MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143577/FO/2025
Date registered valid:	23 September 2025
Proposal:	Elevational alterations for replacement of cladding.
Address:	Cooper House, 2 Camelford Close, Manchester, M15 6DX
Ward(s):	Hulme Ward
Applicant:	The Guinness Partnership
Agent (if any):	Mr Ed Sham, Bickerdike Allen Partners
Case officer:	Jack Naven Tel: 0161 219 2095 Email: jack.naven@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**14 November 2025**

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 7 October 2025

Standard consultations:
Printed: 29 September 2025 Expired: 20 October 2025

Neighbour notifications
Printed: 29 September 2025 Expired: 20 October 2025

Site notice
Posted: 7 October 2025 Expired: 28 October 2025

Press advert
Published: 7 October 2025 Expired: 21 October 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Cooper House is a residential building, bounded to the west by Boundary Lane, to the east by Trinity Court, a mixed used development including apartments, and to the south by the playing fields of Trinity Church of England High School.

The site entrance is from Camelford Close to the north of the site, which also provides access to a neighbouring low-rise building.

The building has a reinforced concrete frame construction, with uninsulated masonry cavity walls with a brickwork outer leaf and blockwork inner leaf.

Cooper House was originally constructed in the 1970s as a purpose-built block of flats. The building was refurbished around 2013 to 2014 which involved major works to internal areas, balconies and access walkways, the installation of new windows and the construction of a new entrance lobby.

The building is 10 stories in height and contains approx. 90no. one and two bed apartments on the upper nine floors. Storage units and ancillary facilities to the building, including a caretakers office, refuse stores and plant rooms are located on the lower ground floor.

The area to the east is dominated by University uses, particularly the University of Manchester, as well as Royal Northern College of Music, with the edge of the Manchester Metropolitan University campus to the north-east.

The other surroundings uses are primarily residential, many purpose built student accommodation, with Trinity Church of England High School located to the south of the site.

There are numerous protected trees within the site boundary.

The site is not located within the setting of any listed buildings.

The site is not located within a conservation area.

Description of Development

The proposal seeks planning permission for elevational alterations for replacement of cladding.

It is proposed to replace the existing cladding panels to localised external wall and soffit areas of the building, including to external columns, balcony dividing walls and soffits, access walkway soffits, lower ground floor soffits and entrance lobby walls. It is also proposed to replace existing insulated aluminium and PVCu spandrel panels to curtain walling and windows.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Health & Safety Executive (Fire Safety) – Are content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Highways Services - Have concluded that the proposal will have no a material impact on the local highways nor on its users, nor on access, servicing or refuse. Have requested that a condition be attached to provided a Construction Management Plan prior to the commencement of works, in order to better understand the impact the vehicles associated with the works will have on the local highways.

Environmental Health - Have accepted the findings of the acoustic report submitted with the application. Requested that a verification report is conditioned to demonstrate that the limits set out in that report have been achieved.

Policy

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

- Policy JP-Strat2 - City Centre
- Policy JP-S1 - Sustainable Development
- Policy JP-P2 - Heritage
- Policy JP-S4 - Resilience

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

- Policy SP1 - Spatial Principles
- Policy CC9 - Design and Heritage
- Policy EN1 - Design Principles and Strategic Character Areas

- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

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

- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places
- Chapter 16 - Conserving the Historic Environment

Other Legislative Requirements

- Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

The main issues to consider are the principle of the development, the impact on the visual amenity of the buildings and the street scene, whether the proposal would enhance or maintain the character and appearance of the surrounding area, whether the proposal would maintain the existing noise insulation properties of the building, as well as fire safety considerations, and whether the proposals will affect accessibility or public safety.

Principle of the Development

The principle of the development is considered to be acceptable as the works are considered to be necessary in order to address fire safety concerns with the building.

Visual Amenity



1. North Elevation



2. East Elevation



3. South Elevation



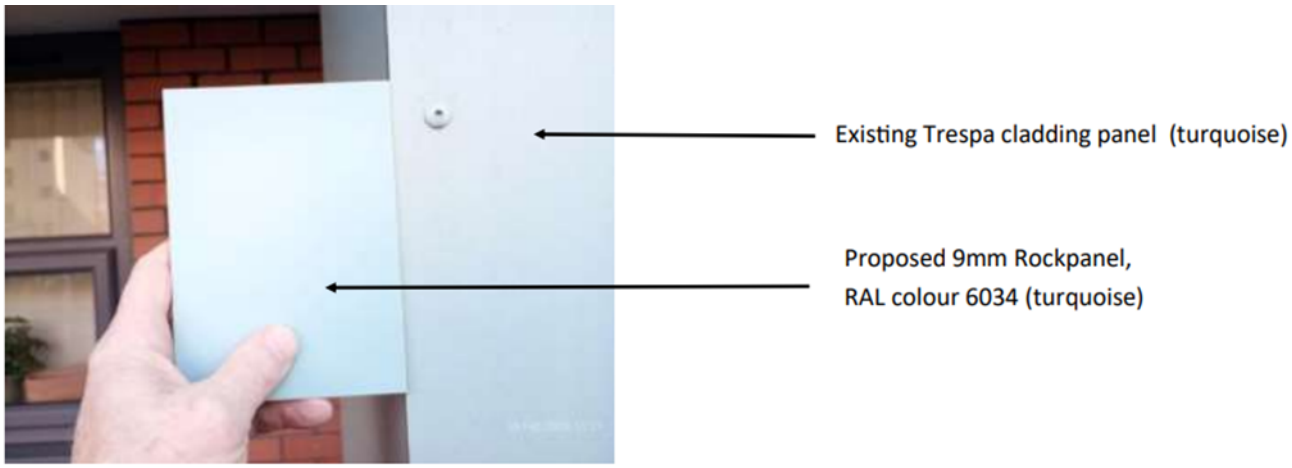
4. West Elevation

Highlighted areas of elements to be replaced

The Design and Access Statement that accompanies the application states that the replacement cladding materials have been chosen to match the existing as far as possible so that the overall existing appearance of Cooper House is maintained.

Only elements that are required to be replaced for fire safety reasons as being replaced.

Both turquoise and grey 6mm Trespa Rainscreen panels shall be replaced by 9mm Rockpanel rainscreen panels of a corresponding colour.



Proposed and existing turquoise colour cladding

In terms of colour and finish, the proposed material is considered to not be too materially different from the existing cladding.

It will be externally fixed, as the existing cladding will be. Whilst external fixings are not ideal, given the fact that the current cladding is externally fixed, the City Council would not be able to refuse the application on the basis of external fixings.



4.3 Proposed grey Rockpanel to replace existing grey Trespa cladding panels

Proposed and existing grey colour cladding

These will replace relatively minor elements to the façade when viewed in the wider context of the building elevations, namely the columns at ground level, the balcony dividers, the entrance lobby and lower ground floor storage units.

It would be preferable in the view of the City Council if the Trespa Rainscreen panels were replaced by white Rockpanel Rainscreen panels, instead of the proposed EWI White Render.

However, the City Council understands that there are cost implications with this and that the priority of these re-clads is remediate fire safety concerns.

The EWI Render will be on soffits that will be recessed and not be a primary external feature of the elevations of the building. If they were to be sited in a more prominent position on the elevation, then the City Council would probably not support this material on visual amenity grounds.

Given the siting of this material on soffits, it is not considered that the render material is harmful enough to refuse on visual amenity grounds. The Rockpanel rainscreen claddings are considered to be acceptable.

The proposal is therefore not refused on visual amenity grounds, pursuant to policies JP-Strat2 and JP-S1 of Places for Everyone, SP1 and DM1 of the Manchester Core Strategy, and sections 12 of the NPPF.

Residential Amenity

The accompanying acoustic information confirms that the replacement cladding does not impact the acoustic integrity of the façade and does not lead to a reduction in façade performance as originally assessed and approved.

A verification element has been attached to this condition to confirm that the new cladding installed is as proposed in the report submitted with the original application.

Fire Safety and Public Safety

A comprehensive fire statement form was submitted along with the proposals.

The proposal will involve the removal and replacement of existing non-compliant materials with materials achieving a reaction to fire classification of A2-s1, d0 or better.

This will involve the removal of all combustible cladding, insulation and timber provided to the entrance lobby and around the storage units and ground floor soffits, with all materials to be replaced with materials achieving Euroclass A2-s1,d0 or better, with appropriate cavity closers to be provided around openings.

It will also involve the removal of all combustible Trespa Panels, timber battens and insulation provided to the balcony walkway soffits and columns, as it poses a risk as the escape routes could become impassable due to partial enclosure of areas within the walkways. All new materials are to be replaced with materials achieving a minimum Euroclass A2-s1,d0 or better.

As well as the removal of all combustible Trespa Panels, timber and Celotex (PIR) insulation provided to the private residential balcony soffits, dividers and columns. As the balconies are set back with significant quantities of combustible materials, this may result in an increased vertical flame height and vertical fire spread between balconies. The Trespa cladded columns may also contribute to horizontal fire spread between flats via the balconies. Therefore, all materials are to be replaced with materials achieving Euroclass A2-s1,d0 or better.

Finally, the works will see the replacement of PVCu window spandrel panels with PPC aluminium spandrel panels, achieving a fire classification of A2-s1,d0.

Following a review of the information provided in the planning application, HSE was content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

Access

The proposals will not affect the current access, the servicing of the building or collection of refuse.

Impact on Highways

There will be no material impact upon the local highways or its users as a result of the proposed works, besides the impacts of Construction during the construction period. A condition for a Construction Management Plan has been attached as a condition to the application to mitigate any impacts on the highway during the construction works period.

Conclusion

Given the above, the proposed development is considered acceptable pursuant to Places for Everyone Policies JP-S1 and JP-S4, Manchester Core Strategy Policies DM1, SP1, CC9, EN1 and EN3, UDP policy DC26, and the NPPF.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

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

Condition(s) to be attached to decision for approval

1) 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, received by Manchester City Council as the Local Planning Authority on 29 July 2025:

- The Location plan 10007/D1001/REV P
- Location plan 10007/D1000/REV P2
- Proposed Reflective Ceiling Plan Lower Ground Floor 10007/D2001/REV P2
- Proposed Reflective Ceiling Plan Ground Floor 10007/D2002/REV P2
- Proposed Reflective Ceiling Plan First, Fourth, Sixth and Eighth 10007/D2003/REV P2
- Proposed Reflective Ceiling Plan Second Floor Plan 10007/D2004/REV P2
- Proposed Reflective Ceiling Plan Third, Fifth and Seventh Floor 10007/D2005/REV P2
- Proposed South Elevation 10007/D2101/REV P2
- Proposed North Elevation 10007/D2102/REV P2
- Proposed East and West Elevations 10007/D2103/REV P2
- Proposed Typical Sections AA
- Proposed Typical Sections BB
- Proposed Typical Sections CC
- Proposed Typical Sections DD
- Design and Access Statement
- Fire Statement

And received by Manchester City Council as the Local Planning Authority on 23 September 2025:

- Cooper House, Manchester, M15 6TX Facade Acoustic Assessment, produced by Bickerdike Allen Partners

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

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- 9mm Rockpanel rainscreen panel RAL colour 6034
- 9mm Rockpanel rainscreen panel RAL colour 7016
- PermaRock EWI Soffits 50mm external wall insulation system in white

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) a) The acoustic performance of the cladding will comply with the 'Cooper House, Manchester, M15 6TX Facade Acoustic Assessment', produced by Bickerdike Allen Partners, received by the City Council as Local Planning Authority on 23 September 2025.

b) Within two months from the completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.
To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

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

5) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

Informatives

1) It is noted that the scope of the above planning application involves the replacement of external wall systems with materials meeting classification A2-s1, d0 or better, as stated in

section 6(g) of the fire statement. The applicant is advised that persons with competence in fire safety should undertake the proposed works.
It should be noted that amended Building Regulations now state "Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building." At the next regulatory stage, confirmation should be provided about whether the proposed replacement external wall systems include the prohibited relevant metal composite materials. Any design changes necessary to ensure that only suitable materials are used in external walls may affect land use planning considerations such as the appearance of the building.

2) Section 12 of the fire statement states: "There is one operational dry riser within the lift lobby (the main fire service entrance point). The guidance in Approved Document B Volume 1, 2025 states that all parts of a floorplate should be within 45m of a dry riser outlet. As an existing condition, this is not achieved, however this is an existing noncompliance with the current guidance."
This is noted, it will be for the Accountable Person to demonstrate that the building safety risks (including risks associated with fire spread) are being managed in the building safety case.

Section 13 of the fire statement requires detail of the provision of adequate firefighting water via hydrants and whether they are operational. The applicant states: "Using Google Maps Street View, RISC Authority Hydrant Mapping Tool and RISC Authority Informer database no existing public hydrants within 90m of the residential entrance to Cooper House were found." This is noted, HSE advises that the Local Fire and Rescue Service should be consulted to ascertain whether additional fire hydrants are required and should seek the advice of the LPA about the materiality of proposals to land use planning considerations, should additional hydrants be required.

3) For information, HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings - https://www.gov.uk/guidance/applying-to-register-a-high-rise-residential-building

It will be for the accountable person to submit a safety case to demonstrate how the building's safety risks are managed. This would include the risks to the safety of people in or about a building arising from the spread of fire, including the spread of fire over external walls.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Health & Safety Executive (Fire Safety)

Apartment 2, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 4, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 21, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 10, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 5, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 29, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 49, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 19, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 27, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 24, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 9, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
32 Cooper House, 2 Camelford Close, Manchester, M15 6DX
31 Cooper House, 2 Camelford Close, Manchester, M15 6DX
15 Cooper House, 2 Camelford Close, Manchester, M15 6DX
6 Freeman Square, Manchester, M15 6XJ
55 Cooper House, 2 Camelford Close, Manchester, M15 6DX
25 Cooper House, 2 Camelford Close, Manchester, M15 6DX
45 Cooper House, 2 Camelford Close, Manchester, M15 6DX
49 Cooper House, 2 Camelford Close, Manchester, M15 6DX
89 Cooper House, 2 Camelford Close, Manchester, M15 6DX
41 Cooper House, 2 Camelford Close, Manchester, M15 6DX
79 Cooper House, 2 Camelford Close, Manchester, M15 6DX
20 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
68 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
110 Boundary Lane, Manchester, M15 6FD
6 Fenwick Street, Manchester, M15 6XL
98 Boundary Lane, Manchester, M15 6FD
Room 117, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 114 And 116, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 102, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 305, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 306, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 324, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 212 And 214, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat N3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
70 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
26 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
59 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
12 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
4 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
60 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
13 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
40 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat J1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 42, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Apartment 11, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 13, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 55, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
40 - 42 Higher Cambridge Street, Manchester, M15 6AN
Apartment 1, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 24, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 53, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 46, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 15, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 30, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 2, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 15, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 17, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 4, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
74 Cooper House, 2 Camelford Close, Manchester, M15 6DX
11 Cooper House, 2 Camelford Close, Manchester, M15 6DX
84 Cooper House, 2 Camelford Close, Manchester, M15 6DX
42 Cooper House, 2 Camelford Close, Manchester, M15 6DX
66 Cooper House, 2 Camelford Close, Manchester, M15 6DX
10 Cooper House, 2 Camelford Close, Manchester, M15 6DX
8B Freeman Square, Manchester, M15 6XJ
2D Ruby Street, Manchester, M15 6RS
106 Boundary Lane, Manchester, M15 6FD
104D Boundary Lane, Manchester, M15 6FD
2A Freeman Square, Manchester, M15 6XJ
38 Cooper House, 2 Camelford Close, Manchester, M15 6DX
30 Cooper House, 2 Camelford Close, Manchester, M15 6DX
19 Cooper House, 2 Camelford Close, Manchester, M15 6DX
17 Cooper House, 2 Camelford Close, Manchester, M15 6DX
4 Cooper House, 2 Camelford Close, Manchester, M15 6DX
83 Cooper House, 2 Camelford Close, Manchester, M15 6DX
8 Cooper House, 2 Camelford Close, Manchester, M15 6DX
15 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
34 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
The Gamecock, Boundary Lane, Manchester, M15 6GE
94C Boundary Lane, Manchester, M15 6FD
2 Fenwick Street, Manchester, M15 6XL
Room 109, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 318, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 332, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 209, The Foyer, 61 Booth Street West, Manchester, M15 6PP
57 Booth Street West, Manchester, M15 6PQ
Room 108, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 308, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 211, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat P8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
36 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
52 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
56 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
30 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
24 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Spar Stores, Higher Cambridge Street, Manchester, M15 6AD

Flat J4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 17, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 47, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 7, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 28, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 27, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 48, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 11, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 25, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 1, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
52 Cooper House, 2 Camelford Close, Manchester, M15 6DX
72 Cooper House, 2 Camelford Close, Manchester, M15 6DX
62 Cooper House, 2 Camelford Close, Manchester, M15 6DX
86 Cooper House, 2 Camelford Close, Manchester, M15 6DX
104B Boundary Lane, Manchester, M15 6FD
2E Freeman Square, Manchester, M15 6XJ
102 Boundary Lane, Manchester, M15 6FD
60 Cooper House, 2 Camelford Close, Manchester, M15 6DX
65 Cooper House, 2 Camelford Close, Manchester, M15 6DX
26 Cooper House, 2 Camelford Close, Manchester, M15 6DX
40 Cooper House, 2 Camelford Close, Manchester, M15 6DX
57 Cooper House, 2 Camelford Close, Manchester, M15 6DX
58 Cooper House, 2 Camelford Close, Manchester, M15 6DX
6 Cooper House, 2 Camelford Close, Manchester, M15 6DX
87 Cooper House, 2 Camelford Close, Manchester, M15 6DX
64 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
47 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
21 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
49 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
94D Boundary Lane, Manchester, M15 6FD
3B Millbeck Street, Manchester, M15 6TB
Room 327, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 106, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 219, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 302, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 216, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 207, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 320, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat N1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
50 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
3 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
23 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
33 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat K5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 51, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 57, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 40, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 6, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 33, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Apartment 3, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 35, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 23, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 14, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 20, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 26, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 18, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
47 Cooper House, 2 Camelford Close, Manchester, M15 6DX
23 Cooper House, 2 Camelford Close, Manchester, M15 6DX
5 Cooper House, 2 Camelford Close, Manchester, M15 6DX
8A Freeman Square, Manchester, M15 6XJ
2F Freeman Square, Manchester, M15 6XJ
80 Cooper House, 2 Camelford Close, Manchester, M15 6DX
54 Cooper House, 2 Camelford Close, Manchester, M15 6DX
48 Cooper House, 2 Camelford Close, Manchester, M15 6DX
67 Cooper House, 2 Camelford Close, Manchester, M15 6DX
44 Cooper House, 2 Camelford Close, Manchester, M15 6DX
24 Cooper House, 2 Camelford Close, Manchester, M15 6DX
37 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
62 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
54 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
7 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
96 Boundary Lane, Manchester, M15 6FD
Room 119, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 325, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 110 And 112, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 217, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 304, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 330, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 316, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 314, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 328, The Foyer, 61 Booth Street West, Manchester, M15 6PP
17 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
22 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
65 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
25 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
41 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat K2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 19, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 14, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 23, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 41, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 39, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 22, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Trinity C Of E High School, Higher Cambridge Street, Manchester, M15 6HP
Flat 7, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
37 Cooper House, 2 Camelford Close, Manchester, M15 6DX
35 Cooper House, 2 Camelford Close, Manchester, M15 6DX
2C Ruby Street, Manchester, M15 6RS
104A Boundary Lane, Manchester, M15 6FD
Room 303, The Foyer, 61 Booth Street West, Manchester, M15 6PP

90 Cooper House, 2 Camelford Close, Manchester, M15 6DX
69 Cooper House, 2 Camelford Close, Manchester, M15 6DX
36 Cooper House, 2 Camelford Close, Manchester, M15 6DX
21 Cooper House, 2 Camelford Close, Manchester, M15 6DX
75 Cooper House, 2 Camelford Close, Manchester, M15 6DX
1 Cooper House, 2 Camelford Close, Manchester, M15 6DX
50 Cooper House, 2 Camelford Close, Manchester, M15 6DX
18 Cooper House, 2 Camelford Close, Manchester, M15 6DX
3 Cooper House, 2 Camelford Close, Manchester, M15 6DX
81 Cooper House, 2 Camelford Close, Manchester, M15 6DX
14 Cooper House, 2 Camelford Close, Manchester, M15 6DX
85 Cooper House, 2 Camelford Close, Manchester, M15 6DX
Hopton Court, 2 Booth Street West, Manchester, M15 6EP
38 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
9 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
1 Millbeck Street, Manchester, M15 6TB
3E Millbeck Street, Manchester, M15 6TB
Room 317, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 103, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 202, The Foyer, 61 Booth Street West, Manchester, M15 6PP
59 Booth Street West, Manchester, M15 6PQ
Flat N4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Room 205, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 301, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Ground Floor, 61 Booth Street West, Manchester, M15 6EP
Flat R3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
10 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
69 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
19 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
39 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
57 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
18 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
58 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
14 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat J2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 32, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 50, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 44, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 54, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 26, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 52, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 21, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 5, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 28, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 16, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
33 Cooper House, 2 Camelford Close, Manchester, M15 6DX
16 Cooper House, 2 Camelford Close, Manchester, M15 6DX
61 Cooper House, 2 Camelford Close, Manchester, M15 6DX
59 Cooper House, 2 Camelford Close, Manchester, M15 6DX
2B Ruby Street, Manchester, M15 6RS
108 Boundary Lane, Manchester, M15 6FD
4 Ruby Street, Manchester, M15 6RS
104C Boundary Lane, Manchester, M15 6FD

104E Boundary Lane, Manchester, M15 6FD
6 Ruby Street, Manchester, M15 6RS
2D Freeman Square, Manchester, M15 6XJ
The Boundary Medical Practice, 63 Booth Street West, Manchester, M15 6PR
82 Cooper House, 2 Camelford Close, Manchester, M15 6DX
51 Cooper House, 2 Camelford Close, Manchester, M15 6DX
9 Cooper House, 2 Camelford Close, Manchester, M15 6DX
70 Cooper House, 2 Camelford Close, Manchester, M15 6DX
28 Cooper House, 2 Camelford Close, Manchester, M15 6DX
63 Cooper House, 2 Camelford Close, Manchester, M15 6DX
12 Cooper House, 2 Camelford Close, Manchester, M15 6DX
64 Cooper House, 2 Camelford Close, Manchester, M15 6DX
34 Cooper House, 2 Camelford Close, Manchester, M15 6DX
73 Cooper House, 2 Camelford Close, Manchester, M15 6DX
68 Cooper House, 2 Camelford Close, Manchester, M15 6DX
45 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
43 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
67 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
6 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
94B Boundary Lane, Manchester, M15 6FD
94A Boundary Lane, Manchester, M15 6FD
3D Millbeck Street, Manchester, M15 6TB
Room 208 And 210, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 307, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Italian Express, Higher Cambridge Street, Manchester, M15 6AD
Room 101, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 322, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 313, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 218, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 319, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 203, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 118, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat N2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat R1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
5 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
48 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
29 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
31 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
28 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
53 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
1 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat K1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M8, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H2, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 37, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 56, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 30, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 9, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 31, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 43, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR

Apartment 16, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 12, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 25, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 20, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
1 Ruby Street, Manchester, M15 6RS
Flat 6, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
7 Cooper House, 2 Camelford Close, Manchester, M15 6DX
22 Cooper House, 2 Camelford Close, Manchester, M15 6DX
77 Cooper House, 2 Camelford Close, Manchester, M15 6DX
39 Cooper House, 2 Camelford Close, Manchester, M15 6DX
71 Cooper House, 2 Camelford Close, Manchester, M15 6DX
2C Freeman Square, Manchester, M15 6XJ
2B Freeman Square, Manchester, M15 6XJ
13 Cooper House, 2 Camelford Close, Manchester, M15 6DX
53 Cooper House, 2 Camelford Close, Manchester, M15 6DX
46 Cooper House, 2 Camelford Close, Manchester, M15 6DX
56 Cooper House, 2 Camelford Close, Manchester, M15 6DX
32 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
2 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
94F Boundary Lane, Manchester, M15 6FD
3C Millbeck Street, Manchester, M15 6TB
4 Fenwick Street, Manchester, M15 6XL
Room 107, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 104, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 315, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 201, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 329, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat P4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat P6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
27 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
51 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
16 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
11 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
46 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat K6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat J5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M7, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Apartment 34, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 8, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 45, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 18, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 38, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 36, Trinity Court, 44 Higher Cambridge Street, Manchester, M15 6AR
Flat 22, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 29, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 31, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
112 Boundary Lane, Manchester, M15 6FD
Flat 12, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 10, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 8, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD
Flat 3, Linford Gardens, 114 Boundary Lane, Manchester, M15 6FD

27 Cooper House, 2 Camelford Close, Manchester, M15 6DX
20 Cooper House, 2 Camelford Close, Manchester, M15 6DX
43 Cooper House, 2 Camelford Close, Manchester, M15 6DX
88 Cooper House, 2 Camelford Close, Manchester, M15 6DX
1 Freeman Square, Manchester, M15 6XJ
4 Freeman Square, Manchester, M15 6XJ
76 Cooper House, 2 Camelford Close, Manchester, M15 6DX
29 Cooper House, 2 Camelford Close, Manchester, M15 6DX
2 Cooper House, 2 Camelford Close, Manchester, M15 6DX
78 Cooper House, 2 Camelford Close, Manchester, M15 6DX
42 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
44 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
8 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat At, The Gamecock, Boundary Lane, Manchester, M15 6GE
2E Ruby Street, Manchester, M15 6RS
2A Ruby Street, Manchester, M15 6RS
94E Boundary Lane, Manchester, M15 6FD
94G Boundary Lane, Manchester, M15 6FD
3A Millbeck Street, Manchester, M15 6TB
100 Boundary Lane, Manchester, M15 6FD
Room 120, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 111, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 312, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 310, The Foyer, 61 Booth Street West, Manchester, M15 6PP
The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 105, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 204, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Room 326, The Foyer, 61 Booth Street West, Manchester, M15 6PP
Flat P3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
63 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
66 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
35 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
61 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
55 Hopton Court, 2 Booth Street West, Manchester, M15 6EP
Flat K3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat K4, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L6, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat L3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat M5, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H1, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD
Flat H3, Rosamond House, 28 Higher Cambridge Street, Manchester, M15 6AD

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -

Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL