPA will be in addition to any planning consent.

Going forward in order for Network Rail to spend any time reviewing any submissions, provision of any asset information, attending any further meetings, assisting with discharging any planning conditions set etc, Network Rail will require the return of a signed BAPA (Basic Asset Protection Agreement) and relevant payment/ PO as noted in the estimate sent. Network Rail is a publicly funded entity and all outside party works, which these are, are cost recoverable as dictated to us by the ORR.

The local planning authority (LPA) are not responsible for the safe operation of the railway or our assets and the issues raised by the developer/applicant will ultimately need to be agreed by Network Rail engineering to ensure the proposed development does not interfere with the safety of the railway.

All new enquiries will need to be submitted via the Asset Protection and Optimisation - Customer Portal

Link to ASPRO ACE Portal [ASPRO Network Rail Implementation \(oraclecloud.com\)](https://oraclecloud.com)

From there, the client can create an account and submit their enquiry. Enquiry will then be assigned to one of the Asset Protection team to progress. The assigned team member will then be in a position to review and comment on any submissions from the outside party.

No works are to commence until agreed with Network Rail. Early engagement with Network Rail is strongly recommended.

4) Demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

1. Monday - Friday: 7.30am - 6pm
2. Saturday: 8.30am - 2pm
3. Sunday / Bank holidays: No work

5) The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience. The applicant should engage with MCCs Events and Network Management Team and ensure that impacts of the demolition on the adopted highway network are mitigated against.

6) Works should take place outside the busy Christmas season (07/11 to 04/01). TfGM have a bus service that uses Sackville Street and Charles Street, the 147 between Piccadilly and West Didsbury that would need to be re-routed, so advance notice of the road closure will help plan and introduce diversion.

Appendix 1 – List of consultees & neighbours notified

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

Flat 405, Orient House, Granby Row, Manchester, M1 7AP
Flat 520, Orient House, Granby Row, Manchester, M1 7AP
Flat 716, Orient House, Granby Row, Manchester, M1 7AS
Flat 318, Orient House, Granby Row, Manchester, M1 7AP
Flat 420, Orient House, Granby Row, Manchester, M1 7AP
Flat 10, Orient House, Granby Row, Manchester, M1 7AJ
Flat 606, Orient House, Granby Row, Manchester, M1 7AS
Flat 804, Orient House, Granby Row, Manchester, M1 7AS
Flat 619, Orient House, Granby Row, Manchester, M1 7AS
Flat 807, Orient House, Granby Row, Manchester, M1 7AS
Top Flat, 78 Sackville Street, Manchester, M1 3NJ
56 Granby House, 61 Granby Row, Manchester, M1 7AR
69 Granby House, 61 Granby Row, Manchester, M1 7AR
49 Granby House, 61 Granby Row, Manchester, M1 7AR
2 Granby House, 61 Granby Row, Manchester, M1 7AR
58 Granby House, 61 Granby Row, Manchester, M1 7AR
52 Granby House, 61 Granby Row, Manchester, M1 7AR
29 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT G3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 46, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 42, Montana House, 136 Princess Street, Manchester, M1 7AF
Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 22, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 59, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 56, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 29, Montana House, 136 Princess Street, Manchester, M1 7AF
Ibis Hotel, Charles Street, Manchester, M1 7DG
116 Princess Street, Manchester, M1 7EN
Flat 207, 90 Princess Street, Manchester, M1 6NG
Flat 206, 90 Princess Street, Manchester, M1 6NG
Flat 407, 90 Princess Street, Manchester, M1 6NG
Flat 106, 90 Princess Street, Manchester, M1 6NG
Flat 104, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 516, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 101, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 405, 90 Princess Street, Manchester, M1 6NG

Fourth Floor Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 208, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 304, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 603, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Old Garratt, 127 Princess Street, Manchester, M1 7AG
Flat 313, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 606, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 406, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 415, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 107, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 605, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 509, Orient House, Granby Row, Manchester, M1 7AP
Flat 102, Orient House, Granby Row, Manchester, M1 7AJ
Flat 4, Orient House, Granby Row, Manchester, M1 7AJ
Flat 618, Orient House, Granby Row, Manchester, M1 7AS
Flat 307, Orient House, Granby Row, Manchester, M1 7AP
Basement, 68 Sackville Street, Manchester, M1 3NJ
Flat 808, Orient House, Granby Row, Manchester, M1 7AS
26 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 803, Orient House, Granby Row, Manchester, M1 7AS
Flat 403, Orient House, Granby Row, Manchester, M1 7AP
Flat 518, Orient House, Granby Row, Manchester, M1 7AP
Flat 406, Orient House, Granby Row, Manchester, M1 7AP
Flat 510, Orient House, Granby Row, Manchester, M1 7AP
Flat 12, Orient House, Granby Row, Manchester, M1 7AJ
Flat 702, Orient House, Granby Row, Manchester, M1 7AS
Flat 203, Orient House, Granby Row, Manchester, M1 7AJ
FLAT Y4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Communication Station, Sackville Street, Manchester, M1 3NJ
FLAT B5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 810, Orient House, Granby Row, Manchester, M1 7AS
Flat 118, Orient House, Granby Row, Manchester, M1 7AJ
Flat 211, Orient House, Granby Row, Manchester, M1 7AJ
Flat 505, Orient House, Granby Row, Manchester, M1 7AP
Flat 605, Orient House, Granby Row, Manchester, M1 7AS
54 Granby House, 61 Granby Row, Manchester, M1 7AR
12 Granby House, 61 Granby Row, Manchester, M1 7AR
15 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 802, Orient House, Granby Row, Manchester, M1 7AS
Flat 401, Orient House, Granby Row, Manchester, M1 7AP
Flat 310, Orient House, Granby Row, Manchester, M1 7AP
Flat 809, Orient House, Granby Row, Manchester, M1 7AS
Flat 113, Orient House, Granby Row, Manchester, M1 7AJ
Flat 9, Orient House, Granby Row, Manchester, M1 7AJ
FLAT Y4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
44 Granby House, 61 Granby Row, Manchester, M1 7AR
21 Granby House, 61 Granby Row, Manchester, M1 7AR
1 Granby House, 61 Granby Row, Manchester, M1 7AR
66 Granby House, 61 Granby Row, Manchester, M1 7AR
28 Granby House, 61 Granby Row, Manchester, M1 7AR
34 Granby House, 61 Granby Row, Manchester, M1 7AR
47 Granby House, 61 Granby Row, Manchester, M1 7AR

25 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 1 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat Green Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 45, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 17, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 1, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 3, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 9, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 11, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 13, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 202, 90 Princess Street, Manchester, M1 6NG
Flat 406, 90 Princess Street, Manchester, M1 6NG
Flat 306, 90 Princess Street, Manchester, M1 6NG
Flat 108, 90 Princess Street, Manchester, M1 6NG
Flat 101, 90 Princess Street, Manchester, M1 6NG
Flat 211, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 303, 90 Princess Street, Manchester, M1 6NG
Manchester House, 86 Princess Street, Manchester, M1 6NG
Third Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor Left, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 413, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 111, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 212, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 510, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 607, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 203, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 316, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 403, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 201, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 601, Orient House, Granby Row, Manchester, M1 7AS
Flat 303, Orient House, Granby Row, Manchester, M1 7AP
Flat 115, Orient House, Granby Row, Manchester, M1 7AJ
Flat 8, Orient House, Granby Row, Manchester, M1 7AJ
Flat 216, Orient House, Granby Row, Manchester, M1 7AJ
Flat 610, Orient House, Granby Row, Manchester, M1 7AS
Flat 202, Orient House, Granby Row, Manchester, M1 7AJ
Orient House, Granby Row, Manchester, M1 7AS
Flat 105, Orient House, Granby Row, Manchester, M1 7AJ
Flat 101, Orient House, Granby Row, Manchester, M1 7AJ
Flat 418, Orient House, Granby Row, Manchester, M1 7AP
Flat 515, Orient House, Granby Row, Manchester, M1 7AP
51 Granby House, 61 Granby Row, Manchester, M1 7AR
55 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 204, Orient House, Granby Row, Manchester, M1 7AJ
Flat 7, Orient House, Granby Row, Manchester, M1 7AJ
Flat 6, Orient House, Granby Row, Manchester, M1 7AJ
Flat 315, Orient House, Granby Row, Manchester, M1 7AP
Flat 13, Orient House, Granby Row, Manchester, M1 7AJ
Flat 308, Orient House, Granby Row, Manchester, M1 7AP
Flat 604, Orient House, Granby Row, Manchester, M1 7AS

Flat 214, Orient House, Granby Row, Manchester, M1 7AJ
Flat 112, Orient House, Granby Row, Manchester, M1 7AJ
Flat 713, Orient House, Granby Row, Manchester, M1 7AS
Flat 404, Orient House, Granby Row, Manchester, M1 7AP
Flat 615, Orient House, Granby Row, Manchester, M1 7AS
Flat 504, Orient House, Granby Row, Manchester, M1 7AP
Flat 213, Orient House, Granby Row, Manchester, M1 7AJ
22 Granby House, 61 Granby Row, Manchester, M1 7AR
17 Granby House, 61 Granby Row, Manchester, M1 7AR
33 Granby House, 61 Granby Row, Manchester, M1 7AR
24 Granby House, 61 Granby Row, Manchester, M1 7AR
41 Granby House, 61 Granby Row, Manchester, M1 7AR
62 Granby House, 61 Granby Row, Manchester, M1 7AR
31 Granby House, 61 Granby Row, Manchester, M1 7AR
7 Granby House, 61 Granby Row, Manchester, M1 7AR
Basement Room, 74 Sackville Street, Manchester, M1 3NJ
Basement, 72 Sackville Street, Manchester, M2 3NJ
37 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT B4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Paper Science Building, 79 Sackville Street, Manchester, M1 3NJ
FLAT B6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 44, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 14, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 35, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 55, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 52, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 25, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 38, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 49, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 47, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 209, 90 Princess Street, Manchester, M1 6NG
Flat 305, 90 Princess Street, Manchester, M1 6NG
Flat 404, 90 Princess Street, Manchester, M1 6NG
Flat 311, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 104, 90 Princess Street, Manchester, M1 6NG
First Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 308, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 609, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 410, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 513, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 604, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 301, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 508, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 401, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 601, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 113, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 206, Salisbury House, 77 Granby Row, Manchester, M1 7BF

Flat 505, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 514, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 102, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 506, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 319, Orient House, Granby Row, Manchester, M1 7AP
Flat 415, Orient House, Granby Row, Manchester, M1 7AP
Flat 316, Orient House, Granby Row, Manchester, M1 7AP
Flat 612, Orient House, Granby Row, Manchester, M1 7AS
Flat 419, Orient House, Granby Row, Manchester, M1 7AP
Flat 709, Orient House, Granby Row, Manchester, M1 7AS
Flat 107, Orient House, Granby Row, Manchester, M1 7AJ
Flat 508, Orient House, Granby Row, Manchester, M1 7AP
Flat 11, Orient House, Granby Row, Manchester, M1 7AJ
Flat 117, Orient House, Granby Row, Manchester, M1 7AJ
Flat 705, Orient House, Granby Row, Manchester, M1 7AS
Ground Floor, 68 Sackville Street, Manchester, M1 3NJ
Flat 617, Orient House, Granby Row, Manchester, M1 7AS
Flat 609, Orient House, Granby Row, Manchester, M1 7AS
Flat 219, Orient House, Granby Row, Manchester, M1 7AJ
Flat 608, Orient House, Granby Row, Manchester, M1 7AS
36 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 407, Orient House, Granby Row, Manchester, M1 7AP
Flat 205, Orient House, Granby Row, Manchester, M1 7AJ
Flat 109, Orient House, Granby Row, Manchester, M1 7AJ
Flat 1, Orient House, Granby Row, Manchester, M1 7AJ
Flat 314, Orient House, Granby Row, Manchester, M1 7AP
Flat 517, Orient House, Granby Row, Manchester, M1 7AP
Flat 201, Orient House, Granby Row, Manchester, M1 7AJ
Flat 707, Orient House, Granby Row, Manchester, M1 7AS
Flat 17, Orient House, Granby Row, Manchester, M1 7AJ
Flat 16, Orient House, Granby Row, Manchester, M1 7AJ
Pendulum Hotel, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
57 Granby House, 61 Granby Row, Manchester, M1 7AR
3 Granby House, 61 Granby Row, Manchester, M1 7AR
First Floor, 72 Sackville Street, Manchester, M1 3NJ
5 Granby House, 61 Granby Row, Manchester, M1 7AR
13 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT B3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 18, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 61, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 31, Montana House, 136 Princess Street, Manchester, M1 7AF

Apartment 48, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 103, 90 Princess Street, Manchester, M1 6NG
Flat 308, 90 Princess Street, Manchester, M1 6NG
Flat 304, 90 Princess Street, Manchester, M1 6NG
Flat 203, 90 Princess Street, Manchester, M1 6NG
Flat 309, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 205, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 315, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 307, 90 Princess Street, Manchester, M1 6NG
Ground Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Sixth Floor F8, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 416, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 515, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 616, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 305, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 412, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 408, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 615, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 114, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 501, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 612, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 302, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 611, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 503, Orient House, Granby Row, Manchester, M1 7AP
Flat 212, Orient House, Granby Row, Manchester, M1 7AJ
Flat 718, Orient House, Granby Row, Manchester, M1 7AS
Flat 710, Orient House, Granby Row, Manchester, M1 7AS
Flat 302, Orient House, Granby Row, Manchester, M1 7AP
Flat 120, Orient House, Granby Row, Manchester, M1 7AJ
Flat 602, Orient House, Granby Row, Manchester, M1 7AS
Flat 312, Orient House, Granby Row, Manchester, M1 7AP
Flat 311, Orient House, Granby Row, Manchester, M1 7AP
Flat 104, Orient House, Granby Row, Manchester, M1 7AJ
Flat 410, Orient House, Granby Row, Manchester, M1 7AP
Flat 320, Orient House, Granby Row, Manchester, M1 7AP
Flat 111, Orient House, Granby Row, Manchester, M1 7AJ
46 Granby House, 61 Granby Row, Manchester, M1 7AR
18 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 815, Orient House, Granby Row, Manchester, M1 7AS
Flat 812, Orient House, Granby Row, Manchester, M1 7AS
FLAT G4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 51, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 60, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 27, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 53, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 6, Montana House, 136 Princess Street, Manchester, M1 7AF

Apartment 2, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 21, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 54, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 41, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 4, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 28, Montana House, 136 Princess Street, Manchester, M1 7AF
Eastz East, 129 Princess Street, Manchester, M1 7AG
Flat 204, 90 Princess Street, Manchester, M1 6NG
Flat 105, 90 Princess Street, Manchester, M1 6NG
Spar, 88A Princess Street, Manchester, M1 6NG
Flat 507, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 103, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 301, 90 Princess Street, Manchester, M1 6NG
Fourth Floor Left Rear, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 116, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 504, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 411, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 511, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 202, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 512, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 503, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 610, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 207, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 511, Orient House, Granby Row, Manchester, M1 7AP
Flat 306, Orient House, Granby Row, Manchester, M1 7AP
Flat 603, Orient House, Granby Row, Manchester, M1 7AS
Flat 220, Orient House, Granby Row, Manchester, M1 7AJ
Flat 501, Orient House, Granby Row, Manchester, M1 7AP
Flat 110, Orient House, Granby Row, Manchester, M1 7AJ
Flat 114, Orient House, Granby Row, Manchester, M1 7AJ
First Floor, 68 Sackville Street, Manchester, M1 3NJ
Flat 218, Orient House, Granby Row, Manchester, M1 7AJ
Flat 208, Orient House, Granby Row, Manchester, M1 7AJ
Flat 3, Orient House, Granby Row, Manchester, M1 7AJ
Flat 15, Orient House, Granby Row, Manchester, M1 7AJ
Flat 816, Orient House, Granby Row, Manchester, M1 7AS
Flat 414, Orient House, Granby Row, Manchester, M1 7AP
4 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 14, Orient House, Granby Row, Manchester, M1 7AJ
Flat 513, Orient House, Granby Row, Manchester, M1 7AP
Flat 309, Orient House, Granby Row, Manchester, M1 7AP
Flat 206, Orient House, Granby Row, Manchester, M1 7AJ
Flat 711, Orient House, Granby Row, Manchester, M1 7AS
Flat 613, Orient House, Granby Row, Manchester, M1 7AS
Flat 814, Orient House, Granby Row, Manchester, M1 7AS
Lookey News, Portland Street, Manchester, M1 3NJ
78 Sackville Street, Manchester, M1 3NJ
FLAT B4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
68 Granby House, 61 Granby Row, Manchester, M1 7AR
38 Granby House, 61 Granby Row, Manchester, M1 7AR
43 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT Y3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT B2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 19, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 24, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 7, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 36, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 15, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 5, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 43, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 40, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 50, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat At, 106 Princess Street, Manchester, M1 6NG
Flat 107, 90 Princess Street, Manchester, M1 6NG
Flat 402, 90 Princess Street, Manchester, M1 6NG
Flat 205, 90 Princess Street, Manchester, M1 6NG
Bouzouki By Night, 88 Princess Street, Manchester, M1 6NG
Flat 204, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 405, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 314, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Sixth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor Rear Right, Manchester House, 86 Princess Street, Manchester, M1 6NG
Fifth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 115, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat At Old Garratt, 79 Granby Row, Manchester, M1 7AB
Flat 312, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 209, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 502, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 602, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 117, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 301, Orient House, Granby Row, Manchester, M1 7AP
Flat 717, Orient House, Granby Row, Manchester, M1 7AS
Flat 116, Orient House, Granby Row, Manchester, M1 7AJ
Flat 801, Orient House, Granby Row, Manchester, M1 7AS
Flat 2, Orient House, Granby Row, Manchester, M1 7AJ
Flat 607, Orient House, Granby Row, Manchester, M1 7AS
Flat 317, Orient House, Granby Row, Manchester, M1 7AP
Flat 708, Orient House, Granby Row, Manchester, M1 7AS
Flat 108, Orient House, Granby Row, Manchester, M1 7AJ
Flat 106, Orient House, Granby Row, Manchester, M1 7AJ
Second Floor, 68 Sackville Street, Manchester, M1 3NJ
68 Sackville Street, Manchester, M1 3NJ
Flat 512, Orient House, Granby Row, Manchester, M1 7AP
Flat 119, Orient House, Granby Row, Manchester, M1 7AJ
59 Granby House, 61 Granby Row, Manchester, M1 7AR
16 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 519, Orient House, Granby Row, Manchester, M1 7AP
Flat 305, Orient House, Granby Row, Manchester, M1 7AP
Flat 217, Orient House, Granby Row, Manchester, M1 7AJ
Flat 714, Orient House, Granby Row, Manchester, M1 7AS

Flat 813, Orient House, Granby Row, Manchester, M1 7AS
Flat 514, Orient House, Granby Row, Manchester, M1 7AP
Flat 805, Orient House, Granby Row, Manchester, M1 7AS
Flat 614, Orient House, Granby Row, Manchester, M1 7AS
FLAT R4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Manchester Conference Centre, Weston Building, Sackville Street, Manchester, M1 3BB
64 Granby House, 61 Granby Row, Manchester, M1 7AR
8 Granby House, 61 Granby Row, Manchester, M1 7AR
Third Floor, 72 Sackville Street, Manchester, M1 3NJ
23 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT R3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 32, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 26, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 34, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 23, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 39, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 58, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 10, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 12, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 33, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 20, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 401, 90 Princess Street, Manchester, M1 6NG
106 Princess Street, Manchester, M1 6NG
Echoes Day Nursery, 63 Charles Street, Manchester, M1 7DQ
Flat 302, 90 Princess Street, Manchester, M1 6NG
Flat 403, 90 Princess Street, Manchester, M1 6NG
Flat 408, 90 Princess Street, Manchester, M1 6NG
Flat 102, 90 Princess Street, Manchester, M1 6NG
Flat 613, Salisbury House, 77 Granby Row, Manchester, M1 7BG
FLAT G3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Building, Sackville Street, Manchester, M1 3BB
Basement To First Floor, 76 Sackville Street, Manchester, M1 3NJ
19 Granby House, 61 Granby Row, Manchester, M1 7AR
6 Granby House, 61 Granby Row, Manchester, M1 7AR
65 Granby House, 61 Granby Row, Manchester, M1 7AR
32 Granby House, 61 Granby Row, Manchester, M1 7AR
Fourth Floor, 72 Sackville Street, Manchester, M1 3NJ
48 Granby House, 61 Granby Row, Manchester, M1 7AR
FLAT G4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 2 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 108, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 105, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Sub Basement, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 106, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 215, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 404, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 210, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 407, Salisbury House, 77 Granby Row, Manchester, M1 7BG

Flat 414, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 608, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 306, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 210, Orient House, Granby Row, Manchester, M1 7AJ
Flat 313, Orient House, Granby Row, Manchester, M1 7AP
Flat 413, Orient House, Granby Row, Manchester, M1 7AP
Flat 409, Orient House, Granby Row, Manchester, M1 7AP
Flat 502, Orient House, Granby Row, Manchester, M1 7AP
Third Floor And Fourth Floor, 68 Sackville Street, Manchester, M1 3NJ
FLAT S7 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Apartment 30, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 8, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 16, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 62, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 57, Montana House, 136 Princess Street, Manchester, M1 7AF
Apartment 37, Montana House, 136 Princess Street, Manchester, M1 7AF
Flat 309, 90 Princess Street, Manchester, M1 6NG
Flat 310, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 409, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 303, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 112, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 216, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 208, 90 Princess Street, Manchester, M1 6NG
Flat 201, 90 Princess Street, Manchester, M1 6NG
Flat 109, 90 Princess Street, Manchester, M1 6NG
Fourth Floor S B Textiles, Manchester House, 86 Princess Street, Manchester, M1 6NG
Zartarian Properties Ltd On Fourth Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Second Floor, Manchester House, 86 Princess Street, Manchester, M1 6NG
Flat 614, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 109, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 213, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 509, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 110, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 118, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 214, Salisbury House, 77 Granby Row, Manchester, M1 7BF
Flat 402, Salisbury House, 77 Granby Row, Manchester, M1 7BG
Flat 304, Orient House, Granby Row, Manchester, M1 7AP
Flat 412, Orient House, Granby Row, Manchester, M1 7AP
Flat 620, Orient House, Granby Row, Manchester, M1 7AS
Flat 506, Orient House, Granby Row, Manchester, M1 7AP
Flat 703, Orient House, Granby Row, Manchester, M1 7AS
Flat 103, Orient House, Granby Row, Manchester, M1 7AJ
Flat 209, Orient House, Granby Row, Manchester, M1 7AJ
Flat 416, Orient House, Granby Row, Manchester, M1 7AP
Flat 411, Orient House, Granby Row, Manchester, M1 7AP
Flat 402, Orient House, Granby Row, Manchester, M1 7AP
Flat 701, Orient House, Granby Row, Manchester, M1 7AS
Flat 806, Orient House, Granby Row, Manchester, M1 7AS
39 Granby House, 61 Granby Row, Manchester, M1 7AR
Flat 611, Orient House, Granby Row, Manchester, M1 7AS
Flat 417, Orient House, Granby Row, Manchester, M1 7AP
Flat 215, Orient House, Granby Row, Manchester, M1 7AJ

