MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144771/FO/2025
Date registered valid:	12 January 2026
Proposal:	Erection of a 16 storey building comprising 73 apartments (Use Class C3), 2 car parking spaces and 73 cycle parking spaces, landscaping, access and associated development.
Address:	48 Store Street, Manchester, M1 2WA
Ward(s):	Piccadilly Ward
Applicant:	Mr John Connolly Merebridge Construction
Agent (if any):	Mr Peter Tooher Nexus Planning
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Minded to Approve subject to the signing of the Section 106 agreement
Date of recommendation:	18 May 2026

Application details

Type of application: Full Application Consent

Development type: Major Dwellings

Date of site visit: 16 January 2026

Standard consultations:
Printed: 14 January 2026 Expired: 4 February 2026

Neighbour notifications
Printed: 14 January 2026 Expired: 4 February 2026

Site notice
Posted: 16 January 2026 Expired: 6 February 2026

Press advert
Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

This 0.07ha site is bounded by Store Street, a 2-storey commercial building and residential development at Piccadilly Village and Chapeltown St. It is vacant and all trees and vegetation were cleared in 2021 to allow investigative works to establish the feasibility of development.

There was previously a retaining wall on the northern boundary which restricted access to the site, and it could only be accessed from Piccadilly Village. Due to enabling works commencing there is currently site hoarding fronting Store Street.

The site slopes down to Store Street by about 4.5m. Some boundaries have fencing. There is an area of mature tree planting in front of the residential blocks.

The grade II* listed Ashton canal aqueduct crosses Store Street nearby. Other listed buildings close to the site include the Stable block to the south east of Junction Works, 40 Ducie Street, Crusader Works and London Warehouse (all Grade II Listed). Stevenson Square Conservation Area is 250m away from the site and Ancoats Conservation Area 500m.

The site is 250 m South West of Piccadilly Station and is close to all sustainable transport options. It has been used for industrial activities since the nineteenth century and buildings were demolished in the late 20th century following which self seeded trees and vegetation became established.

There are 3 and 4 storey residential blocks which characterise the buildings within the Piccadilly Village around the Canal to the rear and a 5-storey residential block directly opposite. Jutland House, Navigation House, Wharf Close and Paradise Wharf vary in height from 6 - 8 storeys. There are well established residential communities immediately adjacent, but this part of Store Street has historically been dominated by light industrial uses. The former industrial building close to the site is being occupied by Diecast, a mixed-use drinking establishment and commercial premises.

The site is in the HS2 Manchester Piccadilly Strategic Regeneration (SRF) and Masterplan (2018).

It is close to the Portugal Street East SRF (PSE SRF) where the following schemes are being implemented and completed:

- 122000 -Victoria House part 25 part 3 storey residential;
- 127317-The Castings – Part 25,21,14 and 7 storey residential;
- 121099 -The Fairfax -2 residential blocks (29 and 23 storeys); and
- The Leonardo Hotel (122599) (part 13 part ,14 storey) Consent was also recently granted for a 15 storey building (Ferrous) on Chapeltown Street.

The site is also close to the Piccadilly Basin SRF; Mayfield SRF; Ancoats & New Islington Neighbourhood Development Framework; Holt Town Regeneration Framework; and the Kampus SRF.

The site is close to Piccadilly Station, New Islington metro-link stop and the Inner Relief Route with access to all sustainable transport options. Pedestrian connections and permeability are compromised by traffic and the area feels disconnected from Ancoats and New Islington. There are surface car parks near to the site and a multi storey car park adjacent to Piccadilly Station.

The site is in Flood Zones 1 with a low risk of flooding with regards to surface water flooding and is in a Critical Drainage Area. The site is in an Air Quality Management Area (AQMA).

Description of development

Planning Permission is sought for the erection of a 16 storey building comprising 73 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace), 2 car parking spaces and 73 cycle parking spaces, landscaping, access and associated development.

There is an extant planning permission on the site under (132626/FO/2022) - Erection of 15 storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development. Decision: 30 June 2022.

The proposal development subject of this application refers to the exact same scale and massing of this extant permission. The design has been altered and would consist of a Corten steel base at ground and first floor with red brick facades to the upper floors.



Extant planning permission (15 storeys) and proposed development (16 storeys)

Each apartment would have a mechanical ventilation heat recovery (MVHR) system which allows a tightly sealed and correctly ventilated environment to be created and a reduction in heat loss and improved air quality.

The enabling works have commenced on site under the extant planning permission 132626/FO/2022 to allow for the development to break up and level the site and provide and construct retaining structures.

Proposed Apartment Mix

- 47 x 2-bedroom 3 person apartments
- 26 1 x bedroom 2 person apartments.

Previously approved accommodation mix:

Occupancy	Approved Development	
	Size Range (Sqm)	No. of Units
1 Bed Studios	37.4-37.8	2
1 Bed	46.1-48.8	16
2 Bed	60.3-71.8	32
2 Bed Duplex	94	1
3 Bed Duplex	110.7-131	2
3 Bed*	197.4	1
Total	-	54

The homes would comply with or exceed the Residential Quality Guide standards.

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and as a major planning application. Site notices were displayed to Store Street and Chapeltown Street. Letters have also been sent out to local businesses and residents.

One representation has been received as part of that process:

- Installation of a minimum of eight Swift nest bricks to provide enhancement for biodiversity.
- Swifts are on the Red-listed species on the list of Birds of Conservation Concern and a Priority species for the Royal Society for the Protection of Birds (RSPB).
- Installing Swift nest bricks would contribute to the objectives of national legislation and planning policy.

Highway Services - No objection subject to conditions for compliance with Construction Management Plan, Waste Management Strategy, Food/Delivery Management Strategy and provision of 73 internal cycle spaces.

Additionally, the adoption of a Travel Plan, scheme for electric vehicle charging points, scheme for off-site highways works, disabled parking spaces to front of site and the provision of a car club bay.

Transport For Greater Manchester – No objections but advise there should be the provision of cycle parking of 1 per bedroom and 121 spaces should be provided.

Environmental Health – No objection subject to conditions for compliance with Construction Management Plan, Waste Management Strategy, Scheme for EV charging points in accordance with recommendations of the Air Quality Assessment.

The ground conditions are acceptable and no evidence of asbestos or contamination that exceeds criteria. The applicant shall submit calibration certificates for the gas monitoring equipment used.

Prior to the installation of any internal plant where required to extract externally, an acoustic survey shall be submitted for approval.

Prior to above ground works, the final residential noise and overheating assessment shall be submitted for approval. This shall demonstrate there would be no unacceptable impacts on amenity of occupiers of the development from noise impacts including traffic and the nearby Diecast.

Neighbourhood Team Leader (Arboriculture) – No comments received

Flood Risk Management Team – Advised there records indicate the presence of a culverted watercourse (Shooters Brook) in Store Street. The culverted watercourse should be investigated.

Work & Skills Team – No objections subject to compliance with the Local Labour Construction proposal and verification is submitted through condition.

City Centre Regeneration – No comments received

Greater Manchester Police – advise they recommend the development is built to Secured by Design standards.

Historic England (North West) – Not offering advice on this proposal

Environment Agency – No comments received as does not fall within their consultation remit.

Greater Manchester Archaeological Advisory Service – Written Scheme of Investigation (WSI) was approved under condition discharge CDN/25/0926 (condition to previous consent). The archaeological work outlined in the approved WSI should be carried out and this will inform whether there is the requirement for any further archaeological fieldwork on the site and all subsequent post-excavation tasks.

High Speed Two (HS2) Limited – No objections and advise a small area of the site is located within the HS2 safeguarding and acknowledge the extant residential planning permissions at the site. Also, the applicant continues to follow future progress regarding the delivery of the Northern Power Rail.

Greater Manchester Ecology Unit – There are no landscaping plans associated with the development. To achieve the biodiversity net gains off site habitat creation or enhancement will be required. The applicant will be required to submit a Biodiversity Gain Plan in order to discharge the Biodiversity Gain Condition.

Greater Manchester Pedestrians Society – No comments received

Piccadilly Village Residents Association – No comments received

United Utilities Water PLC - Advised the foul and surface water drainage is acceptable in principle. Request the finished floor levels are added to the proposed drainage plan with the final surface water drainage is submitted for approval through condition.

Canal & River Trust advise the assessment on the significance is not discussed prior to the assessment of the contribution to the significance and setting of the Grade II* listed Aqueduct.

Despite this point, the Trust would not suggest the impact would be significantly different or moving into substantial harm range.

The Trust also considers that improved materiality, brick detailing and relief would help break up the massing and appearance, as the proposal will be a dominant vertical building directly behind the aqueduct in views along Store Street.

Health & Safety Executive (Gateway 1) –

No objections but have commented on the Fire Safety Statement identifying some further design work required in relation to the facades and the use of protected lobbies to separate common areas and access to water for firefighting. These may have an impact on planning considerations of design and layout with planning implications which could usefully be considered now.

Policies

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

- Objective 1: Meet our housing need
- Objective 2: Create neighbourhoods of choice
- Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester
- Objective 4: Maximise the potential arising from our national and international assets
- Objective 5: Reduce inequalities and improve prosperity
- Objective 6: Promote the sustainable movement of people, goods and information
- Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region
- Objective 8: Improve the quality of our natural environment and access to green
- Objective 9: Ensure access to physical and social infrastructure
- Objective 10: Promote the health and wellbeing of communities

- Policy JP-Strat1: Core Growth Area
- Policy JP- Strat2: City Centre
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy
- Policy JP-S3 - Heat and Energy Networks
- Policy JP-S4: Flood Risk and the Water Environment
- Policy JP-S5: Clean Air
- Policy JP-S6: Resource Efficiency
- Policy JP-J1: Supporting Long Term Economic Growth
- Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Policy JP-H2: Affordability of New Housing
- Policy JP-H3: Type, Size and Design of New Housing
- Policy JP-H4: Density of New Housing
- Policy JP-G2: Green Infrastructure Network
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- PolicyJP-P1 Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-P6: Health
- Policy JP-P7: Sport and Recreation
- Policy JP-C1: An Integrated Network
- Policy JP-C2: Digital Connectivity
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling

- Policy JP-C8: Transport Requirements of New Development

The Holcroft Moss Planning Obligations Joint Supplementary Planning Document (SPD)

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

- SO1. Spatial Principles
- SO2. Economy
- S03 Housing
- S05. Transport
- S06. Environment

- Policy SP 1 Spatial Principles
- Policy EC3 The Regional Centre
- Policy CC1 (Primary Economic Development Focus (City Centre and Fringe)
- Policy CC3 Housing
- Policy CC5 Transport
- Policy CC6 City Centre High Density Development
- Policy CC8 Change and Renewal
- Policy CC9 Design and Heritage
- Policy CC10 A Place for Everyone
- Policy H1 Overall Housing Provision
- Policy H8 Affordable Housing
- Policy T1 Sustainable Transport
- Policy T2 Accessible Areas of Opportunity and Need
- Policy EN1 Design Principles and Strategic Character Area
- Policy EN 2 Tall Buildings
- Policy EN3 Heritage
- Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
- Policy EN5 Strategic Areas for Low and Zero Carbon Decentralised Energy Infrastructure
- Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 Adaptation to Climate Change
- Policy EN9 Green Infrastructure
- Policy EN11 Quantity of Open Space, Sport and Recreation
- Policy EN14 Flood Risk
- Policy EN15 Biodiversity and Geological Conservation
- Policy EN 16 Air Quality
- Policy EN 17 Water Quality
- Policy EN 18 Contaminated Land and Ground Stability
- Policy EN19 Waste
- Policy PA1 Developer Contributions
- Policy DM 1 Development Management

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

- Policy DC19 Listed Buildings
- DC20 Archaeology
- DC26 Development and Noise

Manchester Draft Local Plan

Manchester Draft Local Plan The Manchester Draft Local Plan went out to Regulation 18 consultation on 22 September 2025.

The Plan will set out a framework for how land in Manchester should be developed and will guide decisions on planning applications. However, due to its formative state, under paragraph 49 of the NPPF it has no weight in the determination of this application.

Other material planning considerations

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

East Village Central Development Framework – Manchester Piccadilly SRF Addendum (November 2022)

East Village Central Strategic Regeneration Framework SRF Update - June 2025

Manchester Residential Quality Guidance (July 2016) (MRQG)

Manchester Housing Strategy 2022-2032

National Planning Policy Framework - 2024 (NPPF)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan (para 11). Paragraphs 11 and 12 state that:

"For decision-taking this means: approving proposals that accord with an up-to-date development plan without delay” and “where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

The NPPF introduces measures to support the Government’s ambitions to deliver 1.5 million homes over the next Parliamentary period and includes a focus on previously developed land and an uplift in density.

The relevant sections include:

- Section 5 (Delivering a sufficient supply of homes)
- Section 6 (Building a strong and competitive economy)
- Section 7 - Ensuring the Vitality of Town Centres
- 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 –

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.

- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.

- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

- In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal: be located where a genuine choice of sustainable transport modes exists, and improve opportunities for walking, wheeling, cycling and public transport; support good access to facilities to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities; use design approaches which conserve energy and other resources; take advantage of opportunities to re-use existing structures and materials, including by re-using non-contaminated excavated soil and hardcore within the site.

- Substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence.

- Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent.

- In considering proposals for development in town centres, substantial weight should be given to the benefits of: supporting the overall vitality and viability of the centre, including where this can be achieved through the diversification of uses, intensification and provision of residential accommodation; and improving or retaining access to local shops and other facilities which provide day-to-day services for the local community.

- Give substantial weight to the benefits where a development proposal would make better use of vacant and under-utilised land and buildings.

- Development proposals should make efficient use of land, proposals for residential and mixed-use development within settlements should contribute to an increase in the density of the area in which they are situated. The existing character of an area should be taken into account, but should not preclude development which makes the most of an area's potential.

- To respond to their context and create well-designed places development proposals should: respond to the history, character and features of the site and its setting, but should not preclude innovation and change where appropriate, especially where an increased scale or density of development is justified; support healthy, mixed, vibrant and integrated communities; use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme; include spaces that are safe, secure, inclusive, accessible for all ages and abilities and which facilitate and encourage social interaction, play and healthy lifestyles; and, create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

- Design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement; the local planning authority should not allow the quality of approved development to be materially diminished between permission and completion, as a result of changes proposed following its initial approval.

- Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are, or can be made sustainable, by limiting the need to travel and offering a genuine choice of transport modes for residents and users.

- Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use.

- To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should: a. Give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and b. - so far as possible – facilitate easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services.

  Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

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.

Noise states that Local planning authorities should take account of the acoustic environment..

Design states that where appropriate the following should be considered:

- layout – the way in which buildings and spaces relate to each other
- form – the shape of buildings
- scale – the size of buildings
- detailing – the important smaller elements of building and spaces
- materials – what a building is made from.

Health and well being states that opportunities for healthy lifestyles should be considered.

Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;
- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

Heritage states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

Conservation Area Declarations

Stevenson Square Conservation Area Declaration

The application site lies within Stevenson Square conservation area located on the north-eastern edge of the city centre of Manchester. It was designated in February 1987 and was subsequently extended in December 1987 to include houses on Lever Street and Bradley St. The Stevenson Square conservation area represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The majority of buildings of architectural or historic interest in the conservation area are Victorian or early-20th century. Most are related to the cotton industry, often warehouses, showrooms or workshops. These buildings are taller than the earlier examples and create a varied matrix of building mass, divided by largely dark, narrow streets. One of the key aims for the area is to improve and restore this characteristic where it has been eroded.

Ancoats Conservation Area Declaration

The significance of the Ancoats Conservation Area is derived from the former cotton spinning mills, which dominate the area and are principally located adjacent to the Rochdale Canal and the nearby housing. Historically throughout the area, there have always been commercial and residential buildings. This juxtaposition, and interlinking of manufacturing, transport and residential uses meant that Ancoats functioned as the first industrial estate in the world. Furthermore, the concentration of mill buildings within Ancoats has become an important landmark in the history of the Industrial Revolution. Murray Mills, McConnel and Kennedy Mill, along with others in the area, represent a clear chronology of development of cotton mill architecture from 1800 to the 1920s. Although the area is dominated by the mill buildings, the Conservation Area also contains other Listed Buildings of differing character.

Legislative requirements

Section 70 (2) of the TCPA 1990 (as amended) provides that in dealing with an application for planning permission that the Council shall have regard to the provisions of the development plan, so far as material to the application.

S38(6) of the Planning and Compulsory Purchase Act 2024 states that if regard is to be had to the development plan for the purposes of any determination to be made under the planning acts

the determination must be made by the Council in accordance with the plan unless material considerations indicate otherwise.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 149 of the Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

Section 17 of the Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Environmental Impact Assessment

The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and National Planning Practice Guidance (2017). The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. Whilst the nature of the proposal is of a magnitude which would not fall within the definition of the thresholds set for “Urban Development Projects” within Schedule 2 given that the proposals fall within an area where there are currently a number of major development projects approved and under construction and that it sits close to the Piccadilly HS2 Masterplan Area, the City Council has adopted a screening opinion in respect of this matter including cumulative impacts to determine if this level of assessment was necessary and to determine whether the proposed development was likely to give rise to significant environmental effects.

It was concluded that there will not be significant environmental impacts associated with the proposed development, subject to suitable mitigation, and therefore an Environmental Statement is not required.

Relevant Planning History

Applicant site

107245/FO/2014/C2 – Erection of a 13-storey building comprising 34 apartments (3 x 1-bed, 28 x 2-bed, and 3 x 3-bed duplex) with ground floor D2 (Assembly and Leisure) use, together with associated landscaping, highways, engineering, and other works following the removal of a section of retaining wall. Approved 4 March 2016

132626/FO/2022 – Erection of a 15-storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents' lounge, terrace, and office space), 2 car parking spaces, 57 cycle parking spaces, landscaping, access, and associated development. Approved 21 December 2022 – extant planning permission

142675/NMC/2025 – Non-material amendment to planning permission 132626/FO/2022 to enable the introduction of a second staircase and associated internal alterations. Decided 11 April 2025

143338/NMC/2025 – Non-material amendment to planning permission 132626/FO/2022 (as amended by 142675/NMC/2025) to amend the wording of conditions 3 (External Materials), 7 (Construction Management Plan), 8 (Landscaping), and 34 (Wind Mitigation). Decided 29 July 2025

CDN/25/0926 – Discharge of conditions 4 (Enabling Works), 5 (Site Reinstatement), 6 (Contaminated Land), 7 (Construction Management Plan), 9 (Sustainable Urban Drainage Systems), 16 (Local Labour Agreement), and 36 (Unexploded Ordnance) attached to planning permission 132626/FO/2022, as amended by 142675/NMC/2025 and 143338/NMC/2025.

Nearby planning permissions

Sparkle Street - 139986/FO/2024 - Demolition of existing part vacant buildings and erection of a part 10 storey, part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works.

Land to South of Store Street - 126608/FO/2020 - Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street.

Oxygen - 126608/FO/2020 - Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

Issues

Principle of the proposal and schemes contribution to regeneration

Regeneration is an important planning consideration as the City Centre is the primary economic driver in the region and is crucial to its economic success. There is an important link between economic growth and regeneration, and more homes are required to support economic growth.

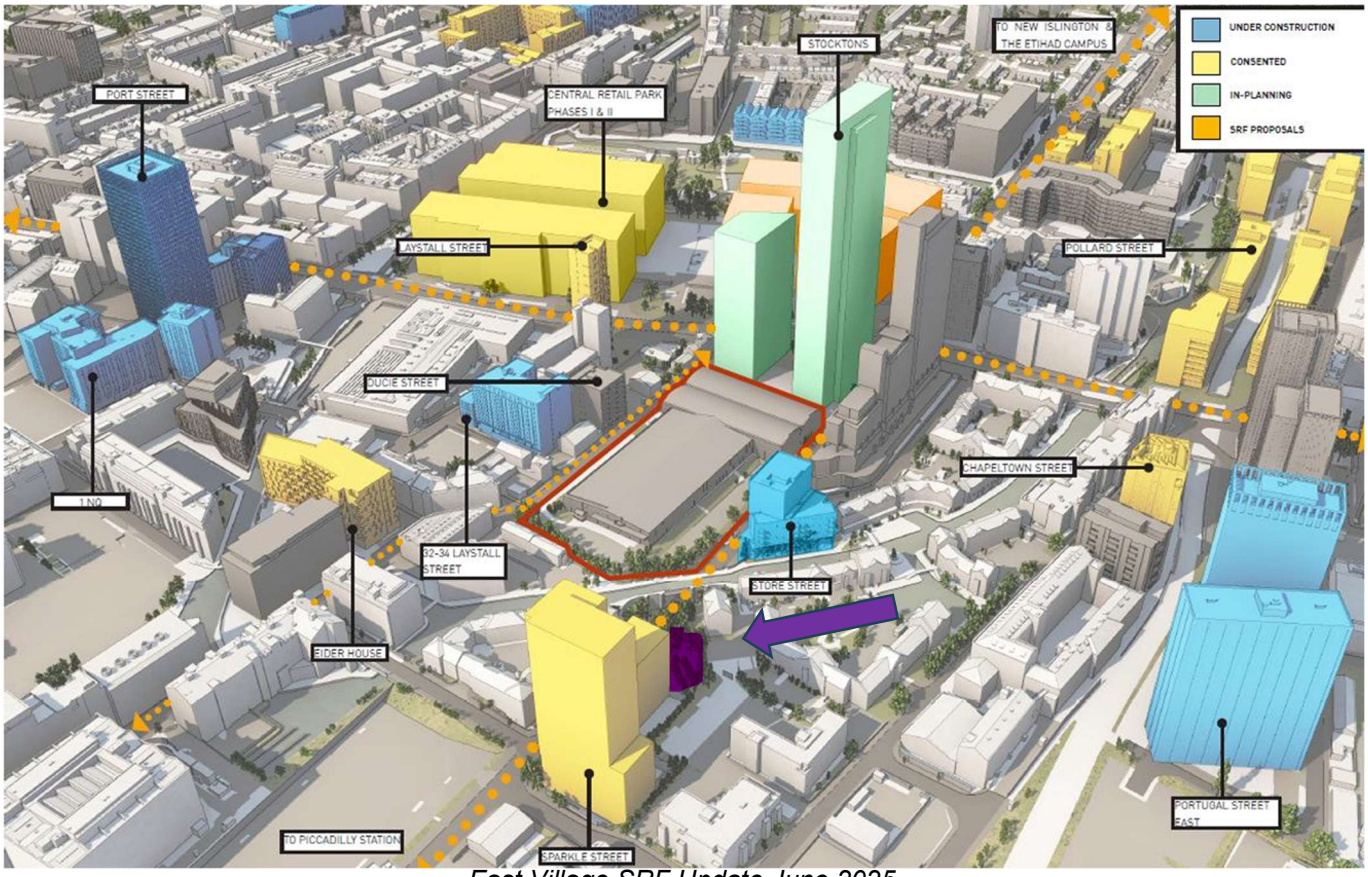
There has been a significant amount of regeneration in Piccadilly during the past 25 years through private and public sector investment. This includes major change at Piccadilly Gardens, Piccadilly Basin, Piccadilly Station, Piccadilly Triangle, Kampus and the former Employment Exchange.

This will continue as the Manchester is the fastest growing city in the UK, and the population is expected to increase considerably by 2030. This, together with trends and changes in household formation, requires more housing. Around 3,000 homes are required each year, and the proposal would contribute towards this. Providing the right quality and diversity of housing is critical to maintaining growth and success.

This is a brownfield site that is suitable for a high-density scheme and would provide homes in a highly sustainable well-connected location. It would deliver construction jobs and jobs in the supply chains. A local labour agreement would enable the full employment benefits to be captured.

The proposal would complement and build on the City Council's regeneration initiatives and is therefore consistent with sections 5, 6 and 7 of the National Planning Policy Framework, Core Strategy policies SP1, EC3, CC1, CC3 CC10, H1, EN1 and DM1 and PfE Policies JP-S1 and JP-H4.

Context of the site



East Village SRF Update June 2025

The above image shows the context of consented and development under construction within the surrounding area of the site. The applicant site is highlighted purple.

The surrounding area is experiencing an increase in density of residential and mixed use with ground floor commercial uses. The height and scale of the building is appropriate, and the applicant site would contribute towards the ongoing regeneration of the area.

Viability and affordable housing provision

A Viability Appraisal demonstrates that the scheme is viable and deliverable but cannot provide affordable housing. Notwithstanding this the applicant is voluntarily contributing £125,000

towards off site affordable housing. The viability would be reviewed at a later date to determine if the schemes viability improves should market conditions change during construction and whether a further contribution can be made.

The voluntary contribution of £125,000 and the re-test of the viability would be secured by a Section 106 agreement. The initial contribution is being offered on a wholly voluntary basis by the applicant, and this is not a material planning consideration to the determination of the application.

Impact on the Townscape

The Core Strategy requires tall buildings to create a unique, attractive and distinctive City. They should enhance the character and distinctiveness of an area without adversely affecting valued townscapes or landscapes or intruding into important views. The site undermines the quality and character of the townscape at a main entry point into the city. A lack of street level activity creates a poor impression.

The siting and scale of the development is within the parameters of the previous planning permission as it would be the same scale and massing albeit the design and the materials would be altered to respond positively to the red brick architecture of the industrial area. The scale of the development has therefore in principle been considered acceptable within the context of the city centre.

The building would have a tripartite subdivision with a clear base, middle and top. It would have a chamfered plan form broken up through cut outs at ground floor and on the upper levels. All homes would have a Juliet balcony.

The ground floor and first floor would be constructed in Corten steel would provide a quality, robust material and create a high quality first impression. The ground floor entrance would be double height with large areas of glazing. There would be a ground floor apartment with a small amenity space fronting Store Street.

The façade would be predominantly red brick as referred to as the ‘middle section’. This altered design is considered to respond positively to the consistent industrial architecture of the surrounding area. There would be architectural detailing with sawtooth detail above window heads and solider courses. The upper top section of the building would have protruded brick fin detailing to provide depth, articulation and visual interest.

The scale, form and massing of the building have been designed to minimises impact on adjacent residents and the adjacent plot, in terms of overlooking and impacts on sunlight and daylight. The angled plan form to the upper levels would maximise the number of windows to each apartment. Setbacks in the façade and the reduction in massing on the upper floors help to break down the massing.

The key issues are the appropriateness of a tall building in this location and its potential impact on the setting of the Ancoats and Stevenson Square Conservation Areas, affected listed buildings and non-designated heritage assets.

The viewpoints assessment was updated to reflect the red brick construction of the proposed building. A summary of the impacts of each viewpoint is detailed below:



VP No.	Viewpoint
1	Store Street (east)
2	Store Street (west)
3	Ashton Canal Tow Path (near Aqueduct)
4	Ducie Street
5	Dale Street (near Dale St Warehouse)
6	Pollard Street
7	Old Mill Street
8	Great Ancoats
9	Sheffield Street / Baird St

Viewpoint 1 – Store Street (east)







The heritage significance of the Grade II* listed aqueduct is fully appreciated, particularly in closer views when travelling east along Store Street. However, the pedestrian environment in this location is currently poor, with limited activity and a fragmented townscape.

The Grade II* aqueduct is the only designated heritage asset within viewpoint 1. Despite the height and scale of the proposal, the architectural interest and landmark presence of the listed structure would remain fully appreciable in the short to medium views along Store Street.

The use of high-quality brick as the primary material reflects the traditional material palette that characterised Store Street during the 19th century, helping to provide a more sympathetic contextual response.

The proposed building would be clearly visible in the townscape but would not diminish the architectural or historic interest of the aqueduct, whereby its significance is derived from its innovative engineering and distinctive skewed form. Although the development would introduce considerable visual change, the overall impact on the built historic environment in this view would be negligible.

Viewpoint 2 Store Street (West)







This view provides wider townscape context of the central Piccadilly area. Viewpoint 2 shows Piccadilly Gate located on the right and the high-density Oxygen visible in the far distance which is at the junction of Store Street and Great Ancoats Street. The Grade II listed London Warehouse is visible to the left, reading as a strong and legible historic landmark when viewed from this elevated position.

The application site lies to the far right of the view. It is currently a vacant, sloping embankment with no historic character and detracts from the setting of the Grade II* listed aqueduct through the absence of built form. As established under the previous consents, the site has clear potential for redevelopment to contribute positively to the streetscape which is currently incoherent and lacks definition.

The proposal would be located at mid-distance and of moderate scale and would be sited adjacent to the listed viaduct. The proposal would be viewed within a townscape of varied scale and height, including developments such as Oxygen and Islington Wharf. The building would act as a transitional element between lower-rise residential development and taller buildings, resulting in a moderate visual impact.

The development would be viewed in direct association with the Grade II* aqueduct, which terminates views along the centre of Store Street. The proposal would reinstate the historic building line that is historically defined by a 19th-century packing case manufactory. The

introduction of Corten steel and brick-fronted façade would enhance activity along Store Street and improve the setting of the listed aqueduct, which currently lacks built form and activity.

Within this viewpoint, the development contrasts in scale and height with the surrounding development but its use of brick as a primary material reflects the historic materials of the area and would contribute positively to the setting of the listed aqueduct. There would be a noticeable change to the townscape but the overall impact on the built environment is considered to be negligible.

Notwithstanding this, there is an extant consent for Sparkle Street which refers to a 28-storey building varying to 10 storeys directly adjacent to the site. This consent if implemented would partially screen views of the proposal from this viewpoint.

Viewpoint 3 – Ashton Canal Tow Path (near Aqueduct)







The 19th industrial character of the canal has changed following the demolition of the manufacturing works and other warehouses. The area is now an enclosed, residential complex with an historic waterway. The view illustrates the enclosed and secluded character of the canal but doesn't include a clear view of the Grade II* aqueduct, which are better appreciated at street level.

The viewpoint shows a three-storey residential building along the canal. The immediately locality includes consistent red brick 3-5 storey apartment buildings on both sides of the canal.

The proposal would be visible above Piccadilly Village and its scale contrasts with the lower residential buildings along the canal. The materials of this development relate to the existing red brick construction of the Piccadilly Village and the nearby listed aqueduct.

The scale of the building is not unusual as it relates to other tall buildings that form the city centre backdrop including 111 Piccadilly and City Tower, and the proposal contributes to the local identity and distinctiveness of this area viewed from the canal towpath. The townscapes impact in this location would be moderate.

Viewpoint 4 – Ashton Canal Tow Path (Ducie Street)









This viewpoint shows the previous cleared land. This site is currently occupied by Diecast with new boundary treatment as shown in the third image to the right. This additional image also shows the changes within the skyline with the part 25 storey buildings in the far distance of the Victoria House and The Casting and the stepping up of the Oxygen Towers from 14 to 32 storeys.

This viewpoint is to demonstrate the proposal within the setting of nearby listed buildings. This includes the Grade II listed Stables and Grade II listed Former Junction Works.

A number of other historic buildings in the area have been redeveloped (such as the Grade II Ducie Street Warehouse) and new buildings have transformed the character of the townscape, including the Dakota Hotel and La Reserve Aparthotel at Ducie Street.

The proposal would be close with the mid and upper storeys forming a visible and prominent change to the view. Its height would contrast with the coherent character of the listed buildings in the foreground.

The vegetation along the Ashton Canal two path would screen some views of the proposal. From some viewpoints the upper sections of the building would be visible which includes the articulation of window recesses and the protruding brick fins. The proposal would have a minor adverse impact on the historic environment.

Viewpoint 5 – Dale Street (near Dale Street Warehouse)







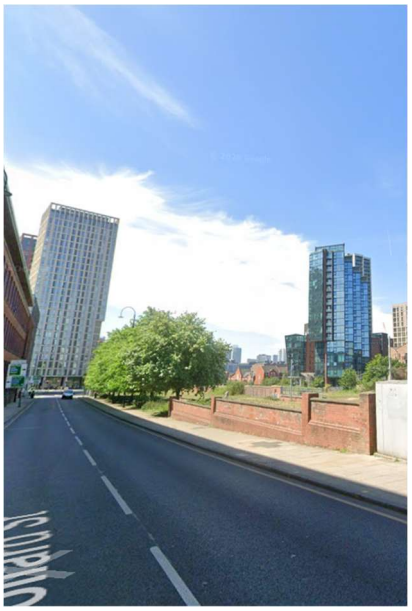
The proposal would not be visible from this viewpoint.

Viewpoint 6 - Pollard Street









Grade II listed Cooperative warehouse (Albion Works) on the left is a dominant street wall to the east side of Pollard Street. The symmetrical window arrangement and low-rise boundary wall enhance its presence in the streetscape, which was historically characterised by a number of industrial warehouses.

The undesignated Vulcan Mill and the Cooperative Warehouse are all that survive from the 19th century-built form. Islington Wharf has changed substantially with modern apartment buildings which form a contemporary backdrop and illustrate regeneration and evolution in the area.

Since the approval of the previous scheme, Victoria House has been constructed which is visible in the last image. This introduces a 25 storey building within the skyline within a short distance of this viewpoint. The proposal would be located at mid to longer distance, in the context of large-scale buildings and townscape, and at relatively moderate scale, forming a noticeable but relatively small change to the city centre skyline. Its scale is accommodated in the view since, alongside taller buildings, and it does not increase the height of the roofline. There would be minor impact on visual amenity.

It would not intrude on the ability to understand or appreciate the special architectural and historic interest of the listed building in the foreground of the view or its setting.

Therefore, its visual impact on the settings of the designated heritage assets in the view would be neutral as it would not diminish the appreciation of any individual heritage asset from this perspective.

Viewpoint 7 – Old Mill Street

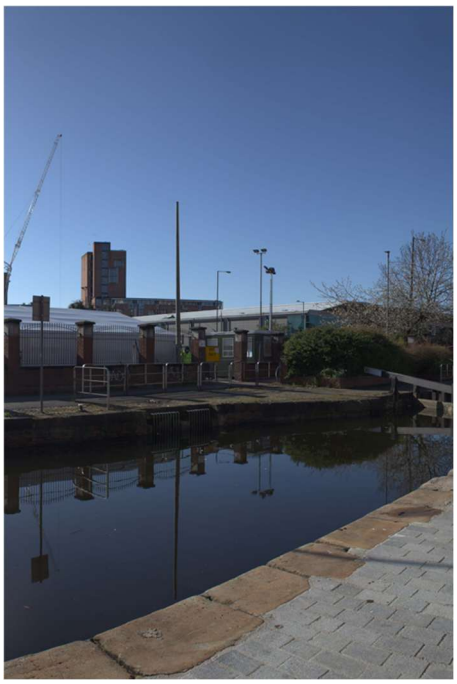


The view illustrates the changing context of the settings to listed buildings closest to the site, including the Grade II 32 and 34 Laystall Street and the collection of Grade II listed buildings at Ducie Street, which were historically defined by industrial mill buildings and expansive canal networks.

The proposal would be at mid to longer distance, in the context of large-scale buildings and therefore at relatively small scale. It would be a noticeable but relatively small change to the view. Its scale is accommodated in the varied townscape, alongside taller buildings. It would not increase the height of the roofline and would have a minor impact.

The proposal responds to the increasingly higher density developments in the city centre with regards to scale and the materiality would respond positively to the industrial heritage assets, result in a neutral impact.

Viewpoint 8 – Great Ancoats Street





Almost all of the proposed development will be screened behind the foreground Urban Exchange Retail Park buildings, with only slightly parts of the upper floor of the proposed development visible above the intervening roofline and resulting in a negligible influence on the view.

From this viewpoint, the development would not impede on the significant complex of mill buildings which define the Ancoats Conservation Area. The proposals would have a neutral impact on the built historic environment.

Viewpoint 9 - Sheffield Street / Baird Street





The view illustrates the immediate setting of the Grade II listed train shed and under croft at Piccadilly Station, which is eclipsed from view to the rear. Whilst this is not currently a well-

developed area, the station is a key nodal point and is due to be regenerated in line with the Piccadilly Basin SRF.

The proposal would be located at mid-range distance but is only partially visible, with the upper stories forming a visible and apparent change above the 5 storey residential buildings. It is higher than the residential buildings, but the change would not be significant and its impact minor.

The high-quality architectural detailing at upper floors would be visible and the red brick construction would be sympathetic to the materiality of the surrounding area. The proposal would not intrude on the setting of the Grade II listed train shed and under croft at Piccadilly Station. The visual impact on its settings would be neutral as it would not diminish the appreciation of any heritage asset.

Impact on Heritage Assets

The site is not within a conservation area and does not contain any listed buildings.

The site is close to the Grade II* Store Street Aqueduct c.1794-99 and this is probably one of the earliest canal aqueducts with a skewed arch. The structure is principally experienced along Store Street where its robust form and architectural interest can be appreciated. It can also be appreciated along the Ashton Canal towpath, allowing for an appreciation of the scale and height of the structure when viewed from above. The structure is also appreciated in long distant views along Store Street, particularly at the junctions of Sparkle Street and Boad Street.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority 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.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

A heritage assessment has considered the impact of the proposal on the historic environment as required the NPPF. The impact on the setting of the heritage assets and on key views has been assessed to allow the impact of the proposal to be understood and evaluated. The affected listed buildings and conservation areas form part of the wider character and view of the site and have been considered in detail.

The proposed scheme in terms of its materiality, takes a different form to the extant consent as it would introduce a Corten Steel at lower level and red brick to the upper floors. The facades have visual interest with recessed windows, brick detailing, sawtooth heads and solider courses.

The key views assessment earlier in this report demonstrates that the proposal would be a significant improvement over the previous approved scheme but still form a prominent addition to the townscape. It would therefore still alter the context of the setting of the listed buildings and would cause a low level of less than substantial harm. Although there would be some

impact to the setting, the proposal would not diminish what makes the assets significant and the assets would remain legible and understood in their immediate context.

The development would introduce a tall building within a regeneration area of the city centre. It would have limited impact on the nearby conservation areas given there are taller buildings within the skyline and shown within the views assessment.

Heritage Impact Assessment

The proposal would result in a low level of less than substantial harm to the listed buildings particularly the Grade II listed Aqueduct adjacent to the site and the Grade II listed Stable Block.

Any harm should be outweighed by the public benefits that would be delivered, in accordance with the guidance provided in paragraph 215 of the NPPF.

The proposal would contribute to housing supply within the city centre in line with local and national policies with an increase in number of apartments from 54 (extant scheme) to 73 apartments (proposal). There would be level access throughout the building and apartments could be altered to meet accessibility requirements.

The design and architectural quality of the building is an improvement and would response more positively to the character of the area. It would contribute towards establishing a strong sense of place, enhancing the quality and permeability of the streetscape.

The development would complement the ongoing regeneration of the East Village Development Framework area and Picadilly SRF area, Ancoats and the former Central Retail Park site. The proposal would bring forward a brownfield site within the city centre.

There would be associated economic benefits including job creation during the construction phase.

The harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and would meet the requirements set out in paragraph 215 of the NPPF.

Design

The siting, scale and massing of the development is within the parameters of the previous planning permission. The scheme seeks to introduce an additional storey without increasing the height of the building.

The Core Strategy policy on tall buildings (EN2) seeks to ensure that they complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City. It identifies sites within and immediately adjacent to the City Centre as being suitable for tall buildings.

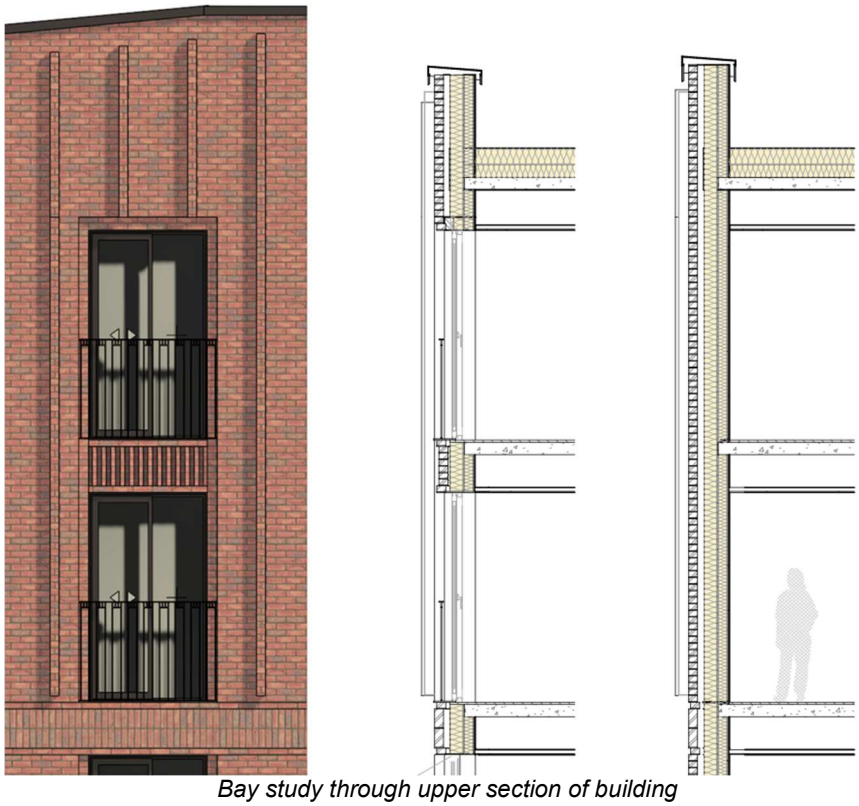
Corten steel is evident within the wider area to the facades of the car park located on Sparkle Street/Board Street. The base of the building would be constructed to respond to the design principles of this development and would create an activation at ground level with large areas of glazing to the entrance.

The quality of the detail, including windows recessed by a minimum of 200mm and architectural features such a sawtooth head and solider course banding contribute towards achieving a high-quality development.



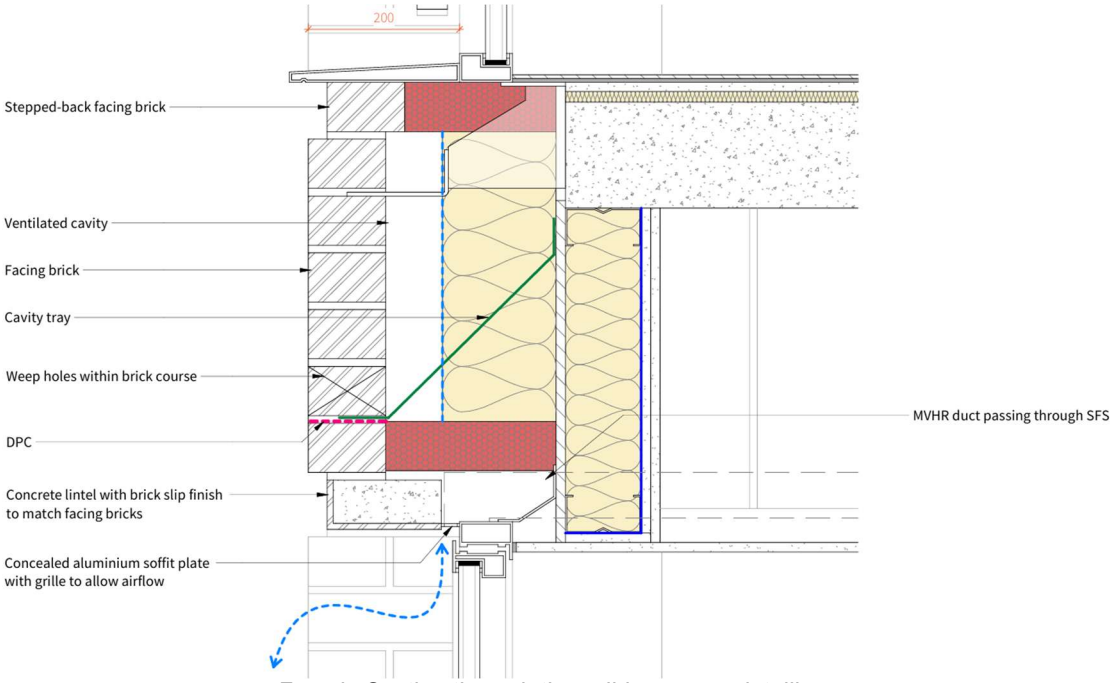
Close up of the elevation showing architectural detailing

There are a variety of materials and building styles in the area with small-scale brick industrial buildings to new build homes and more contemporary buildings.



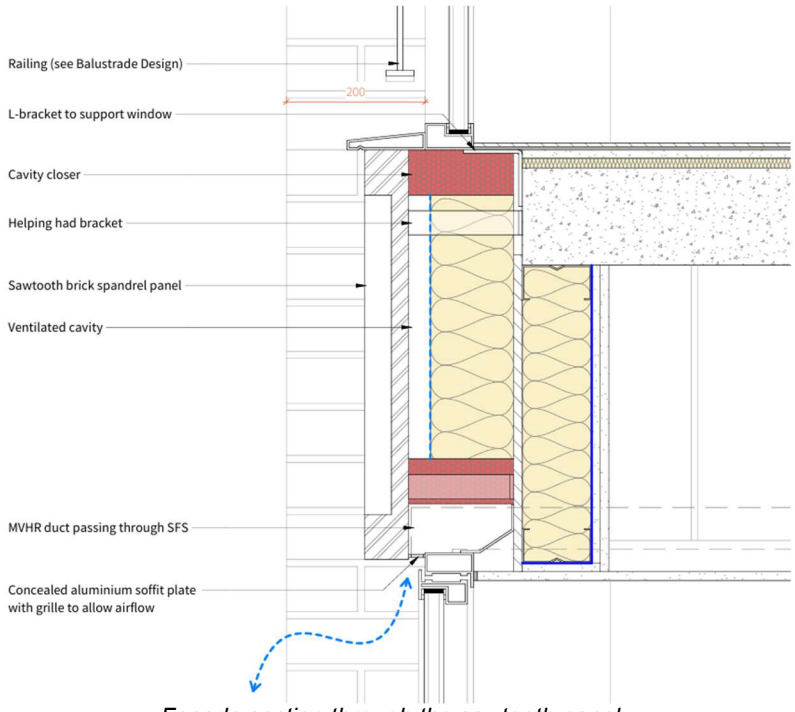
Bay study through upper section of building

The fins to the upper section of the building would protrude 160mm beyond the main brick facades of the development and would provide articulation and depth to the building.



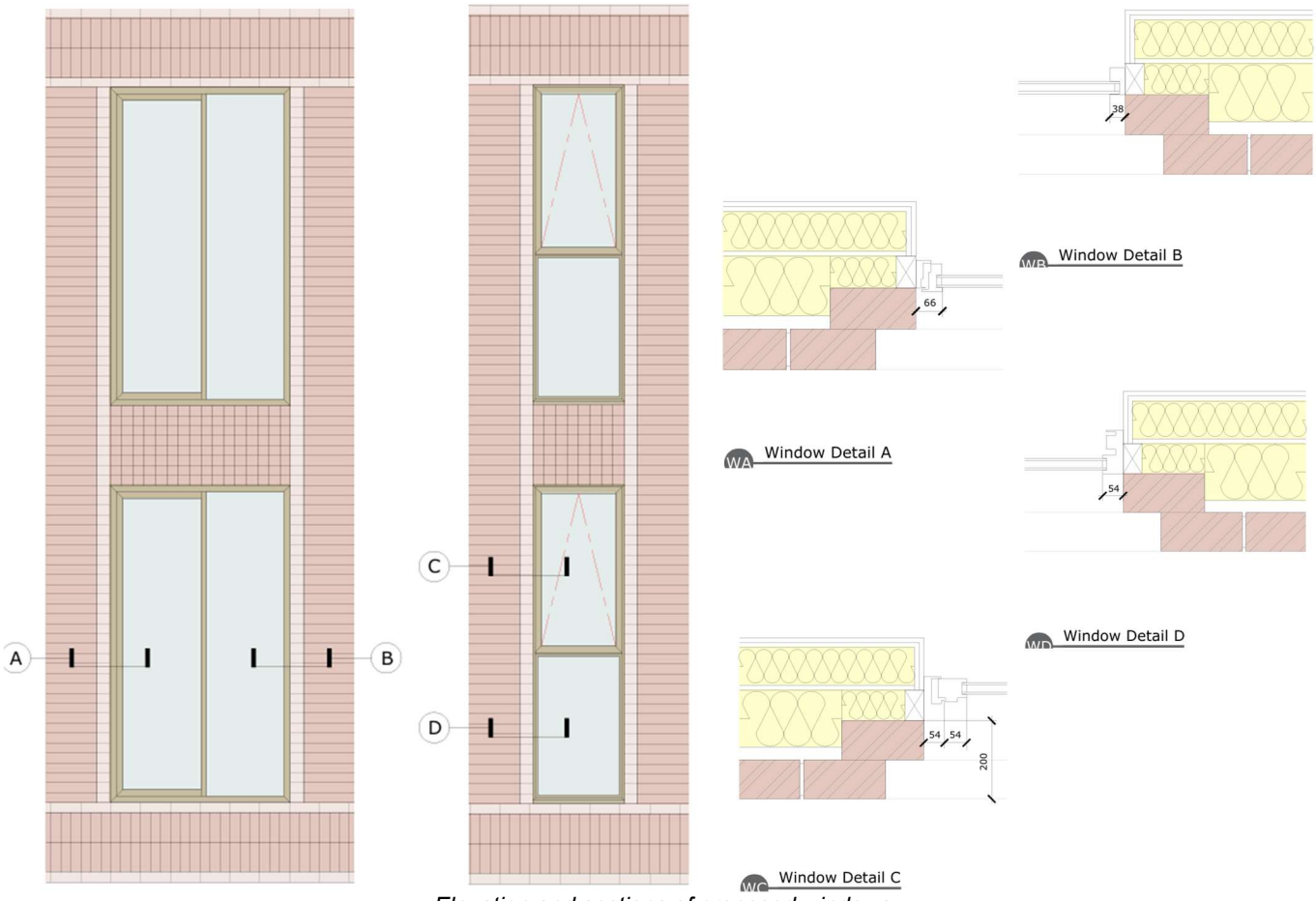
Façade Section through the solider course detailing

The above façade section shows the solider course detailing that would be a consistent banding every two storeys. There would be a concealed vent to serve the Mechanical Ventilation with Heat Recovery with a brick soffit.



Façade section through the sawtooth panel

The sawtooth brick panel would be constructed off site with brick slips to match the existing façade. A sample panel would be required to be reviewed through planning condition.



Elevation and sections of proposed windows

The windows would be recessed by a minimum of 200mm, and the window specification would be slimline aluminium windows and doors as shown above.

The elevations include detailing which would add visual interest, adding emphasis, depth, shadowing and visually breaking up the massing. It is considered that with the right detailing and quality control mechanisms in place, which can be controlled by a condition, the materials are appropriate and would deliver a high-quality design.

The building layout would animate the street and improve its quality. The design would add to the quality of the locality and enhance legibility.

This development and active frontage onto Store Street would enhance connections from Piccadilly Station to Ancoats and New Islington. Its height would aid navigation and improve this strategic route. Improvements to the pedestrian environment would improve legibility and linkages to adjacent areas. The scheme would provide passive security on Store Street and contribute towards the regeneration of this area.

As established under the extant scheme, ground penetrating radar survey investigations determined that it would not be feasible to provide street trees in the pavement outside of the applicant site.

Sustainability and Energy Efficiency

Energy and sustainability principles have been incorporated into the design, with sustainability measures including energy efficiency and environmental design. The energy statement states the proposal would have a ‘fabric-led’ approach and use efficient mechanical and electrical systems.

The building would be all electric with Air Source Heat Pumps (ASHP) and there would be Mechanical Ventilation with Heat Recovery (MVHR).

The development is predicted to achieve a 75% improvement against Building Regulations Part L 2021 for the Target Emission Rate (TER), 14% improvement for the Target Fabric Energy Efficiency (TFEE), and 51% improvement for the Target Primary Energy Rate (TPER).

The proposal would thereby accord with the energy efficiency requirements and carbon dioxide emission reduction targets in EN4 and EN6, PfE JP-S2 and the Manchester Guide to Development Supplementary Planning Document. The proposal would be designed and specified in accordance with the principles of the energy hierarchy in line with PfE Policy JP-S2.

Effect on Local Environment / Amenity

This examines the impact that the scheme would have on nearby and adjoining occupiers and includes the consideration of issues such as impact on microclimate, daylight, sunlight and overshadowing, air quality, noise and vibration, construction, operations and TV reception.

Daylight, Sunlight and Overshadowing

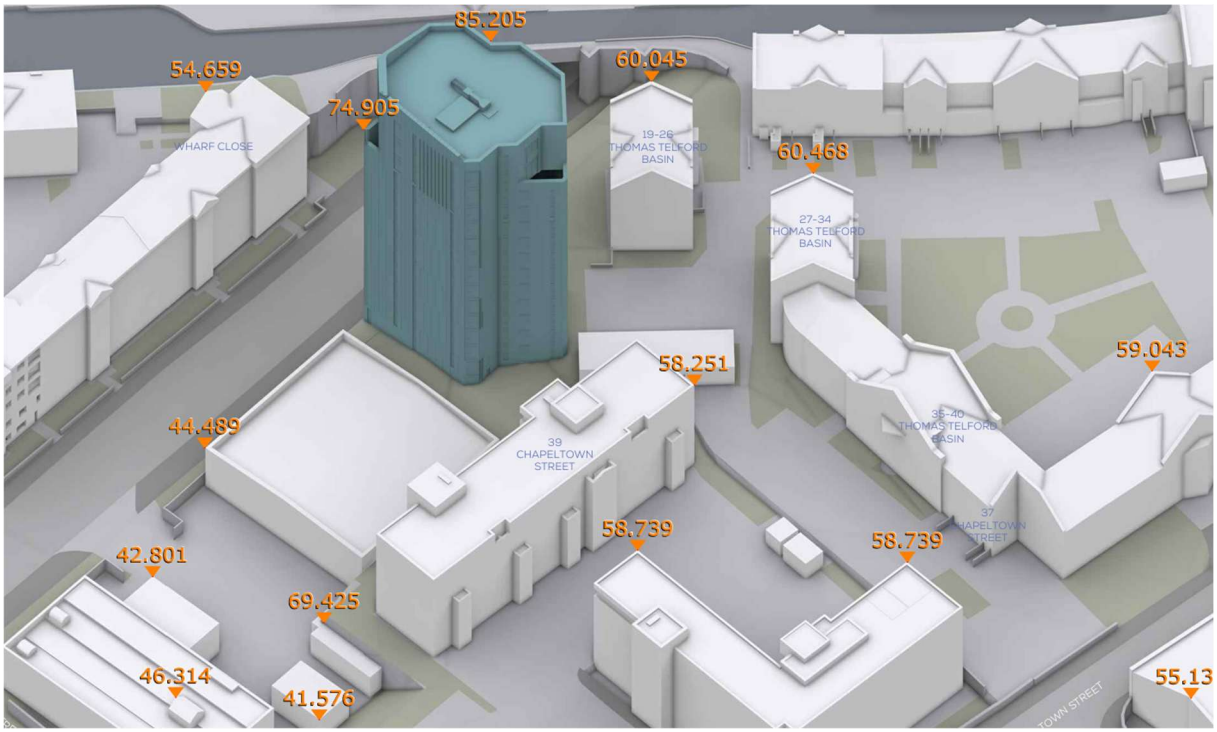
The nature of high density City Centre development means that amenity issues, such as daylight, sunlight and the proximity of buildings to one another have to be dealt with in a manner appropriate to their context

An assessment of daylight, sunlight and overshadowing has used specialist software to measure the amount of daylight and sunlight available to windows in neighbouring buildings.

The assessment made reference to the BRE Guide to Good Practice – Site Layout Planning for Daylight and Sunlight Second Edition BRE Guide (2011). This assessment is not mandatory but is generally accepted as the industry standard and helps local planning authorities consider these impacts. The guidance does not have ‘set’ targets and is intended to be interpreted flexibly. It acknowledges that there is a need to take account of locational circumstances, such as a site being within a town or city centre where higher density development is expected and obstruction of light to buildings can be inevitable.

The following homes and amenity areas have been considered due to their proximity to the site:

- Wharf Close
- 19-26 Thomas Telford Basin
- 27-34 Thomas Telford Basin
- 35-40 Thomas Telford Basin
- 37 Chapeltown Street Block A
- 37 Chapeltown Street Block B



Proposed development site and existing surrounding neighbours

Daylight

The BRE guidelines provide the requirements governing daylight to existing residential buildings around development sites. The light available to a window depends on the amount of unobstructed sky that can be seen from the centre of the window. The amount of visible sky and amount of available skylight is assessed by calculating the vertical sky component (VSC) at the centre of the window. The guidelines advise that bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. They also suggest that distribution of daylight within rooms is reviewed although bedrooms are considered to be less important.

In order to achieve the daylight recommendations in the BRE guidance, a window should retain a vertical sky component (VSC) of at least 27%, or where it is lower, a ratio of after/before of 0.8 or more. If the direct skylight to a room is reduced to less than 0.8 times its former value, this would be noticeable to occupants. The BRE Guide recognises that different targets may be appropriate, depending on factors such as location. The achievement of at least 27% can be wholly unrealistic in the context of the city centre as this measure is based upon a suburban type environment (equivalent to the light available over two storey houses across a suburban street).

The BRE guidelines also sets out a more detailed tests that assesses the daylight conditions in rooms. These include the calculation of the No Sky (NSL) which determines the level of illumination.

Major impacts would occur when there is a reduction in excess of 40%, moderate between 30 and 40% and minor between 20 and 30% above the existing baseline.

The BRE target refers to an allowance of up to 20% reduction in daylight.

Baseline – Cleared Site

All impacts in the below assessment have been considered against the baseline of a cleared site which is the existing condition:

Wharf Close

For VSC daylight 14 out of 43 (33%) windows would meet the BRE target. 12 windows would experience a minor reduction of 20-30%, 15 windows would experience a moderate reduction of 30-40% and 2 would experience reductions greater than 40%.

For NSL 38 out of 43 (88%) of rooms would meet the BRE target. 3 rooms would be altered by a minor impact of 22%, 22.2% and 23.2%. 2 rooms would be altered by a moderate impact of 31.3% and 33.3%.

Thomas Telford Basin

For VSC daylight 51 out of 76 (67%) windows would meet the BRE target. 13 windows would experience a minor reduction of 20-30%, 5 windows would experience a moderate reduction of 30-40% and 4 would experience reductions greater than 40%.

For the NSL 48 out of 49 (98%) rooms would meet the BRE target. 1 room would be altered by a minor impact 22.5%.

37 Chapeltown Street

For VSC daylight 46 out of 72 (64%) windows would meet the BRE target. 13 windows would experience a minor reduction of 20-30%, 3 windows would experience reductions of 30-40% and 10 windows would experience reductions greater than 40%.

For NSL 34 out of 43 rooms would meet the BRE target. 4 rooms would be altered by minor impacts of 22.2%, 22%, 22.8% and 28.1%. 5 rooms would be altered by moderate impacts of 35.4%, 35.5%. 35.5%, 38.6% and 39%.

There would be reductions against the baseline site conditions for some residents within Wharf Close, Thomas Telford Basin and 37 Chapeltown Street. However, some impact is inevitable if the site is to be redeveloped to a scale appropriate to its city centre location.

Baseline – Consented scheme

Appendix F of the BRE Guide states that alternative targets may be generated from the layout dimensions of an existing development, or they may be derived from considering the internal layout and daylighting needs of the proposal itself. Sometimes there may be an extant planning permission but the developer wants to change the design and quantify the level of change compared with that which has previously been accepted. In assessing the loss of light to existing windows, a local authority may allow the targets for the permitted scheme to be used as alternative benchmarks.

In this case there is an existing extant permission on site and enabling works to have commenced following the discharge of the pre-commencement conditions attached to 132626/FO/2022. The location and massing of the scheme remain unchanged, and the applicant has assessed the daylight impacts against the consented baseline.

For the avoidance of doubt, whilst the development would have an additional storey, the height of the building is still the same as previously consented.

The building would retain separation distances to nearby residential properties and therefore the consented baseline daylight assessment established there would be no additional impact on surrounding neighbours.

The scale of the proposal is not unacceptable within its city centre location and remains unchanged from the extant planning permission. Whilst the impact on daylight is important, it is considered that some impact is inevitable if the site is to be developed.

Sunlight Impacts

The BRE Guide sets the following criteria: (a) Whether sunlight is enjoyed for at least 25% of the annual probable sunlight hours (APSH) throughout the year; and (b) Whether 5% of the annual probable sunlight hours would be received during the winter months (21st September – 21st March) (Winter PSH). For sunlight, only windows that are orientated to within 90 degrees need to be assessed.

Wharf Close – 5 out of 5 (100%) of windows would continue to achieve both annual and winter sunlight targets.

Thomas Telford Basin – 30 out of 30 (100%) windows would continue to achieve both annual and winter sunlight targets.

Chapeltown Street – 4 out of 4 (100%) windows would continue to achieve both annual and winter sunlight targets.

All relevant rooms (Wharf Close, Thomas Telford Basin and 37 Chapeltown Street) would achieve both the 25% annual and 5% winter APSH targets with the proposed development in place.

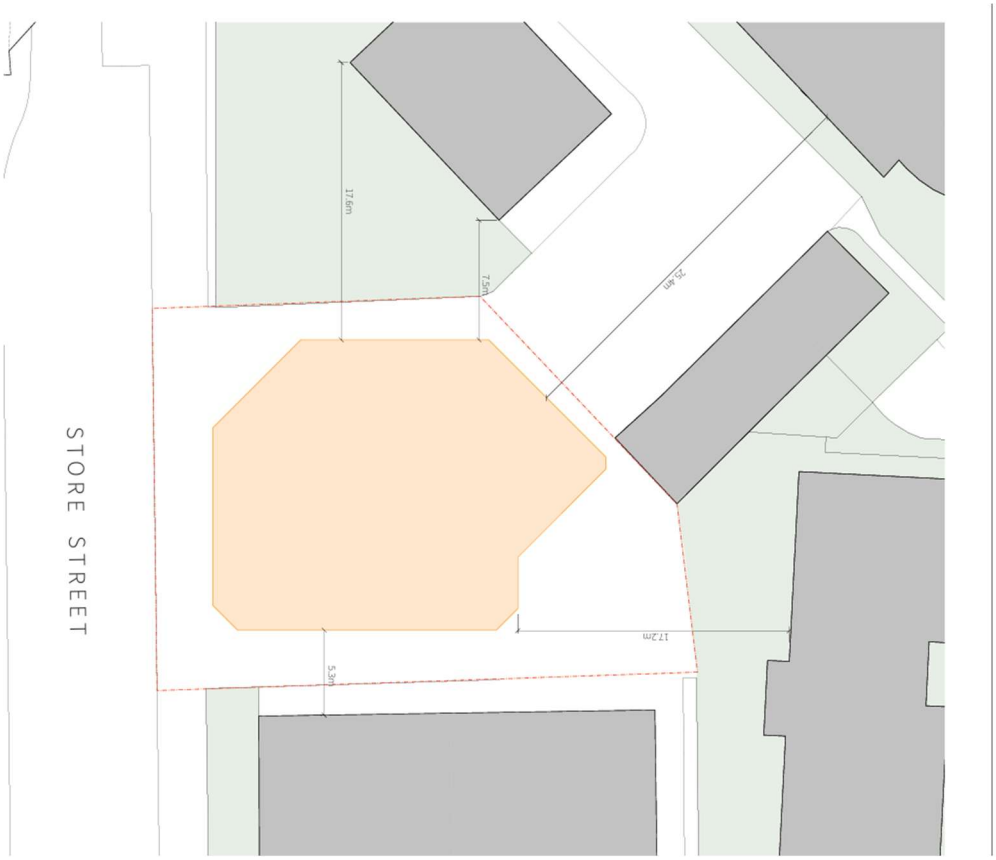
Summary of daylight and sunlight

The impact on the daylight and sunlight received by some residents of Wharf Close, Thomas Telford Basin and 37 Chapeltown Street are important. However, some impact is inevitable if the site is to be redeveloped to a scale appropriate to its city centre location. Within that context, the surrounding properties would continue to exhibit good levels of daylight and sunlight with the proposal in place. The following is also important and was recognised in the previously approved consent:

- The proposal has sought to reduce the impact on sunlight and daylight through its massing, orientation and building footprint and has maximised separation distances to reduce the perception of impacts on privacy
- Buildings that overlook the site have benefitted from conditions that are relatively unusual in a City Centre context;
- When purchasing or renting property close to a derelict plot of land, the likelihood is that, at some point in time it will be developed.
- High density development is not unusual in the City Centre; It is considered that the above impacts are acceptable in a City Centre context.

Privacy, Overlooking and Occupier Amenity

Smaller separation distances between buildings are a characteristic of the City Centre. The building would be approximately 16m-17.2m from the façade of Block A at 37 Chapeltown Street. This retained the same separation distance as the previously approved scheme.



Proposed footprint and separation distances to neighbouring properties (proposed and consented schemes)

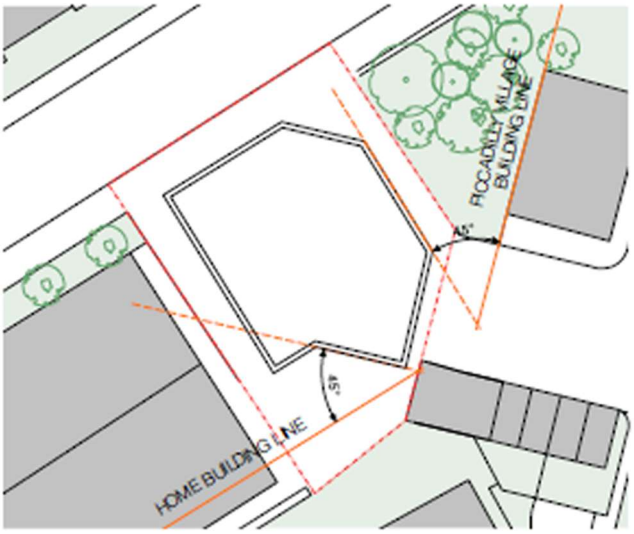


Illustration of angle of vision



Oxygen Millbank Street as illustration of distances

The closest windows at 15.5m have been angled at 45° to mitigate the risk of overlooking habitable rooms as shown above.

The nearest habitable room window at the Piccadilly Village apartment building to the north east would be 13.8m from this proposal. The topography of the site and the series of significant trees to the west of the Piccadilly Village building would provide further cover and screening to mitigate the risk of overlooking.

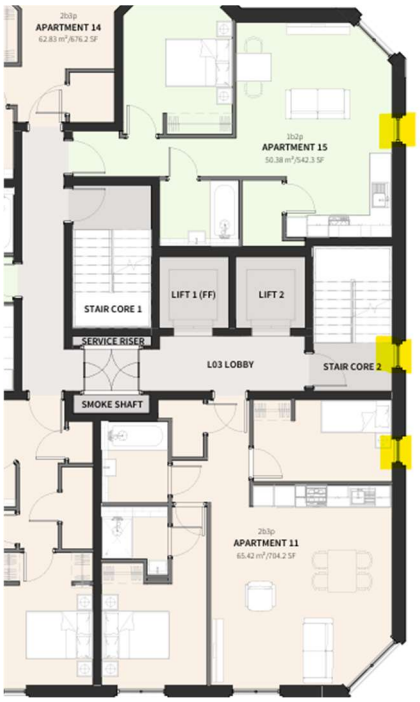
The remaining Piccadilly Village building is 25m away, exceeding the existing separation distances evident between the buildings on Millbank Street.

The proposal is set 3m-3.6m from the shared boundary with the industrial unit to the south west of the site. This site has an extant planning permission for a part 10 storey, part 27 and part 28 residential development.

The proposed building approved under consent 139986/FO/2024 immediately adjacent to the site would be 10 storeys as shown below and would be set approximately 7.3m from the proposed development.



Adjacent site (Sparkle Street/Store Street 139986/FO/2024)



Typical floor plan of proposed level 3 to 13

The windows directly facing on levels 3 to 13 have been highlighted and include a stair core window, principal window to the single bedrooms, and a secondary window to the kitchen/living/dining room.

Whilst one of these windows refers to a habitable bedroom, this is a smaller single bedroom and the level of outlook and natural light to this room is not unusual within the city centre context.

Wind

Changes to the wind environment can impact on how comfortable and safe the public realm is. If changes cannot be designed out, they should be minimised by mitigation measures. A Wind Microclimate Assessment has been submitted that examines potential effects and in particular, wind flows that would be experienced by pedestrians and external spaces such as the terrace and balconies.

The baseline of the assessment includes:

- Burlington House (106021/FO/2014/CS)
- Ducie Street (120149/FO/2018)
- Store Street (126608/FO/2020)
- Oxygen Tower (115545/FO/2017)
- Islington Wharf Phase 4 (126669/ FO/2020)
- Crusader Works (113363/FO/2016)
- Portugal Street East Phase 1 (121099/ FO/2018)
- Piccadilly East (127317/FO/2020)

- Victoria House (122000/FO/2018)
- Leonardo House (122599/FO/2019

The assessment includes the cumulative impacts of extant consents within the surrounding area. The results confirm that the development will not create any wind safety concerns, and no mitigation measures are therefore required.

Air Quality

An Air Quality Assessment (AQA) has considered whether the proposal would change air quality during the construction and operational phases. The site is in an Air Quality Management Area (AQMA) where air quality is known to be poor because of emissions from surrounding roads. As such, residents could experience poor air quality and vehicles travelling to and from the site could increase pollution levels in this sensitive area.

The AQA confirms that mitigation measures are required during construction to minimise dust impacts. Good on site practices would ensure dust and air quality impacts are not significant. This should remain in place for the duration of the construction period and should be the subject of a condition.

In terms of embedded mitigation, the premises would have air tight windows and mechanical ventilation. The impacts on air quality once complete would be negligible. Pollutant concentrations at the façades would be within the relevant health-based air quality objectives and residents would be exposed to acceptable air quality and the site is deemed suitable for homes.

73 cycle spaces are proposed, and an Interim Travel Plan includes measures that promote the use of sustainable transport modes. These measures would contribute to reducing reliance on the private car and limit impacts on air quality.

Noise and Vibration

A noise assessment identifies the main sources of noise during construction would be from plant, equipment and general construction activities including breaking of ground and servicing.

Construction noise levels would be acceptable provided that the operating and delivery hours are adhered to, with an acoustic site hoarding, equipment silencers and regular communication with residents. This is evidenced with the construction management plan and would be conditioned for compliance.

A mechanical ventilation system and appropriate glazing would ensure that noise levels in the rooms are acceptable, and they do not overheat. Further details would be agreed by a condition and be subject of verification prior to occupation

TV / Radio Reception and Broadband Provision

A Baseline TV and Radio Impact Assessment has been prepared based on technical modelling in accordance with published guidance to determine the potential effects on television and radio broadcast services.

The proposal may cause minor short-term interference to digital satellite television reception in localised areas, but mitigation would quickly restore the reception of affected television services, leaving no long term adverse effects.

A Broadband Connectivity Assessment has been submitted and confirms there is excellent download speeds with sufficient infrastructure in place for the development to be connected into robust and future proof broadband.

Accessibility

There would be level access into and through the building and all homes would be adaptable to M4(2) Building regulations standard.

It is considered the development is acceptable and could be adaptable for a wide range of residents, including older people and those with reduced or restricted mobility. The proposal would be consistent with section 8 of the National Planning Policy Framework, policies SP1, DM1 and CC10 of Core Strategy and Policy JP-H3 of PfE.

Construction Management

The proposal could cause some temporary disruption during its construction phase. The work would take place close to existing homes and comings and goings from the site are likely to be noticeable. However, these impacts are predictable and can be mitigated.

Highway Services and Environmental Health have advised the mitigation measures within the Construction and Environmental Management Plan would appropriately mitigate any impacts from construction works. Through a compliance planning condition this document would be required to be adhered to.

Provided these measures are adhered to, any impact from construction would be mitigated in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Impacts on Highway Network

The proposal would provide 2no. onsite parking spaces with EV chargers. There are 17 parking bays on Store Street between the aqueduct and the railway bridge to the south of the site. This includes two Electric Vehicle charging points located outside the site.

The applicant has agreed to mark out four existing bays for use by disabled people. The Head of Highways has not raised any concerns about the level of on site parking or provision for disabled parking.

The site is close to all sustainable transport modes including trains, trams and buses. The site has a Greater Manchester Accessibly Level (GMAL) of 8 indicating a very high level of accessibility. Residents would be able to walk to jobs and facilities in the City Centre.

There are bus stops on Piccadilly and Great Ancoats Street and Piccadilly Gardens bus interchange is nearby. The site is adjacent to Piccadilly station.

The nearest Car Club bays are 5 and 7 minutes away. A Car Club Bay would be created on Store Street.

The Travel Plan would make residents aware of sustainable options. The Transport Statement concludes that the overall impact on the local transport network would be minimal.

The 73 secure cycle spaces would provide 100% provision. There would be 6 cycle parking at the site for visitors.

The scheme refers to residential apartments, and a food and delivery management strategy has been submitted in support of the application. This includes details of the primary drop off location and signage for wayfinding. There would also be a 24-hour concierge on site that would be able to assist.

Off site highways works would be secured including reinstatement of redundant dropped kerbs, resurface of surrounding footways, provision of tactile paving and dropped kerbs to junctions within the vicinity and a minimum of 2m wide footways to the permitter of the site.

In respect of the scheme, the Transport Statement has identified there would no material traffic impacts on networks that could affect Holcroft Moss with respect to increase in traffic flows that would affect air quality. The proposal therefore is considered acceptable, and no further action is required with respect to the Holcroft Moss SPD and Policy JP-C8.

Highways Services are satisfied there would be no unacceptable impact on the highway network subject to the recommended conditions for a travel plan, food and delivery management plan, waste management, off site highways works and cycle parking provision.

Waste Management

Sufficient space would be provided in the building for the storage and recycling of waste. The building would meet the require refuse store area of 31.39m^2 and would cater for all waste and recycling streams. Waste collection would take place to Store Street.

The building management team staff would transfer bins from the internal waste store to the kerbside collection point shortly before the scheduled arrival of the waste collection. The staff would be responsible for ensuring the bins are taken back to the internal store promptly after the collection.

Subject to compliance with the detailed waste management strategy, the development would satisfy policies EN19 and DM1.

Archaeological

A Written Scheme of Investigation (WSI) sets out a scheme of archaeological watching brief during initial ground investigation works in support of the redevelopment of the site.

With the previous consent GMAAS identified that there could be below ground remains and they recommended a targeted archaeological excavation. As part of the extant consent, GMAAS have reviewed the WSI and have recommended that the pre-commencement archaeological excavations are acceptable are able to commence.

There would be a condition to ensure in accordance with the agreed methodology with further fieldwork and post-excavation findings to be recorded and submitted for approval.

Crime and Disorder

Increased footfall, new residential occupants and the improvements to lighting would improve security and surveillance. Greater Manchester Police have provided a crime impact assessment, and the scheme should achieve Secured by Design accreditation. A condition is recommended for accreditation to be sought prior to the first occupation of the development.

Biodiversity

The site was previously cleared of the self-seeded trees in preparation for investigation works into the redevelopment of the site prior to the submission of the extant planning permission.

There is limited existing vegetation on the site, and the statutory biodiversity metric identifies a smaller number of 0.48 existing habit units.

In order to achieve mandatory BNG, a shortfall of 0.48 units is required. Due to limitations of the size of the plot, no BNG can be accommodated on site. The applicant is therefore providing the BNG offsite and is required to provide evidence of the offsite units purchased.

There would be a green roof to the first floor that would enhance the biodiversity. Through planning condition Swift bricks and bird and bat boxes should be secured through condition.

GMEU are satisfied mandatory BNG can be achieved with off-site habit bank credits.

Flood Risk Management

The site is in Flood zone 1 and is low risk site for flooding. It is in the Core Critical Drainage Area in the Council Strategic Flood Risk Assessment and requires a 50% reduction in surface water run-off as part of brownfield development. The Ashton Canal is 30m to the north east.

Records indicate Shooters Brook culvert is within close proximity to the site. The applicants' initial investigations have established it is a culverted ordinary watercourse and Flood Risk advise the drainage strategy should be updated to show connection to the watercourse. The applicant will also need to obtain a Land Drainage Consent (LDC) to connect.

The applicant has advised they will carry out a further survey on the condition of the ordinary and once this has been undertaken, the final surface water drainage scheme can be submitted for approval.

In light of this information, as enabling works have commenced on site, prior to above ground works conditions for further investigations of the ordinary watercourse, the final surface water drainage scheme and the maintenance of such scheme shall be submitted to and approved in writing by the Local Planning Authority.

Subject to such conditions the development would accord with Places for Everyone Plan Policy JP-S4, Core Strategy Policies EN14 and DM1, and the National Planning Policy Framework.

Ground Conditions

During application 132626/FO/2022, a Phase 1 Ground Investigation was prepared based on a desktop survey and published sources. The applicant has since undertaken a Phase 2 Ground Investigation under conditions discharge (CDN/25/0926) which included details of soil samples where no asbestos was detected, and no contaminants exceeded the criteria. Therefore, it was considered no mitigation was required prior to enabling works commencing.

Environmental Health advise the 2014 Site Investigation identified PAH's and lead in northern part of the site. This was within made ground likely from the localised presence of slag/clinker/coal fragments which will be removed as part of the site levelling ground works.

It is therefore considered that no further mitigation measures are required, prior to above ground works, the applicant is required to submit the calibration certificate for the gas monitoring equipment used. Enabling works have since commenced under the extant consent 132626/FO/2022.

In the event any contaminated land is found that was not previously identified, the applicant must cease works and submit a remediation strategy for approval through condition.

The site is in an area indicated to be at risk from Unexploded Bombs (UXB's). A radar survey has been undertaken, and mitigation measures were submitted under condition discharge CDN/25/0926 to enable safe working in the area. A compliance condition would be attached this approval as this document has been submitted in support of this application.

As such, the proposals would be consistent with section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

Local Labour

The proposal would deliver construction jobs and jobs in the supply chains. A local labour agreement would enable the full employment benefits to be captured. It would contribute positively to economic, social and environmental requirements of policies EC3 of the Core Strategy.

Fire Safety

Health and Safety Executive (HSE) have advised the building would be served by two staircases. Amendments were received as one of the escape routes/staircases exited into the bin store which would compromise the escape route. Additionally, originally both staircases discharged into the main entrance lobby and the scheme was amended so both stairs provided alternative means of escape to ensure they did not terminate in the same enclosure at final exit level.

HSE updated the fire exit staircase arrangements and have not raised any concerns but have made several comments. Government advice is very clear that the review of fire safety at gateway one through the planning process should not duplicate matters that should be considered through building control. The issues raised in this instance are matters that should be addressed through building control and are not land use planning issues. The applicant has responded to these comments, and the issues are being considered early in the design process as a result of the consultation at Gateway one.

Fire Safety has been submitted in respect to site layout, water supplies for firefighting purposes and access for fire appliances is addressed in the Fire Safety Report and subsequent supplementary information will be a condition of any consent granted.

On this basis it is considered that that there are no outstanding concerns which relate to the remit of planning as set out in the Fire safety and high-rise residential buildings guidance August 2021.

Permitted Development

The National Planning Policy Guidance states that only in exceptional circumstances should conditions be imposed which restrict permitted development rights otherwise such conditions are deemed to be unreasonable.

It is recommended that the permitted development rights that would normally allow the change of use of a property to HMO falling within use classes C3(b) and C3(c) be restricted and that a condition be attached to this effect. This is important given the emphasis and need for family

housing in the city. There should also be restrictions to prevent paid accommodation such as serviced apartments for the same reason.

It is also considered appropriate to remove the right to extend the apartment building upwards and remove boundary treatments without express planning permission as these would, it is envisaged, could undermine the design quality of the scheme and in respect of boundary treatment, remove important and high-quality features form the street scene.

Legal Agreement

The proposal would be subject to a legal agreement under section 106 of the Planning Act to secure an initial voluntary contribution and for a clawback agreement for offsite affordable housing with a mechanism to re-test the viability prior to the first occupation of the development should the market conditions change as explained earlier within this report under the 'Affordable Housing Section'

Conclusion

The design would contribute positively to the regeneration of the area and enhance Store Street. The scale and massing would be consistent with the previous consented scheme and would develop a brownfield site.

In accordance with paragraph 215 of the NPPF, the less than substantial harm identified to nearby listed buildings would be outweighed by the substantial public benefits.

The proposal would provide 73 homes with a mixture of 1-bedroom and 2-bedroom apartments. It would complement and build on the Council's regeneration initiatives.

The building would be highly sustainable, and consideration has been given to its impact on the local area including adjacent residents. There would be no unduly harmful impacts on noise, air quality, contamination, water management, overlooking or loss of daylight and sunlight, archaeology, fire safety,

The building would be fully accessible. The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can also be appropriately mitigated to minimise the effect on residents and businesses.

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 subject to the signing of the Section 106 agreement in relation to an initial off site affordable housing contribution and a future review of the affordable housing position.

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent.

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:

- Proposed Plans - Level 00 (Ground): 25-008 FA DR 04300-P04 (Received 1 May 2025)
- Transport Statement October 2025 Rappor: 251204 Dated 27/02/2026 (Received 30 April 2026)
- Supplementary Noise: 24742v2 Rev V2, prepared by enevo (Received 30 April 2026
- Proposed Elevations (Front & Right) 25-008-FA-XX-XX-DR-A-04401-P03 (Received 27 April 2026)
- Proposed Elevations (Rear): 25-008-FA-XX-XX-DR-A-04402-P02 (Received 13 April 2026)
- Proposed Elevation (Left): 25-008-FA-XX-XX-DR-A-04403-P02 (Received 13 April 2026)
- Proposed Bay Studies: 25-008-FA-XX-XX-DR-A-04701-P04 (Received 13 April 2026)
- Proposed Façade Design Details: 25-008-FA-XX-XX-DR-A-04702-P03 (Received 13 April 2026)
- Window Details: 01-DR-SK01 (Received 2 April 2026)
- Window Specification Sections (Received 1 April 2026)
- Façade Design Details: 25-008-FA-XX-XX-DR-A-04702-P02 (Received 24 March 2026)
- Below Ground Drainage Arrangement: LV0118-TC-SS-GND-DR-C-050-C1 (Received 19 March 2026)
- Construction Environmental Management Plan Rev 1, prepared by Merebridge (Received 18 March 2026)
- Traffic Management Plan Rev 1, prepared by Merebridge (Received 18 March 2026)

- Swept Path Analysis: 251204-RAP-XX-XX-DR-TP-3303.P02 (Received 4 March 2026)
- On Street Disabled Parking Bays: 251204-RAP-XX-XX-DR-TP-3304.P01 (Received 4 March 2026)
- Food and Delivery Management Strategy, prepared by Merebridge (Received 20 February 2026)
- Preliminary Assessment of Biodiversity Net Gain: ERAP (Consultant Ecologists) Ltd Reference: 2025-356b (Received 20 February 2026)
- Accessibility Strategy - Apartment Type H: 25-008 FA DR 67308-P03 (Received 18 February 2026)
- Accessibility Strategy - Apartment Type C: 25-008 FA DR 67303-P02 (Received 18 February 2026)
- Proposed Plans (Level 1 – First): 25-008 FA DR 04301-P02 (Received 18 February 2026)
- Townscape and Visual Appraisal, prepared by SLR Consulting Ltd: M10332_PCWF_TVA (Received 3 February 2026)
- Merebridge Construction Statement of Community Involvement, prepared by Merebridge (Received 28 January 2026)

The following received by the Local Planning Authority on 11 December 2025:

- Heritage Statement: Significance Appraisal & Impact Assessment, prepared by Stephen Levrant Heritage Architecture
- GIA Design and Access Statement: Tall Building Statement and Landscape Proposal, prepared by Four Architects
- Waste Management Strategy November 2025 Merebridge
- TV and Radio Reception Survey November 2025 GTech Surveys
- Environmental Standards and Circular Economy Statement PWM-FUT-ZZ-XX-RP-0003 Futureserv
- Archaeological Research Services BNG Assessment November 2025
- Redmore Environmental Archaeological Assessment September 2025
- Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy: 11937 Version 1
- ERAP Broadband Connectivity Assessment
- Existing Enabling Works Package November 2025 Merebridge
- Enabling Appendices Phase 1 (LV0118-TC-SS-GND-DR-S-002 REV P3), Phase 2 (LV0118-TC-SS-GND-DR-S-003 REV P2), Phase 3 (LV0118-TC-SS-GND-DR-S-004 REV P3 REV P2), Phase 4 (LV0118-TC-SS-GND-DR-S-005 REV P2)
- ERAP Energy Statement 3588-CWC-XX-XX-RP-N-0005, 24th November, 2025 Crookes
- Phase 2 Ground Investigation Report: E250321, prepared by Edlington Consulting Group Limited
- Riba 2 Fire Statement: SPL3843, prepared by SPL consultants
- Updated Phase 1: Preliminary Risk Assessment: LKC 21 1259, prepared by LK Group
- Proposed Sections (AA&BB): 25-008-FA-XX-XX-DR-A-04501-P01
- Noise Impact Assessment, prepared by Sanctuary Acoustics
- Proposed Plans Level 2: 25-008-FA-XX-02-DR-A-04302-P01
- Ecological Survey and Assessment: 2025-356, prepared by ERAP Ltd
- Townscape and Visual Appraisal, prepared by SLR
- Accessibility Strategy - Apartment Type A Planning: 25-008 FA DR 67301-P01
- Accessibility Strategy - Apartment Type B Planning: 25-008 FA DR 67302-P01
- Accessibility Strategy - Apartment Type D Planning: 25-008 FA DR 67304-P01
- Accessibility Strategy - Apartment Type E Planning: 25-008 FA DR 67305-P01
- Accessibility Strategy - Apartment Type F Planning: 25-008 FA DR 67306-P01
- Accessibility Strategy - Apartment Type G Planning: 25-008 FA DR 67307-P01

- Accessibility Strategy - Apartment Type H Planning: 25-008 FA DR 67308-P01
- Accessibility Strategy - Apartment Type J Planning: 25-008 FA DR 67309-P01
- Accessibility Strategy - Apartment Type K Planning: 25-008 FA DR 67310-P01
- Accessibility Strategy - Apartment Type L Planning: 25-008 FA DR 67311-P01
- Accessibility Strategy - Apartment Type M Planning: 25-008 FA DR 67312-P01
- Proposed Plans - Level 02 (Second): 25-008 FA DR 04302-P01
- Proposed Plans - Level 03-13 (Third to Thirteenth): 25-008 FA DR 04303-P01
- Proposed Plans - Level 14 (Fourteenth): 25-008 FA DR 04314-P01
- Proposed Plans - Level 15 (Fifteenth): 25-008 FA DR 04315-P01
- Proposed Plans - Level 16 (Roof): 25-008 FA DR 04316-P01
- Proposed Street Scene (Store St):: 25-008 FA DR 04801-P01
- Drainage Strategy LV0118-TC-LS-XX-CA-C-001, prepared by Thomas Consulting
- Crime Impact Statement 2021/0139/CIS/01
- Wind Microclimate Assessment Report 22959, prepared by GIA
- Daylight & Sunlight Assessment, prepared by GIA
- Green and Blue Infrastructure Statement, prepared by Nexus Planning
- Residential Management Strategy, prepared by Merebridge
- Planning Statement, prepared by Nexus Planning
- Air Quality Assessment 9744r1, prepared by Redmore environmental
- Interim Travel Plan 210617/SK22109/ITP01(-02), prepared by SK Transport Planning
- Topographical Survey, prepared by Thomas Consulting
- Ventilation Strategy 3588-CWC-XX-XX-RP-N-0004, prepared by Crookes Walker Consulting

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1, DC20 and DC26.1.

3)Prior to any above ground works, all material to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials including mortar to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining, ventilation/air brick details and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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) The architectural detailing, window specification reveals and soffits on all elevations shall be carried out in accordance with the following approved details:

- Window specification shall be Casement windows - Cortizo Alu-Steel in accordance with the details as shown on Drawing No.01-DR-SK01 (Received 2 April 2026)
- Window reveal of a minimum of 200mm and full brick soffit.
- Brick Solider Courses and Sawtooth Detail: (Drawing No. 25-008-FA-XX-XX-DR-A-04702-P03 (Received 13 April 2026)
- Brick fins protruding a minimum of 160mm: Drawing No.25-008-FA-XX-XX-DR-A-04701-P04 (Received 13 April 2026)

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

5) Enabling Works shall be implemented in accordance with the Enabling Works Package, prepared by Merebridge Construction as received by the City Council, as Local Planning Authority on 11 December 2025. This includes the final details of the extent and nature of the enabling works (Enabling Works Package):

- Appendix 1 – Existing Site Topography: LV0118-TC-SS-GND-DR-S-001 REV P1
- Appendix 2 – Phase 1 Enabling Works Plan: LV0118-TC-SS-GND-DR-S-002 REV P3
- Appendix 3 – Temporary Cross over (Section 50): LV0118-TC-SS-S-DR-S-011 REV P1
- Appendix 4 – Reinstatement Plan: LV0118-TC-SS-GND-DR-S-005 REV P2
- Appendix 5 – Phase 2 Enabling Works Details: LV0118-TC-SS-GND-DR-S-003 REV P2
- Appendix 6 – Phase 3 Enabling Works Details: LV0118-TC-SS-GND-DR-S-004 REV P3

The site should be reinstated in accordance with the Reinstatement Plan: LV0118-TC-SS-GND-DR-S-005 REV P2 within 6 months of the date of this planning permission.

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

6) Development shall be implemented in accordance the details outlined within the approved Phase 1: Preliminary Risk Assessment: CL-602-LKC 21 1259-01 and the Phase 2 Ground Investigation Report: E250321 Issue 1 (Received 11 December 2025). This includes:

- No visual evidence of ground contamination
- 6x trial pits
- 2x rotary core boreholes
- No asbestos detected.
- Compared to residential without home grown produce
- No elevated levels detected above GAC, no mitigation required.
- Ground Gas monitoring x6 occasions completed – CS1, therefore no mitigation required
- VOC monitoring below the limit of detection
- No soft landscaping

b) Within 1 month of the date of this planning permission, the applicant shall submit the calibration certificates for gas monitoring used as specified within the Phase 2 Ground Investigation Report: E250321 Issue 1 (Received 11 December 2025).

c) Prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council, as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

d) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

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

7a) 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.

b) The development shall then be carried out in accordance with these details approved until part a of this condition, together with any previously approved Remediation Strategy within a timescale to be agreed in writing by the City Council as Local Planning Authority.

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

8) The construction phase of the development shall be completed in accordance with the submitted Construction Phase Environmental Management Plan, prepared by MB Merebridge Construction Rev 1, as received by the City Council as Local Planning Authority on 18 March 2026.

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, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9)(a) prior to any above ground works commencing, details of a hard and soft landscaping scheme including details of the green roof to the first floor as shown on drawing No. 25-008-FA-XX-01-DR-A-04301-P02. This shall include appropriate materials and specifications to be submitted to and approved in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

10) Prior to above ground works, a scheme that investigates the existing condition of the culvert on site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Any such scheme shall include the following information:

- A full survey of the existing drainage regime of the site that shall also locate the culverted Shooters Brook.
- A full investigation of the culvert that shall include levels, dimensions, condition and any structural defects.

o Evidence that contact has been made with United Utilities to determine the status of the surface water sewer/culverted watercourse.

o Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required.

The development shall be carried out in accordance with the scheme of investigation.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

11) Prior to above ground works and pursuant to the discharge of condition 10 (Culvert Investigation), a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

• Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

• A finalised drainage layout showing all components, outfalls, levels and connectivity.

• Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

• A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the tank and building.

The development shall be carried out in accordance with the scheme of investigation.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

12) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the approved surface water drainage scheme, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Those details shall include:

o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved under condition 12

o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.

o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other

arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

13) a) The approved Written Scheme of Investigation (WSI): 48 Store Street, Manchester Archaeological Watching Brief Issue 2, prepared by Archaeological Research Services Ltd shall be implemented as part of the development. The phased programme and methodology of investigation and recording includes:

i - an archaeological watching brief undertaken during site investigations (where intrusions will aid understanding of depths of made-ground and horizons of archaeological survival/truncation)

ii - (informed by (i) and in consultation with GMAAS) archaeological evaluation trenching (subject of a new WSI)

iii - (informed by (ii) and in consultation with GMAAS) more detailed excavation (subject of an addendum to the evaluation WSI)

b) Prior to above ground works, a programme for post investigation assessment to include:

i - analysis of the site investigations records and finds

ii - production of a final report on the investigation results.

c) Deposition of the final report(s) with the Greater Manchester Historic Environment Record.

d) Dissemination of the results commensurate with their significance.

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

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

Reason - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in accordance with Core Strategy Policies EN3 and DM1, Saved Unitary Development Plan Policy DC20 and the National Planning Policy Framework.

14) Any piling shall be implemented in accordance with the approved document: LV0118-TC-SS-FND-DR-S-201-P1 Piling GA (Thomas Consulting) as received by the City Council, as Local Planning Authority on 11 December 2025.

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

15 a) Prior to any above ground works, either a scheme that demonstrates that any building plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90)

level in each octave band at the nearest noise sensitive location or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

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

b) Prior to the first occupation of the residential apartments, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the City Council, as Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

16 a) Notwithstanding the Noise Impact Assessment, prepared by Sanctuary Acoustics received by the Local Planning Authority on 11 December 2025 and the Supplementary Noise Survey: Version 2 (Received 30 April 2026), prior to any above ground works, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme.

b) Prior to the first occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council, as Local Planning Authority to validate that the 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 City Council, as Local Planning Authority, prior to first occupation of the development.

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).

17 a) Prior to the commencement of above ground works, measurements of the existing television signal reception within the potential impact areas identified in the Television and Radio Reception Impact Assessment dated 5 November 2026 (Received 11 December 2026) shall be submitted to and approved in writing by the City Council as local planning authority. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

b) A study that assesses the impact of the development on television signal reception within the potential impact area identified in part (a) of this condition shall be submitted to the City Council, as Local Planning Authority for approval in writing within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council, as Local Planning Authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in part (a) of this condition above. The approved measures must be carried out either before the building in that phase is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 10 of the National Planning Policy Framework.

18 (a)The development shall be carried out in accordance with the Construction Local Labour KPI Proposal and Reporting Template stamped as received by the City Council, as Local Planning Authority, on 28 April 2026.

The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships

ii) mechanisms for the implementation and delivery of the Local Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i)

and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

19 a) Prior to the installation of external lighting, a scheme for the lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority to control glare and overspill onto nearby residential properties. The lighting shall be installed in accordance with the approved scheme.

b) Prior to the first use of the lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity and design in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) The development hereby approved shall be implemented in accordance with the Residential Management Strategy, prepared by Merebridge Construction as received by the City Council, as Local Planning Authority on 11 December 2025, prior to the first occupation of the residential apartments and retained in place for the lifetime of the development. This includes:

(a) Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, security, noise management of communal areas

Reason - In the interests of residential amenity, the promotion of a sustainable and inclusive community within the development, to safeguard the character of the area pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

22 a) Notwithstanding the Interim Travel Plan: 210617/SK22109/ITP01(-02), prepared by SK as received by the City Council, as Local Planning Authority on 11 December 2025, prior to the

first occupation of the development hereby approved a travel plan shall be submitted to and approved in writing by the Local Planning Authority.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by

those working and staying at the development;

ii) a commitment to surveying the travel patterns of staff and guests during the first three months of the first use of the development and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for staff and guests, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

23 a) Prior to above ground works hereby approved, a scheme of highways works and details of footpaths reinstatement/public realm shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include:

- Any redundant dropped kerbs should be reinstated.
- Footway surrounding the site should be resurfaced.
- Provision of tactile paving and dropped kerbs should be ensured at junctions within the vicinity of the site including site access.
- Footways around the perimeter of the site be a minimum of 2.0m wide.
- Details of car club bay and provision
- 4no. disabled parking bays

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been

achieved and agreed in writing by the City Council, as Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24 a) Prior to above ground works, a scheme for electric vehicle charging points shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

b) Prior to occupation of the development, the agreed electric charging points shall be implemented, and verification shall be submitted to and approved in writing by the Local Planning Authority.

The approved charging points shall remain in situ for the lifetime of the development.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

25) Prior to the first occupation of the residential apartments hereby approved, the 73 cycle parking places proposed at ground floor and the 6no. visitor parking as outlined within the Transport Statement: 251204-RAP-XX-XX-RP-TP-2001 P04 received by the City Council, as Local Planning Authority on 30 April 2026 shall be provided and thereafter retained and maintained in situ.

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

26) The waste management arrangements for the development shall be carried out in accordance with the Waste Management Strategy, prepared by Merebridge Construction as received by the City Council as Local Planning Authority, on the 11 December 2025. The arrangements shall be in place prior to the first occupation of the residential apartments and shall remain in situ whilst the use or development is in operation.

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

27) The development hereby approved shall be implemented in accordance with the Food and Delivery Management Strategy, prepared by Merebridge Construction as received by the City Council, as Local Planning Authority on 20 February 2026 and shall remain in situ for the lifetime of the development.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

28)Foul water and surface water must be drained on a separate system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

29) The development hereby approved shall be carried out in accordance with the submitted Energy Statement: 3588-CWC-XX-XX-RP-N-0005 Store St, prepared by Crookes (Received 11 December 2025).

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of the building at the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

30) All residential apartments shall be constructed to M (4) 2 standard prior to the first occupation of the development hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and Places for Everyone Plan Policy JP-H3.

31) The development hereby approved shall include for full disabled level access to be provided to the main entrance, communal walkways and to the upper floors of the building.

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

32) The development hereby approved shall be carried out in accordance with the safety and security details within the Crime Impact Statement: 2021/0139/CIS/01, as received by City Council as the Local Planning Authority on 11 December 2025.

The development hereby approved shall not be occupied until the City Council, as Local Planning Authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

33) a) Prior to the commencement of above ground works, details on the number, siting and appearance of swift bricks, including material samples, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be retained and maintained thereafter.

b)Prior to the first use occupation of the development hereby approved, a scheme to verify that the swift bricks approved under part a of this condition have been installed on site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of providing habitats for birds and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012), Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

34) Prior to the first occupation of the development hereby approved, details of the provision of bat and bird boxes on site shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved details shall then be installed on site prior to the first use of the development and thereafter retained in situ for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

35) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

36) Any enabling works including excavations shall be implemented in accordance with the approved mitigation measures and recommendations outlined within the Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy: Project No.: 11937 Version 1 as received by the Local Planning Authority on 11 December 2025.

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

37) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

38) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

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

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

40) Prior to the first use of the development hereby approved, details of the siting, scale and appearance of the air source heat pumps shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

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

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

Informative

Biodiversity Net Gain

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

- the pre-development biodiversity value of the onsite habitat;

- the post-development biodiversity value of the onsite habitat;

- any registered off-site biodiversity gain allocated to the development and the biodiversity; and

- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;

- a description of the development and planning permission reference number (to which the plan relates);

- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;

- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the

development is completed);

- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;

- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;

- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Highways Works

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with Manchester City Council's (MCC) Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

The applicant is encouraged to have early engagement with MCC's Events and Network Management Team - highwaynetworkmanagement@manchester.gov.uk.

Any modifications / improvements to the public highway or footpath will require agreement with MCC'sHighways Applications and Network Resilience teams. This will be funded at the applicant's expense.

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these

standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Canal and River Trust

request that the following informative is appended to the decision or email. The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 0303 040 4040 Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure the waterways are protected and safeguarded.

Construction Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- Monday - Friday: 07:30 to 18:00;
- Saturday: 08:30 - 14:00;
- Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental problems/2956/noise/9

and IAQM/EPUK Construction Guidance at:

http://iaqm.co.uk/guidance/

Fire Safety

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Work & Skills Team
Oliver West (Sustainable Travel)
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
High Speed Two (HS2) Limited
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Piccadilly Village Residents Association
United Utilities Water PLC
Canal & River Trust
Health & Safety Executive (Fire Safety)

Flat C204, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C202, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C405, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 112, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 209, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 117, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 219, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 202, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 19, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, 72 Chapeltown Street, Manchester, M1 2EY
Flat 21, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
1 James Brindley Basin, Manchester, M1 2NL
6 James Brindley Basin, Manchester, M1 2NL
9 James Brindley Basin, Manchester, M1 2NL
17 James Brindley Basin, Manchester, M1 2NL
27 James Brindley Basin, Manchester, M1 2NL
26 James Brindley Basin, Manchester, M1 2NL
Flat 602, 72 Chapeltown Street, Manchester, M1 2EY
Flat 707, 72 Chapeltown Street, Manchester, M1 2EY
Flat 204, 72 Chapeltown Street, Manchester, M1 2EY
Flat 23, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 13, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 2, 2 Chapeltown Street, Manchester, M1 2BJ
4 James Brindley Basin, Manchester, M1 2NL
Flat 77, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 82, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 83, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 89, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 34, 4 Chapeltown Street, Manchester, M1 2BH
Flat 40, 4 Chapeltown Street, Manchester, M1 2BH
Flat 63, 4 Chapeltown Street, Manchester, M1 2BH
Flat 39, 4 Chapeltown Street, Manchester, M1 2BH
Flat 53, 4 Chapeltown Street, Manchester, M1 2BH
Flat 31, 4 Chapeltown Street, Manchester, M1 2BH
5 Millbank Street, Manchester, M1 2FR
Flat C203, Oxygen Tower, 50 Store Street, Manchester, M1 2FX

Flat 21, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 1, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 22, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 13, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 4, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 3, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 9, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 11, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat A1303, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat B1204, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B306, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B303, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B904, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B402, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B903, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B601, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 107, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 207, 148 Great Ancoats Street, Manchester, M4 7AA
62 Chapeltown Street, Manchester, M1 2WQ
Apartment 18, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 40, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 46, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 26, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 2, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 29, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 32, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 11, 35 Chapeltown Street, Manchester, M1 2NN
Flat 307, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 17, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 216, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 11, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 95, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 24, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 55, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 34, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 19, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 28, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 53, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 37, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, 1 Wharf Close, Manchester, M1 2WE
Flat 6, 1 Wharf Close, Manchester, M1 2WE
Jutland House, Jutland Street, Manchester, M1 2BE
Flat 6, 3 Wharf Close, Manchester, M1 2WE
Flat 3, 3 Wharf Close, Manchester, M1 2WE
Flat 4, 6 Wharf Close, Manchester, M1 2WE
Flat 1, 4 Wharf Close, Manchester, M1 2WE
Flat 5, 4 Wharf Close, Manchester, M1 2WE
Flat 4, 4 Wharf Close, Manchester, M1 2WE
Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite C, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 1, 47 Store Street, Manchester, M1 2WA
Flat 4, 8 Wharf Close, Manchester, M1 2WE
Apartment 34, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 37, 39 Chapeltown Street, Manchester, M1 2AU

Apartment 46, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 48, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 42, 39 Chapeltown Street, Manchester, M1 2AU
43 Thomas Telford Basin, Manchester, M1 2NH
27 Thomas Telford Basin, Manchester, M1 2NH
33 Thomas Telford Basin, Manchester, M1 2NH
22 Thomas Telford Basin, Manchester, M1 2NH
Flat 506, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 118, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
55 Thomas Telford Basin, Manchester, M1 2NH
53 Thomas Telford Basin, Manchester, M1 2NH
50 Thomas Telford Basin, Manchester, M1 2NH
Flat 10, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 11, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 12, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat B1202, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B906, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B503, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1303, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1305, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B604, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B802, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A1007, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2408, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2005, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2305, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2701, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2908, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat G06, 146 Great Ancoats Street, Manchester, M4 7AA
30 James Brindley Basin, Manchester, M1 2NL
Flat A2607, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2206, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1301, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A708, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3201, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A702, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1906, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A406, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A303, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Serviced Apartment A2804, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2108, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3003, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2004, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1004, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 209, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 210, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 105, 148 Great Ancoats Street, Manchester, M4 7AA
Apartment 8, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 4, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 43, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 15, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 35, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 9, 37 Chapeltown Street, Manchester, M1 2AT

Apartment 17, 35 Chapeltown Street, Manchester, M1 2NN
Flat 10, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 208, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 8, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 319, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 311, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 3, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 112, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 75, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 25, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 52, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 35, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 7, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
21 William Jessop Court, Millbank Street, Manchester, M1 2NE
24 William Jessop Court, Millbank Street, Manchester, M1 2NE
25 William Jessop Court, Millbank Street, Manchester, M1 2NE
11 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C702, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C903, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C102, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 104, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 121, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 226, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 504, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 108, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 123, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 122, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 509, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 323, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 206, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, 72 Chapeltown Street, Manchester, M1 2EY
Flat 607, 72 Chapeltown Street, Manchester, M1 2EY
Flat 23, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 307, 72 Chapeltown Street, Manchester, M1 2EY
Flat 901, 72 Chapeltown Street, Manchester, M1 2EY
Flat 304, 72 Chapeltown Street, Manchester, M1 2EY
Flat 603, 72 Chapeltown Street, Manchester, M1 2EY
Flat 803, 72 Chapeltown Street, Manchester, M1 2EY
Flat 404, 72 Chapeltown Street, Manchester, M1 2EY
Flat 17, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 407, 72 Chapeltown Street, Manchester, M1 2EY
Flat 102, 72 Chapeltown Street, Manchester, M1 2EY
Flat 904, 72 Chapeltown Street, Manchester, M1 2EY
Flat 203, 72 Chapeltown Street, Manchester, M1 2EY
Flat 24, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 72, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 79, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 67, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 104, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 102, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 98, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 103, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 88, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 44, 4 Chapeltown Street, Manchester, M1 2BH

Flat 33, 4 Chapeltown Street, Manchester, M1 2BH
Flat 51, 4 Chapeltown Street, Manchester, M1 2BH
Flat 54, 4 Chapeltown Street, Manchester, M1 2BH
Flat 56, 4 Chapeltown Street, Manchester, M1 2BH
Flat 52, 4 Chapeltown Street, Manchester, M1 2BH
Flat C305, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C905, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C301, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C101, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 29, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 18, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 47, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, 3 Wharf Close, Manchester, M1 2WE
Flat 28, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, 45 Store Street, Manchester, M1 2WA
Flat 7, 4 Wharf Close, Manchester, M1 2WE
2B Gateway Industrial Estate, Store Street, Manchester, M1 2NJ
Flat 1, 10 Wharf Close, Manchester, M1 2WE
Flat 3, 10 Wharf Close, Manchester, M1 2WE
Flat 1, 8 Wharf Close, Manchester, M1 2WE
Apartment 51, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 55, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 40, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 45, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 31, 39 Chapeltown Street, Manchester, M1 2AU
15 Thomas Telford Basin, Manchester, M1 2NH
18 Thomas Telford Basin, Manchester, M1 2NH
60 Thomas Telford Basin, Manchester, M1 2NH
58 Thomas Telford Basin, Manchester, M1 2NH
51 Thomas Telford Basin, Manchester, M1 2NH
47 Thomas Telford Basin, Manchester, M1 2NH
46 Thomas Telford Basin, Manchester, M1 2NH
9 Thomas Telford Basin, Manchester, M1 2NH
5 Thomas Telford Basin, Manchester, M1 2NH
8 Thomas Telford Basin, Manchester, M1 2NH
6 Thomas Telford Basin, Manchester, M1 2NH
Flat 13, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
3 Millbank Street, Manchester, M1 2FR
16 William Jessop Court, Millbank Street, Manchester, M1 2NE
13 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C401, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C603, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C103, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 6, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 2, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 110, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 511, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 308, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 9, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 407, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 516, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 408, 72 Chapeltown Street, Manchester, M1 2EY
Flat 708, 72 Chapeltown Street, Manchester, M1 2EY

Flat 27, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 22, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
11 James Brindley Basin, Manchester, M1 2NL
16 James Brindley Basin, Manchester, M1 2NL
20 James Brindley Basin, Manchester, M1 2NL
Flat 308, 72 Chapeltown Street, Manchester, M1 2EY
Flat 902, 72 Chapeltown Street, Manchester, M1 2EY
Flat 301, 72 Chapeltown Street, Manchester, M1 2EY
Flat 108, 72 Chapeltown Street, Manchester, M1 2EY
Flat 24, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 10, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat A2907, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A604, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat B1401, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1104, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B202, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B504, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B406, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1404, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1503, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1006, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B605, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B804, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A801, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1804, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A805, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2201, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
144 Great Ancoats Street, Manchester, M4 7AB
Flat A503, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1605, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1506, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A902, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3203, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2403, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1806, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat 114, 146 Great Ancoats Street, Manchester, M4 7AA
Flat A1902, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2702, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2601, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2006, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2505, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2303, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A608, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1207, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2306, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A905, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1105, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1405, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2105, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2603, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1005, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A602, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A501, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A1808, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1208, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat G03, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 215, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 216, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 101, 72 Chapeltown Street, Manchester, M1 2EY
Flat 604, 72 Chapeltown Street, Manchester, M1 2EY
Flat 701, 72 Chapeltown Street, Manchester, M1 2EY
Flat 806, 72 Chapeltown Street, Manchester, M1 2EY
Flat 9, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 1, 72 Chapeltown Street, Manchester, M1 2EY
Flat 406, 72 Chapeltown Street, Manchester, M1 2EY
Flat 103, 72 Chapeltown Street, Manchester, M1 2EY
Piccadilly Village, Great Ancoats Street, Manchester, M4 7AB
Flat 3, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 16, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 27, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 8, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 5, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 18, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 10, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 21, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 100, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 60, 4 Chapeltown Street, Manchester, M1 2BH
Flat 61, 4 Chapeltown Street, Manchester, M1 2BH
Flat 30, 4 Chapeltown Street, Manchester, M1 2BH
Flat 64, 4 Chapeltown Street, Manchester, M1 2BH
Flat 47, 4 Chapeltown Street, Manchester, M1 2BH
Flat C504, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C901, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C505, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C606, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 12, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 8, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 23, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat B505, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2706, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat B305, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B203, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1004, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1406, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B901, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B805, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1501, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B803, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B703, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2602, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A804, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A803, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2107, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1807, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1106, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 218, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G11, 146 Great Ancoats Street, Manchester, M4 7AA

Flat 112, 146 Great Ancoats Street, Manchester, M4 7AA
Flat A807, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2503, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2404, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A402, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1703, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1505, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2508, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1602, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A908, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2604, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3105, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A706, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1903, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3008, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2106, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A508, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1802, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2903, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat 101, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 208, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 202, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 104, 148 Great Ancoats Street, Manchester, M4 7AA
Apartment 7, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 10, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 16, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 18, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 30, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 13, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 22, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 41, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 3, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 20, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 44, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 36, 35 Chapeltown Street, Manchester, M1 2NN
Flat 120, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 210, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 16, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 410, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 312, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 4, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 107, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 306, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 73, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 87, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 11, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 30, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 13, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 36, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 27, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 11, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 5, 1 Wharf Close, Manchester, M1 2WE

Flat 42, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 32, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 22, Jutland House, Jutland Street, Manchester, M1 2BE
Lower Ground Floor, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, 5 Wharf Close, Manchester, M1 2WE
Flat 5, 3 Wharf Close, Manchester, M1 2WE
Flat 21, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 18, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 26, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, 2 Wharf Close, Manchester, M1 2WE
Flat 1, 6 Wharf Close, Manchester, M1 2WE
Imagine CGA Ltd, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Paradise Wharf Partnership, The Stables Suite A, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 2, 47 Store Street, Manchester, M1 2WA
Flat 5, 8 Wharf Close, Manchester, M1 2WE
Apartment 52, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 30, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 32, 39 Chapeltown Street, Manchester, M1 2AU
31 Thomas Telford Basin, Manchester, M1 2NH
24 Thomas Telford Basin, Manchester, M1 2NH
Flat 111, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 5A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
52 Thomas Telford Basin, Manchester, M1 2NH
56 Thomas Telford Basin, Manchester, M1 2NH
Flat 8, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
7 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C801, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C704, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C303, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C902, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 305, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 105, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 103, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 224, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 124, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 207, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 505, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 409, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 320, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 18, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 217, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 211, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 512, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 802, 72 Chapeltown Street, Manchester, M1 2EY
Flat 903, 72 Chapeltown Street, Manchester, M1 2EY
Flat 3, 72 Chapeltown Street, Manchester, M1 2EY
Flat 808, 72 Chapeltown Street, Manchester, M1 2EY
Flat 24, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
13 James Brindley Basin, Manchester, M1 2NL
Flat 705, 72 Chapeltown Street, Manchester, M1 2EY
Flat 807, 72 Chapeltown Street, Manchester, M1 2EY
Flat 105, 72 Chapeltown Street, Manchester, M1 2EY

Flat 405, 72 Chapeltown Street, Manchester, M1 2EY
Flat 505, 72 Chapeltown Street, Manchester, M1 2EY
Flat 202, 72 Chapeltown Street, Manchester, M1 2EY
1A James Brindley Basin, Manchester, M1 2NL
Flat 22, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 28, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 14, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 19, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 6, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 110, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 84, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 68, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 109, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 101, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 66, 4 Chapeltown Street, Manchester, M1 2BH
Flat 35, 4 Chapeltown Street, Manchester, M1 2BH
Flat 43, 4 Chapeltown Street, Manchester, M1 2BH
Flat 59, 4 Chapeltown Street, Manchester, M1 2BH
Flat 55, 4 Chapeltown Street, Manchester, M1 2BH
Flat 57, 4 Chapeltown Street, Manchester, M1 2BH
Flat 29, 4 Chapeltown Street, Manchester, M1 2BH
Flat C501, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C302, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C604, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C703, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
140 Great Ancoats Street, Manchester, M4 6DU
53 Store Street, Manchester, M1 2WD
Flat B1005, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 26, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 28, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat A1408, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
17 Millbank Street, Manchester, M1 2FR
Flat B1002, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1403, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B705, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1102, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B404, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B401, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
11 Millbank Street, Manchester, M1 2FR
Flat B201, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1504, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1203, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A1705, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3001, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2501, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A606, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
23 Millbank Street, Manchester, M1 2FR
Flat A1107, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1603, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A704, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2808, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2703, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1202, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A407, Oxygen Tower, 50 Store Street, Manchester, M1 2FS

Flat A2901, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat G07, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G04, 146 Great Ancoats Street, Manchester, M4 7AA
Flat A2002, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2506, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1607, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A404, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1304, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A904, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1504, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A703, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2905, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2801, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1907, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2101, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2204, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1302, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A304, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1003, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1102, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 106, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 205, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 206, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 211, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G01, 148 Great Ancoats Street, Manchester, M4 7AA
Third Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Fourth Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Apartment 11, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 21, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 6, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 47, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 9, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 2, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 6, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 23, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 28, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 16, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 12, 35 Chapeltown Street, Manchester, M1 2NN
Flat 314, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 322, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 315, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 301, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 203, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 403, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 102, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 22, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 205, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 501, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 105, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 76, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 114, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 41, Jutland House, Jutland Street, Manchester, M1 2BE

Flat 26, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 15, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 16, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 8, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 8, 1 Wharf Close, Manchester, M1 2WE
Flat 9, 1 Wharf Close, Manchester, M1 2WE
Flat 22, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 6, 6 Wharf Close, Manchester, M1 2WE
43 Store Street, Manchester, M1 2WA
Flat 6, 4 Wharf Close, Manchester, M1 2WE
Flat 2, 4 Wharf Close, Manchester, M1 2WE
Flat 3, 4 Wharf Close, Manchester, M1 2WE
49 Store Street, Manchester, M1 2WA
The Stables Suite D, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 1, 5 Wharf Close, Manchester, M1 2WE
Flat 5, 5 Wharf Close, Manchester, M1 2WE
23 Thomas Telford Basin, Manchester, M1 2NH
Apartment 39, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 50, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 49, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 33A, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 54, 39 Chapeltown Street, Manchester, M1 2AU
13 Thomas Telford Basin, Manchester, M1 2NH
35 Thomas Telford Basin, Manchester, M1 2NH
37 Thomas Telford Basin, Manchester, M1 2NH
34 Thomas Telford Basin, Manchester, M1 2NH
30 Thomas Telford Basin, Manchester, M1 2NH
Flat 212, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 2, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
48 Thomas Telford Basin, Manchester, M1 2NH
4 Thomas Telford Basin, Manchester, M1 2NH
3 Thomas Telford Basin, Manchester, M1 2NH
15 William Jessop Court, Millbank Street, Manchester, M1 2NE
20 William Jessop Court, Millbank Street, Manchester, M1 2NE
22 William Jessop Court, Millbank Street, Manchester, M1 2NE
28 William Jessop Court, Millbank Street, Manchester, M1 2NE
29 William Jessop Court, Millbank Street, Manchester, M1 2NE
10 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C304, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C503, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C906, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 222, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 218, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 514, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 114, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 507, 72 Chapeltown Street, Manchester, M1 2EY
Flat 205, 72 Chapeltown Street, Manchester, M1 2EY
Flat 20, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
14 James Brindley Basin, Manchester, M1 2NL
15 James Brindley Basin, Manchester, M1 2NL
23 James Brindley Basin, Manchester, M1 2NL
5 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat 305, 72 Chapeltown Street, Manchester, M1 2EY

Flat 502, 72 Chapeltown Street, Manchester, M1 2EY
Flat 107, 72 Chapeltown Street, Manchester, M1 2EY
Flat 706, 72 Chapeltown Street, Manchester, M1 2EY
Flat 12, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 403, 72 Chapeltown Street, Manchester, M1 2EY
Flat 206, 72 Chapeltown Street, Manchester, M1 2EY
Flat 306, 72 Chapeltown Street, Manchester, M1 2EY
Flat 601, 72 Chapeltown Street, Manchester, M1 2EY
Flat 1, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 25, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 20, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 71, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 96, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 70, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 42, 4 Chapeltown Street, Manchester, M1 2BH
Flat 49, 4 Chapeltown Street, Manchester, M1 2BH
Flat C104, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C806, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C506, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 20, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 18, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 17, Junction Works, 40 Ducie Street, Manchester, M1 2DF
15 Millbank Street, Manchester, M1 2FR
Flat B1306, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B807, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1103, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1206, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1201, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B704, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1302, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1101, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B806, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1106, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A1205, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2805, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2606, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2904, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3108, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2205, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1104, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A607, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2402, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2008, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1507, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2502, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat 109, 146 Great Ancoats Street, Manchester, M4 7AA
28 James Brindley Basin, Manchester, M1 2NL
Flat A505, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1103, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A507, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2708, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2504, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2207, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1402, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1707, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1404, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2705, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1002, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2707, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2507, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1905, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3005, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A903, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3107, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2307, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2405, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat 201, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 214, 146 Great Ancoats Street, Manchester, M4 7AA
Apartment 27, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 13, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 20, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 42, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 27, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 22, 37 Chapeltown Street, Manchester, M1 2AT
37 Chapeltown Street, Manchester, M1 2AT
Apartment 38, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 5, 35 Chapeltown Street, Manchester, M1 2NN
Flat 318, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 304, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 214, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 303, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
2A Baird Street, Manchester, M1 2WX
Flat 317, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 109, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 78, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 40, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 51, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 56, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 48, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 3, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 23, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 46, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 29, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 10, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 21, Jutland House, Jutland Street, Manchester, M1 2BE
Apartment 19, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 15, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 19, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 1, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 37, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 39, 35 Chapeltown Street, Manchester, M1 2NN
Flat 20, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 1, 3 Wharf Close, Manchester, M1 2WE
Flat 9, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 8, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 1, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 4, 2 Wharf Close, Manchester, M1 2WE
Flat 3, 6 Wharf Close, Manchester, M1 2WE

Flat 2, 45 Store Street, Manchester, M1 2WA
Creation ADM, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 3, 8 Wharf Close, Manchester, M1 2WE
Flat 6, 5 Wharf Close, Manchester, M1 2WE
Apartment 38, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 44, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 36, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 29, 39 Chapeltown Street, Manchester, M1 2AU
41 Thomas Telford Basin, Manchester, M1 2NH
20 Thomas Telford Basin, Manchester, M1 2NH
Flat 1, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
62 Thomas Telford Basin, Manchester, M1 2NH
49 Thomas Telford Basin, Manchester, M1 2NH
11 Thomas Telford Basin, Manchester, M1 2NH
10 Thomas Telford Basin, Manchester, M1 2NH
Flat 18, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 16, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
19 William Jessop Court, Millbank Street, Manchester, M1 2NE
18 William Jessop Court, Millbank Street, Manchester, M1 2NE
26 William Jessop Court, Millbank Street, Manchester, M1 2NE
27 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C403, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C605, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C705, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 15, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 201, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 101, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 302, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 220, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 115, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 608, 72 Chapeltown Street, Manchester, M1 2EY
Flat 2, 72 Chapeltown Street, Manchester, M1 2EY
Flat 5, 72 Chapeltown Street, Manchester, M1 2EY
8 James Brindley Basin, Manchester, M1 2NL
10 James Brindley Basin, Manchester, M1 2NL
18 James Brindley Basin, Manchester, M1 2NL
1 William Jessop Court, Millbank Street, Manchester, M1 2NE
25 James Brindley Basin, Manchester, M1 2NL
22 James Brindley Basin, Manchester, M1 2NL
Flat 201, 72 Chapeltown Street, Manchester, M1 2EY
Flat 703, 72 Chapeltown Street, Manchester, M1 2EY
Flat 401, 72 Chapeltown Street, Manchester, M1 2EY
Flat 704, 72 Chapeltown Street, Manchester, M1 2EY
Flat 801, 72 Chapeltown Street, Manchester, M1 2EY
Flat 606, 72 Chapeltown Street, Manchester, M1 2EY
Flat 11, 2 Chapeltown Street, Manchester, M1 2BJ
Apartment 31, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 8, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 28, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 10, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 25, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 4, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 24, 35 Chapeltown Street, Manchester, M1 2NN
Flat 502, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 119, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 508, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 80, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 107, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 74, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 39, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 2, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 7, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 43, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 50, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 6, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 5, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 19, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, 1 Wharf Close, Manchester, M1 2WE
Flat 27, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 33, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 12, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, 5 Wharf Close, Manchester, M1 2WE
Flat 16, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 24, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 23, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 20, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 12, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, 2 Wharf Close, Manchester, M1 2WE
Flat 5, 6 Wharf Close, Manchester, M1 2WE
Flat 2, 6 Wharf Close, Manchester, M1 2WE
Flat 2, 10 Wharf Close, Manchester, M1 2WE
M Five, Paradise Wharf, Ducie Street, Manchester, M1 2JN
The Stables Suite B, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 2, 8 Wharf Close, Manchester, M1 2WE
Apartment 47, 39 Chapeltown Street, Manchester, M1 2AU
14 Thomas Telford Basin, Manchester, M1 2NH
44 Thomas Telford Basin, Manchester, M1 2NH
40 Thomas Telford Basin, Manchester, M1 2NH
36 Thomas Telford Basin, Manchester, M1 2NH
28 Thomas Telford Basin, Manchester, M1 2NH
26 Thomas Telford Basin, Manchester, M1 2NH
Flat 5, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
63 Thomas Telford Basin, Manchester, M1 2NH
12 Thomas Telford Basin, Manchester, M1 2NH
2 Thomas Telford Basin, Manchester, M1 2NH
Flat 9, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 14, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 17, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 106, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 93, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 91, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 108, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 94, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 48, 4 Chapeltown Street, Manchester, M1 2BH
Flat 38, 4 Chapeltown Street, Manchester, M1 2BH
Flat 50, 4 Chapeltown Street, Manchester, M1 2BH
Flat 65, 4 Chapeltown Street, Manchester, M1 2BH
Flat 41, 4 Chapeltown Street, Manchester, M1 2BH

Flat 62, 4 Chapeltown Street, Manchester, M1 2BH
Flat 45, 4 Chapeltown Street, Manchester, M1 2BH
Flat 36, 4 Chapeltown Street, Manchester, M1 2BH
Flat B702, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B606, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 15, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 5, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 2, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 27, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 6, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat A1706, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2203, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A405, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat B1001, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B602, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B501, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B706, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1304, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B905, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A2407, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1608, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1704, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1306, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1702, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A603, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat G10, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 217, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 113, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 111, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G08, 146 Great Ancoats Street, Manchester, M4 7AA
33 James Brindley Basin, Manchester, M1 2NL
Flat A802, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1407, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2902, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A3007, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2605, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A506, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A808, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1403, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2802, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat 19, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 6A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
1 Millbank Street, Manchester, M1 2FR
17 William Jessop Court, Millbank Street, Manchester, M1 2NE
23 William Jessop Court, Millbank Street, Manchester, M1 2NE
9 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C706, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C805, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 204, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 313, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 316, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 213, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 106, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW

Flat 404, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 21, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 503, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, 72 Chapeltown Street, Manchester, M1 2EY
Flat 506, 72 Chapeltown Street, Manchester, M1 2EY
Flat 4, 72 Chapeltown Street, Manchester, M1 2EY
Flat 26, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
7 James Brindley Basin, Manchester, M1 2NL
12 James Brindley Basin, Manchester, M1 2NL
19 James Brindley Basin, Manchester, M1 2NL
24 James Brindley Basin, Manchester, M1 2NL
2 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat 106, 72 Chapeltown Street, Manchester, M1 2EY
Flat 702, 72 Chapeltown Street, Manchester, M1 2EY
Flat 207, 72 Chapeltown Street, Manchester, M1 2EY
Flat 503, 72 Chapeltown Street, Manchester, M1 2EY
Flat 104, 72 Chapeltown Street, Manchester, M1 2EY
Flat 805, 72 Chapeltown Street, Manchester, M1 2EY
10 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 26, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 69, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 85, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 111, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 37, 4 Chapeltown Street, Manchester, M1 2BH
Flat C502, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C904, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 16, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 19, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat B1402, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B506, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B808, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B302, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B603, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1105, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B701, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A1006, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1503, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2301, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2304, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1701, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2608, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1108, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1904, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2208, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1708, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3202, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2704, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1307, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat 102, 148 Great Ancoats Street, Manchester, M4 7AA
Flat G02, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 204, 148 Great Ancoats Street, Manchester, M4 7AA
First Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Ground Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Apartment 17, 37 Chapeltown Street, Manchester, M1 2AT

Apartment 1, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 45, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 23, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 33, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 3, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 12, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 14, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 34, 35 Chapeltown Street, Manchester, M1 2NN
Flat 408, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 1, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 116, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 215, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 225, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 309, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 406, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 24, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 125, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 81, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 1, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 44, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 14, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 14, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 7, 1 Wharf Close, Manchester, M1 2WE
Flat 1, 1 Wharf Close, Manchester, M1 2WE
Flat 9, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 25, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 17, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 15, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 13, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 7, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 8, 4 Wharf Close, Manchester, M1 2WE
41 Store Street, Manchester, M1 2WA
Flat 9, 4 Wharf Close, Manchester, M1 2WE
5 Wharf Close, Manchester, M1 2WE
Flat A3103, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2806, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1204, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A605, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A705, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 108, 146 Great Ancoats Street, Manchester, M4 7AA
Flat 110, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G09, 146 Great Ancoats Street, Manchester, M4 7AA
21 Millbank Street, Manchester, M1 2FR
32 James Brindley Basin, Manchester, M1 2NL
29 James Brindley Basin, Manchester, M1 2NL
34 James Brindley Basin, Manchester, M1 2NL
Flat A906, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A305, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A601, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1601, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A408, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A1008, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2007, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A1901, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2001, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A901, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3102, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A301, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3006, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2406, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1908, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1604, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3104, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1501, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3106, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2807, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1406, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1203, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A502, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2102, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A306, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Serviced Apartment A401, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 103, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 203, 148 Great Ancoats Street, Manchester, M4 7AA
Flat 212, 148 Great Ancoats Street, Manchester, M4 7AA
Second Floor, Neptune Mill, 64 Chapeltown Street, Manchester, M1 2WQ
Apartment 24, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 25, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 5, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 26, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 14, 37 Chapeltown Street, Manchester, M1 2AT
Apartment 21, 35 Chapeltown Street, Manchester, M1 2NN
Apartment 7, 35 Chapeltown Street, Manchester, M1 2NN
Flat 3, 5 Wharf Close, Manchester, M1 2WE
19 Thomas Telford Basin, Manchester, M1 2NH
16 Thomas Telford Basin, Manchester, M1 2NH
29 Thomas Telford Basin, Manchester, M1 2NH
25 Thomas Telford Basin, Manchester, M1 2NH
Flat 3, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
61 Thomas Telford Basin, Manchester, M1 2NH
64 Thomas Telford Basin, Manchester, M1 2NH
59 Thomas Telford Basin, Manchester, M1 2NH
57 Thomas Telford Basin, Manchester, M1 2NH
7 Thomas Telford Basin, Manchester, M1 2NH
Flat 6, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
14 William Jessop Court, Millbank Street, Manchester, M1 2NE
8 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C804, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C201, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C601, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C406, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C105, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 405, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 12, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 401, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX

Flat 510, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 7, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 321, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 905, 72 Chapeltown Street, Manchester, M1 2EY
Flat 501, 72 Chapeltown Street, Manchester, M1 2EY
3 James Brindley Basin, Manchester, M1 2NL
2 James Brindley Basin, Manchester, M1 2NL
5 James Brindley Basin, Manchester, M1 2NL
21 James Brindley Basin, Manchester, M1 2NL
3 William Jessop Court, Millbank Street, Manchester, M1 2NE
4 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat 504, 72 Chapeltown Street, Manchester, M1 2EY
Flat 906, 72 Chapeltown Street, Manchester, M1 2EY
Flat 208, 72 Chapeltown Street, Manchester, M1 2EY
Flat 605, 72 Chapeltown Street, Manchester, M1 2EY
Flat 302, 72 Chapeltown Street, Manchester, M1 2EY
8 Outram House, Piccadilly Village, Great Ancoats Street, Manchester, M4 7AA
Flat 4, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 7, 2 Chapeltown Street, Manchester, M1 2BJ
Flat 92, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 86, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 99, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 90, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 58, 4 Chapeltown Street, Manchester, M1 2BH
Flat 32, 4 Chapeltown Street, Manchester, M1 2BH
Flat 46, 4 Chapeltown Street, Manchester, M1 2BH
Flat B1003, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
7 Millbank Street, Manchester, M1 2FR
Flat C306, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C602, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C803, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat 221, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 310, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 14, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 515, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 223, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 23, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 513, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 402, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EX
Flat 20, Crusader Mill, 70 Chapeltown Street, Manchester, M1 2EW
Flat 113, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 97, 6 Chapeltown Street, Manchester, M1 2BQ
Flat 45, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 31, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 4, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 49, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 57, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 17, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 54, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 38, Jutland House, Jutland Street, Manchester, M1 2BE
Flat 10, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 2, 1 Wharf Close, Manchester, M1 2WE
Flat 4, 3 Wharf Close, Manchester, M1 2WE
Flat 6, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE

Flat 4, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE
Flat 3, 2 Wharf Close, Manchester, M1 2WE
Gap PR, Paradise Wharf, Ducie Street, Manchester, M1 2JN
Flat 6, 8 Wharf Close, Manchester, M1 2WE
Apartment 53, 39 Chapeltown Street, Manchester, M1 2AU
39 Chapeltown Street, Manchester, M1 2AU
Apartment 43, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 33, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 41, 39 Chapeltown Street, Manchester, M1 2AU
Apartment 35, 39 Chapeltown Street, Manchester, M1 2AU
42 Thomas Telford Basin, Manchester, M1 2NH
17 Thomas Telford Basin, Manchester, M1 2NH
39 Thomas Telford Basin, Manchester, M1 2NH
38 Thomas Telford Basin, Manchester, M1 2NH
32 Thomas Telford Basin, Manchester, M1 2NH
21 Thomas Telford Basin, Manchester, M1 2NH
Flat 4, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
54 Thomas Telford Basin, Manchester, M1 2NH
45 Thomas Telford Basin, Manchester, M1 2NH
6 William Jessop Court, Millbank Street, Manchester, M1 2NE
1 Thomas Telford Basin, Manchester, M1 2NH
Flat 25, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 15, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
Flat 7A, John Smeaton Court, Chapeltown Street, Manchester, M1 2NR
12 William Jessop Court, Millbank Street, Manchester, M1 2NE
Flat C701, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C402, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C802, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat C404, Oxygen Tower, 50 Store Street, Manchester, M1 2FX
Flat B301, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat 14, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 7, Junction Works, 40 Ducie Street, Manchester, M1 2DF
Flat 25, Junction Works, 40 Ducie Street, Manchester, M1 2DF
13 Millbank Street, Manchester, M1 2FR
Flat B1205, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B801, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1502, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B1405, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B403, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B304, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B902, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B502, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
9 Millbank Street, Manchester, M1 2FR
Flat B1301, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat B405, Oxygen Tower, 50 Store Street, Manchester, M1 2FW
Flat A1805, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A3101, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1201, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A701, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2803, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A907, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2202, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1401, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2003, Oxygen Tower, 50 Store Street, Manchester, M1 2FT

Flat A302, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A806, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat 213, 146 Great Ancoats Street, Manchester, M4 7AA
Flat G05, 146 Great Ancoats Street, Manchester, M4 7AA
31 James Brindley Basin, Manchester, M1 2NL
19 Millbank Street, Manchester, M1 2FR
Flat A101, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3002, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A2104, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1502, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A707, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A3004, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1803, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1801, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1206, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A403, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2308, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1308, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2906, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1606, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2103, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A2401, Oxygen Tower, 50 Store Street, Manchester, M1 2FU
Flat A1508, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A1305, Oxygen Tower, 50 Store Street, Manchester, M1 2FT
Flat A504, Oxygen Tower, 50 Store Street, Manchester, M1 2FS
Flat A2302, Oxygen Tower, 50 Store Street, Manchester, M1 2FU

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
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
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 (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL