
Application Number	Date of Appln	Committee Date	Ward
099715/FO/2012/C2	20 June 2012	16 July 2012	Ancoats and Clayton

Proposal Erection of a ten storey building with 77 apartments, 572 square metres of use classes A1; A2; and A3 at ground floor, 45 basement car parking spaces and associated landscaping.

Location Land off Shudehill, Eagle Street, Goadsby Street and High Street, Manchester, M4 4AF.

Applicant Mr Mike Payton, Ician, Anchorage One, Anchorage Quay, M5 3YJ.

Agent Mr Mark Weintraub, No. 4 Lyric Square, Hammersmith, London, W6 OED.

Site Description

The site lies within the Northern Quarter district of the City Centre in close proximity to the inner ring road, which affords excellent accessibility. The site is bounded by Goadsby Street to the north, Martlesham Walk to the east, Smithfield Passageway to the south, and High Street to the west. The site is close to the Transport Interchange on Shudehill, within walking distance of Victoria railway station, Metrolink, and a wide range of bus services to all destinations within Greater Manchester. It is within walking distance of all of the services and facilities of the City Centre, including the Arndale Centre and Piccadilly Gardens. The application site lies within the Smithfield Conservation Area and is adjacent to the Grade II listed Mackie Mayor building.

Background / Site History

The surrounding area has benefited from significant investment over the last decade. A "Masterplan" for the area was approved by Committee 4 January 2001 under outline planning permission reference 060181/OO/2001/C1. That permission related to: a substantial redevelopment scheme, with siting and means of access only being considered at that stage. Within the plan area, eight blocks were identified.

The master plan approved under the outline application 060181 has evolved over time in terms of footprint of buildings and mix of uses. Subsequent elements of the masterplan development have been dealt with via individual planning applications, and this development is the sixth building development to be brought forward within the Northern Quarter plan area.

The Masterplan site prior to earlier phases being built was a large, predominantly cleared site. The majority of the site had been occupied by the single storey Smithfield Market building, which was demolished and replaced by a surface car park. The site's immediate context is now defined by these earlier phases. The first element (Building 1) comprised the refurbishment of the grade II listed former Fishmarket office building at the corner of High Street and Thomas Street and the associated redevelopment of the adjoining fishmarket shed of which the external walls remain. The second is a development situated on the South East corner of High Street and New George Street (a buff brick building seven storey building which is immediately adjacent to the Design House). The third is to the South West of the

application site is the blue brick Icon 25 Building which is 5 storeys at Shudehill and 7 storeys at the High Street end of New George Street. The fourth is the 11 storey Crowne Plaza Manchester Hotel. The fifth is the nine storey 192 bedroom Holiday Inn Express hotel with associated landscaping and paving works.

The Mackie Mayor Building, a Grade II listed former market building, is situated to the northeast of the site and the Royal Exchange's Theatre Swan Street facility is immediately north of the site.

The City Council has a land ownership interest within Smithfield and members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Councils ownership interest in the site.

The Proposal

This application relates to a proposal to construct a new residential led mixed use building. The building would represent phase 6 of the Smithfield development project.

The proposed building would consist of 77 apartments, 572 square metres of ground floor commercial uses for which the applicant is seeking A1/A2 uses and 45 basement car spaces. There would also be an extension to the recently completed (2011) public realm in Smithfield Square and the reinforcement of existing street patterns immediately adjacent and around the building.

The proposed development consists of the following primary uses / elements:-

- An apartment building for 77 residential units within a sensitively designed varied height building of between 3 and 10 storeys
- A mixture of 1 (21 in number / 27%), 2 (52 in number / 68%) and 3 (4 in number / 5%) bedroom units
- 572 sq m of ground floor commercial (A1/A2) space
- 45 basement car parking spaces for the residential units (2 would be set out for disabled drivers)
- Landscaping – the extension of the pallet of materials utilised in phase 5 (Holiday Inn Express (yorkstone flags; tegula set paving, and conservation kerbs) and tree planting (10 silver birch trees).

Scale

The building is effectively a 'U' shape with stepped elevations and a gradual shift in bulk from north to south to respect the existing site conditions and adjacent structures in particular the Mackie Mayor, existing terraced properties on Martlesham Walk and the taller elevation of the Holiday Inn to the north.

The proposed building is roughly average in size by comparison to the preceding phases of the Smithfield development when measured in terms of its total gross internal area.

The massing of the proposed building has been derived from both the extensive assessment and analysis of the local context and townscape described in preceding sections and by the imperative of the '*not too near not too high*' directive in respect of the Martlesham Walk elevation

The basic overarching form of the building is a series of volumes which spiral down in a clockwise direction from the West to East. This commences with a height of ground plus 10 storeys on High Street where it visually links in with the feature lift tower on the Holiday Inn Express to the form an 'urban gateway'.

From there it would step down to the North, where it is ground plus eight storeys along Goadsby Street. Here it again ties in with the Holiday Inn Express to create a continuous street wall to the Northern edge of the Regeneration Area.

Finally it would step down again to ground plus three storeys along Martlesham Walk in relation to both the eastern wings of the phase 2 Garden House and Design House buildings and the rear of the Martlesham Walk properties directly opposite to the east/south east.

External Appearance

The external appearance of the building has been developed using a series of key ideas. The first is the concept of the 'puzzle-box' described further below.

The second is a focus on enhancing the readings of the various volumetric elements defined by the design intent of the massing utilising contrasting types of fenestration.

The third is the use of balconies to create special features which enhance the compositional form and reading of both the massing and the 'puzzle-box'.

The fourth and final idea is the use of a striking colour palate drawn from the immediate context of the northern quarter.

The 'Puzzle-Box'

In order to respond to the various massing and volumes of adjacent buildings in the Smithfield area the external design employs interlocking forms and projecting volumes, both of which are drawn from the interlocking shapes of the individual pieces of a puzzle.

To amplify the reading of the massing and further enhance the legibility of the 'puzzle-box' concept, two different languages would be used for the main areas of cladding. The first would be a black, horizontal system comprised of 450mm high bands of black rainscreen cladding with 50mm feature recessed white joints to accentuate the horizontality.

The second would be a mottled silver vertical system comprised of 490mm wide vertical rainscreen panels. Black cladding would be applied to the projecting repetitive bays at levels one & two and wraps the North and West wings from level one up to level seven.

The silver system would be applied to the volumes of all three wings in such a way that it would read as an embedded block pulling out from behind the black cladding.

Feature Balconies

The balconies would be treated as a combination of infill units and special features. At levels one & two on the east and north elevations they are a simple infill condition with a minimalist glass balustrade.

However, at level three they would project out from the face of the building with part solid and part glass balustrades.

In the south west corner of the building the balconies pull out from behind the nine storey feature wall. At the south east corner of the west wing, and at both the North West and north east corners of the north wing there is a vertical grouping of three balconies with a feature interlocking frame around them at levels five, six and seven.

Again these are intended to relate to the language of the 'puzzle-box' concept.

Use of Colour

In addition to the black and silver utilised for the underlying two contrasting fenestration systems there is basic language of a black and white background canvas. Against this background a vibrant colour scheme would be applied to the balconies, the apartments at levels four & ten, the feature bay on the south elevation of the west wing at levels eight and nine and corner feature bays at the levels one and two.

The black and white palate is drawn from the relationship with the Crowne Plaza and Holiday Inn Express. The silver is drawn from the Icon 25 building and the vibrant colours are drawn from the bohemian character of the Northern quarter in general where there is extensive use of vibrant colours.

In deriving the proposed colours for the feature areas, the architect carried out an exhaustive colour study which involved exploring numerous different options and variations. In the final analysis it came down to a shortlist of 2 preferred options:

- 1) a vibrant yellow and;
- 2) a spectral colour gradient transitioning up the building.

The spectral gradient involves the creation of a completely unique finish in the chosen cladding system for the building. This would involve a significant increment of research and development. Whilst it is the applicant's intention to pursue this with the objective of seeing it realised in the construction of the building, there are technical challenges associated with it to such an extent that it is not possible to unequivocally guarantee it can be delivered in the final product. Therefore it is proposed that while it is the intention of the project team to seek to deliver the spectral gradient finish, an alternative is also being proposed which would be the vibrant yellow, featured in the final shortlist of 2 colours.

External Materials and Finishes

Trespa high pressure laminate rainscreen cladding to achieve a high gloss finish machined aesthetic for the black areas and metallic look to the silver areas.

Consultations

Publicity – The application was advertised in the press as a major development affecting the setting of a listed building and the setting of a conservation area and site notices have been displayed adjacent to the site. Neighbours have also been notified by letter.

Local Residents and Businesses –

Smithfield Gardens Residents Association – to be reported at Committee.

Neighbour Responses – to be reported at Committee.

English Heritage – stated that the development affects the character of the Smithfield Conservation Area and the setting of the Grade II listed Mackie Mayor Building which was once part of the largest fresh-produce market in the country and English Heritage are eager to see a project come forward to secure its future. The proposed development to the rear mediates well between the slightly bohemian character of the Northern Quarter whilst maintaining a certain deference to the Mackie Mayor which, in the Conservation Area, is chiefly appreciated from its front elevation. We have been pleased to be involved in pre-application discussions and hope, if approved, that the new building will focus attention on the need to revive the Mackie Mayor building as the final phase of the regeneration of this important historic area of Manchester. English Heritage went on to recommend the approval of the application.

City Centre Regeneration Team – No comments received.

Head of Regulatory and Enforcement Services (Environmental Health) – to be reported at Committee

Head of Regulatory and Enforcement Services (Contaminated land) - Has recommended a condition relating to the need to carry out a full site investigation in respect of potential contaminated land issues and to submit details of appropriate remedial measures.

The Head of Highway Services – To be reported at Committee..

Greater Manchester Ecology Unit – . Recommendation that biodiversity enhancement features could be incorporated into the new build and secured via **condition**.

Greater Manchester Archaeological Advisory Service – GMAAS recommends therefore that a condition be attached to the planning consent requiring that a programme of archaeological work be undertaken commencing ahead of the commencement of development.

Greater Manchester Police (Design for Security) – No comments received.

Director of Housing – No comments received.

Director of Corporate Property – No comments received.

Environment and Operations (refuse storage and collection)- No comments received.

Environment Agency – No comments received.

Issues

Relevant National Policy

The National Planning Policy Framework. The proposal is considered to be consistent with the following policies.

Section 1 - Building a strong and competitive economy- by helping to secure economic growth and to create jobs and prosperity.

Section 4 Promoting Sustainable Transport – by being accessible by sustainable transport and provide people with a real choice about how they travel.

Section 7 Requiring Good Design - the proposed development would have a high quality design that would function well in terms of , establishing a strong sense of place, and creating attractive streetscapes, it would respond to local character and history, create a safe and accessible environment and help to reduce crime and disorder through good architecture.

Section 8 Promoting healthy communities – The scheme would provide a safe and accessible development.

Section 10 Meeting the challenge of climate change, flooding and Coastal change – The scheme has been designed to be energy efficient and is located in a highly accessible location and therefore respects the principles of economic, social and environmental sustainable development.

Section 11 Conserving and enhancing the natural environment – the development would involve the effective use of brownfield land and is appropriate for its location. It would not give rise to or have significant adverse impacts on health or quality of life and would not give rise to light pollution.

Section 12 Conserving and enhancing the historic environment – the development affects the setting of a grade 2 listed building, affects the setting of a conservation area. The NPPF requires that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable

communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

And that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The compliance of the proposals with this policy is considered in detail below.

Relevant Regional Policy

The Regional Spatial Strategy (RSS) for North West England to 2021 (RSS13) was adopted in September 2008 and provides a framework for development and investment in the region over the next fifteen to twenty years

The Localism Act, which received Royal Assent in November 2011, takes steps to abolish RSS. However, abolition will not be formalised until a Strategic environmental assessment of the effects of revoking RSSs has been completed. Until this time, the North West RSS will continue to form part of the statutory development plan for Manchester.

The key policies within the RSS that are relevant to the application proposals are policies DP2, DP4, DP5 and DP7 as the development would;

- promote sustainable communities;
- make the best use of existing resources and infrastructure by building upon existing concentrations of activities and existing infrastructure;
- manage traffic demand and marry opportunity with need;
- promote environmental quality by respecting the character and distinctiveness of the city centre; and
- maximise the regeneration of the Northern Quarter.

Relevant Local Policies

Core Strategy

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives which form the basis of the policies contained there in. Those of relevance to this application are as follows:

SO1. Spatial Principles – which provides a framework within which the sustainable development of the City can contribute to halting climate change.

SO2. Economy – which supports a significant further improvement of the City's economic performance and spread the benefits of this growth across the City to reduce economic, environmental and social disparities, and to help create inclusive sustainable communities.

SO3. Housing – which seeks to provide for a significant increase in high quality housing provision at sustainable locations throughout the City, to both address demographic needs and to support economic growth.

SO4. Centres – which seeks to provide a network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food.

SO5. Transport – which seek to improve the physical connectivity of the City, through sustainable transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation.

SO6. Environment – which seeks to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

The following adopted policies are considered to be of relevance to this application for the reasons set out below and discussed in more detail **below**:

Policy SP 1 – the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre.

It would be consistent with the Manchester City Centre Strategic Plan Regeneration Framework having regard to the character, issues and strategy for this regeneration area.

In addition it would provide good access to sustainable transport provision, maximise the potential of the City's transport infrastructure and make a positive contribution to neighbourhoods of choice by enhancing the built and natural environment, creating a well designed place that would both enhance and create character, reuse previously developed land and improve access to jobs and reduce the need to travel

Policy H 1 Overall Housing Provision - The development would provide new housing in the City Centre within a high density development mixed use development which would be consistent with the regeneration objectives within the Northern Quarter.

Policy H8 Affordable Housing - Supplementary Planning Document - Providing for Housing Choice (2008) provides planning guidance about the mix of new housing provision required in Manchester to meet the requirements of the City's planning policies and government guidance about planning policies for housing provision. This guidance proposes a City-wide target for 20% of new housing provision to be affordable housing for developments of over 15 units or on developments on sites of 0.3 hectares.

The proposed development would not provide any affordable housing and the reasons for this are given later in this report.

Policy - CC2 Retail – The development would provide small scale retail facilities that serve the local community and contribute to the area's character.

Policy CC3 (Housing) – The Northern Quarter is identified within the Core Strategy as one of the key locations for residential development within the City Centre and the accommodation proposed would be of an appropriate type for this location and would suit a range of occupants.

Policy CC5 – Transport– The proposed development would improve pedestrian safety, improve the adjacent public realm and due to its location contribute to improving air quality by being accessible by a variety of modes of transport.

Policy CC6 City Centre High Density Development– The proposed development would be a high density development and maximise the efficient use of land.

Policy CC7 Mixed Use Development - The proposed development would be a residential led mixed-use development with active ground floor uses.

Policy CC9 Design and Heritage – The proposed new building would have a high standard of design appropriate to the City Centre context and character and would not have an adverse impact on the setting of an adjacent listed building or Smithfield Conservation area.

Policy CC10 A Place of Everyone – The development would introduce a wide range of uses and therefore appeal to a wide range of residents and visitors which would be accessible by a range of sustainable transport options.

Policy T1 Sustainable Transport– The proposed development would encourage modal shift away from car travel to more sustainable alternatives and include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

Policy T2 Accessible Areas of Opportunity and Need – The proposed development would be easily accessible by a variety of sustainable transport modes and would help to connect residents to jobs, local facilities and open space.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the character of the area and the overall image of Manchester.

Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives

City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. The design development of the proposal has considered these factors and it is considered that the proposed development would be in keeping with its context.

The design responds positively at street level and would provide useable and accessible open space. The design merits of the proposals are discussed in more detail **below**.

Policy EN3 Heritage – The development would not have an adverse impact on the historic environment including the character of the Smithfield Conservation Area and the setting of an adjacent listed building.

Policy EN 9- Green Infrastructure - The development would promote new planting and enhance green links within the urban area.

Policy EN 16 - Air Quality The proposal would be highly accessible by all forms of public transport and therefore minimise emissions from traffic generated by the development.

Policy EN 17- Water Quality The development would not have an adverse impact on water quality. Surface water run-off and grounds water contamination would be minimised.

Policy EN 18 - Contaminated Land and Ground Stability-

Any consent granted would be subject to an appropriate condition controlling these aspects.

Policy DM 1- Development Management – sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to of these the following issues that are of relevance to this proposal and these are considered in detail below:

appropriate siting, layout, scale, form, massing, materials and detail;
impact on the surrounding areas in terms of the design, scale and appearance of the proposed development; that development should have regard to the character of the

surrounding area; effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation; accessibility to buildings, neighbourhoods and sustainable transport modes; impact on safety, crime prevention and health; adequacy of internal accommodation, external amenity space, refuse storage and collection, vehicular access and car parking; and impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

These issues dealt with in the main body of the report below.

Saved Unitary Development Plan

DC18.1 Conservation Areas- This issue is addressed in detail within the issues sections of the report below.

DC19.1 Listed Buildings – This issue is addressed in detail within the issues sections of the report below.

DC20 Archaeology - which states that the Council will give particular careful consideration to development proposals which affect sites of archaeological interest.

RC20 (Area 1) 'Small Area Proposals' – which recognises that this is an important area of considerable character that occupies a prominent position in an accessible gateway location.

Other Material policy considerations

Manchester City Centre Strategic Plan- The Manchester City Centre Strategic Plan (published in 2009) presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2009 – 2012. The Plan considers the contribution to be made towards achieving the overall vision by each of the district components of the City Centre and recognises the key role of Manchester City Centre in providing a positive image and framework for inward investment and explains that its continued strong economic performance within a high quality urban environment will be fundamental to the prosperity of both Manchester and its city region.

The site of the current planning applications falls within the area designated as the Northern Quarter where the need for more to be done to improve its legibility and to tackle the blight created by dilapidated buildings and by cleared sites has been identified. It identifies the need to preserve the area's unique identity in a way that enables existing independent businesses to flourish, while at the same time allowing new complementary uses to be introduced

The Scheme's contribution to regeneration

Regeneration is an important planning consideration. Over the past fifteen years the City Council has delivered significant regeneration in the City Centre. The work in the City Centre Renewal Area, Piccadilly, Spinningfields, Manchester Central, Northern Quarter and Castlefield are all good examples of this. However, much remains to be done if the City Centre is to remain competitive and it will be important to ensure that investment in Manchester continues.

Whilst much has been achieved in the Northern Quarter area over the past decade it is important to maintain this momentum. The immediate area benefits from a wide mix of uses. The Northern Quarter is an extremely popular place for both residents and visitors alike with a lively and vibrant atmosphere.

In light of the sensitivity of the location, the site's potential regeneration benefits need to be considered within the wider context of the City Centre and also in the context of the regenerative benefits that the Smithfield Masterplan has delivered. In order to make the fullest possible contribution to regeneration, the site should be developed to the very highest quality and provide a use that would complement and build upon this part of the regional centre. In this respect, particular attention must be paid to the need and opportunity to integrate more fully the Northern Quarter into the main commercial parts of the City Centre whilst at the same time protecting its character.

The site is vacant and was last used as a car park and builder's compound. The fundamental design philosophy of the scheme is to build upon the success of the Smithfield Masterplan area and create a vibrant new part of the city centre, creating vibrancy at ground floor level, and attracting people up High Street and into the heart of this part of the Northern Quarter. The public realm would be of high quality for all users, and encouraging permeability and footfall within the area.

There would be a number of economic regeneration benefits. It would create an urban environment which is attractive to all those who want to live, work, shop and have fun in the area and help to ensure that the City Centre is competitive with the great regional cities in the world. It would be accessible to all users offering a safe and healthy environment. It would add to the diversity of vital functions and activities, promote additional investment opportunities.

The scheme would continue the process of regeneration in Smithfield and the City Centre. The proposal would also help to develop the international Brand of Manchester and support growth in the tourism and visitor economy. In addition, the development would have a 'major positive impact' on the labour market by supporting employment growth and employment opportunities for local residents and deprived inner city wards.

In view of the above the proposal is an important component of the wider regeneration of the Northern Quarter and would contribute toward encouraging, implementing and the maintaining momentum in this area.

Impact on Conservation Area, Listed Buildings and non-designated Heritage Assets

The application site lies within the Smithfield Conservation Area and immediately adjacent to the site is the grade 2 listed Mackie Mayor building.

Therefore, a heritage statement has been prepared in support of the application.

It is accepted that this proposal would have an impact on the historic environment, particularly in terms of how it affects the setting of the Mackie Mayor building. English Heritage consider that this application be recommended for approval and that

the new building will focus attention on the need to revive the Mackie Mayor Building as the final phase of the regeneration of this important historic area of Manchester.

The Mackie Mayor has suffered significant deterioration over the past 10 years and although patch repairs have been carried out. Following extensive discussions between the Council and Icon, agreement in principle has now been reached which would result in the first stage of a two stage refurbishment of the building to be undertaken simultaneously with phase 6. The first stage works would result in the building being made wind and watertight, with fenestration to principal elevations and an internal strip out to enable safe access for viewings. It is intended that these works will be the subject of a separate planning application with the intention that completion of the works would coincide with the completion of phase 6 in early 2014.

In these circumstances, the Local Planning Authority has to assess the public benefit that the development would deliver and assess whether this justifies the proposal and balances the impact on the setting of the Grade II Listed Mackie Mayor building and Smithfield Conservation Area. The public benefits of the scheme are significant and are set out in the previous section regarding regeneration.

There can be no doubt that the proposed building would affect the character and setting of the conservation area and the setting of the grade II listed Mackie Mayor building. However, it is considered that given the high architectural, aesthetic, historic and communal values of the buildings in the broader area, and the dense urban form of the area, there is a capacity for change and an opportunity to enhance the architectural and urban qualities within the subject site. The proposal would enhance the streetscape, and build on a vacant site and would add to sense of variety of building types in the area and on balance is not considered to result in significant harm to the setting of the adjacent conservation area or adjacent listed building.

In view of the above the proposal complies with policies contained in Policies I3.1, E2.7, DC18.1, DC19.1 and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

Affordable Housing

The Smithfield masterplan scheme has been developed in a manner which respects the need to fully consider and deliver affordable housing to the market.

In this regard, as part of Phase 2, agreement was reached with respected RSL Riverside Housing which culminated in the development of a block of 62 affordable homes.

The table below sets out the current position in respect of affordable housing and illustrates the ratio in the event that phase 6 is developed.

Phase of Development	No. of units
Market Buildings	90
Design House	59
Riverside	62
Icon	60

Phase 6	77
Total	348
% Affordable Housing prior to phase 6	23%
% Affordable Housing post phase 6	18%

At completion of phase 6 there would be 18% affordable units developed as part of the scheme. Whilst this is marginally below the City Council's preferred policy aspiration of 20%, on balance the provision is considered to be acceptable in the context of the overall regenerative benefits of the project.

Design – Scale, Massing and Appearance – The design of the building has been configured to respect the scale of the adjoining buildings, including the grade II listed Mackie Mayor building. The elevations of the building and proposed landscaping works have been carefully designed to provide both quality and interest. In view of the above the proposal complies with policies contained in Policies I3.1, H2.2, E2.7, DC18.1, DC19.1 and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

Relationship to Transport Infrastructure - The application site is in an optimum location being close to both Victoria Railway Station and the Transport Interchange that provides a key interchange for rail, Metrolink, bus and taxi services.

Parking, Servicing and Access - The impact of the proposals in terms of parking provision and impacts on the highway network have been considered in the Transport Statement submitted with the application. Information submitted in support of the application demonstrates that these changes would not result in any operational or safety issues on the local highway network. The site is well served by a variety of public transport modes of sustainable modes of transport. Refuse storage, including a dedicated area for recyclable materials, would be contained within the building and refuse collection and servicing would take place from....

Effects on Local Environment

The submitted Daylight/Sunlight/Overshadowing Report shows nine times during the day for the Summer Solstice, the Vernal and Autumnal Equinox and the Winter Solstice. In each instance the day times are evenly spread from pre-dawn to post-dusk.

This interpretation of these studies show that the proposed development has the following main potential effects:-

- A Summer solstice
 - 4:00 No additional shadow
 - 6:00 Some shadow on Riverside and Design House
 - 8:00 Shadow on Riverside and Design House

10:00 Minimal shadow at closest edge of Holiday Inn Express

12:00 Minimal shadow at closest edge of Holiday Inn Express

14:00 Minimal shadow at closest edge of Mackie Mayor

16:00 Some shadow to Mackie Mayor

18:00 Some additional shadow to Mackie Mayor

20:00 No additional shadow

B Vernal and Autumnal Equinox

4.00 No additional shadow

6.00 No additional shadow

8.00 Some shadow on Icon 25 and Riverside House

10.00 Some shadow on Holiday Inn Express

12:00 Some shadow on Holiday Inn Express, Royal Exchange and Mackie Mayor

14:00 Shadow on Mackie Mayor

16.00 Shadow on Mackie Mayor and Smithfield Hotel & Swan Street properties

18.00 No additional shadow

20.00 No additional shadow

C Winter solstice

4.00 No additional shadow

6.00 No additional shadow

8.00 No additional shadow

10.00 Shadow on Holiday Inn Express

12.00 Shadow on Holiday Inn Express

14.00 Shadow on Holiday Inn Express

16.00 Shadow on Holiday Inn Express, Mackie Mayor and Smithfield Hotel & Swan Street properties

18.00 No additional shadow

20.00 No additional shadow

The impact on the levels of privacy for the occupiers of neighbouring residential properties would not be significantly affected and is considered to be acceptable within the dense urban grain of a city centre context.

It is considered that all impacts are acceptable within a city centre context where development tends to be higher and more dense than in suburban areas.

Crime and Disorder - The applicants have been involved in pre-application discussions with Greater Manchester Police and have submitted a Crime Impact Assessment. The proposal would reduce crime and the fear of crime with a development where there would be an increase in activity throughout different times of the day.

The proposed use would generate a significant amount of activity in this area and add to its vitality. In addition to the activity generated by the future the active ground floor uses and public realm would sustain activity throughout the day and into the evening.

The scheme would be conditioned to require it to meet the 'Secure by Design' accreditation and the proposals are considered to be in accordance with policy E3.5 (Environmental Improvement and Protection) of the Unitary Development Plan for the City of Manchester.

Noise - With regard to the proposed use on the site and potential noise, it is considered that subject to compliance with appropriate conditions that will be attached to any consent granted, the building can be suitably insulated to prevent any significant break out of noise and to prevent occupiers of the building being disturbed from external noise sources.

Access - The principle entrances to the proposed building would be level and lifts providing full access to all floors.

TV Reception - A TV and Radio reception study has been undertaken. The report states there will be no impact on TV and signals in the surrounding survey area and in view of this the proposals are considered to be consistent with policy H2.2 of the Unitary Development Plan for the City of Manchester.

Response to Objectors comments

Most of the material issues raised by objectors have been considered above. However, outstanding issues include:

Noise, disturbance and pollution during construction - The applicant acknowledges the need to implement measures to keep construction impacts to a minimum and any problems that might arise would be dealt with under Environmental Health legislation.

Conclusion

The Smithfield Masterplan components have positively changed the nature of this area and has created a strong neighbourhood with integrated commercial uses. The design of the building has sought to ensure that the architectural and wider historical character of the area is maintained whilst responding to the change of scale of the different buildings within the Smithfield Masterplan area and its fringes. It can be demonstrated that the impact upon the setting of the Mackie Mayor building would be outweighed by the substantial regeneration, economic, environmental and social benefits of the scheme.

In light of the above, it is considered that the relevant policies of the NPPF have been complied with, and that the relevant local plan policies contained within the Manchester Unitary Development Plan and guidance within the Manchester Guide to Development SPD and the emerging Core Strategy have been satisfied.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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 approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Reason for recommendation

On the basis that the proposals subject to compliance with the conditions below, generally accord with the policies contained within the National Planning Policy Framework, in particular Section 1 (Building a strong and competitive economy), Section 4 (Promoting Sustainable Transport), Section 7 (Requiring Good Design), Section 8 (Promoting healthy communities), Section 10 (Meeting the challenge of climate change, flooding and Coastal change), Section 11 (Conserving and enhancing the natural environment) and Section 12 (Conserving and enhancing the historic environment), the Development Plan specifically Core Strategy Policies Policy SP (Spatial Principles), Policy H 1 (Overall Housing Provision), Policy H8 (Affordable Housing), Policy CC2 (Retail) Policy CC3 (Housing)

Policy CC5 (Transport) Policy CC6 (City Centre High Density), Policy CC7 (Mixed Use Development, Policy CC9 (Design and Heritage) Policy CC10 (A Place of Everyone) Policy T1 (Sustainable Transport), Policy T2 (Accessible Areas of Opportunity and Need), Policy EN1 (Design Principles and Strategic Character Areas) , Policy EN3 (Heritage), Policy EN 9 (Green Infrastructure), Policy EN 16 (Air Quality), Policy EN 17 (Water Quality), Policy EN 18 (Contaminated Land and Ground Stability) and Policy DM 1(Development Management) and saved UDP policies DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaology) and Policy RC20 (Area 1) (Small Area Proposals) in that subject to conditions the development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre, would provide new housing in the City Centre which would suit a range of occupants within a high density development mixed use development which would be consistent with the regeneration objectives within the Northern Quarter, would provide small scale retail facilities that serve the local community and contribute to the area's character.

would improve pedestrian safety, improve the adjacent public realm and due to its location contribute to improving air quality by being accessible by a variety of modes of transport, would have a high standard of design appropriate to its context and character of the area, would not have an adverse impact on the setting of adjacent listed buildings or the Smithfield Conservation Area, would not adversely affect a site of archaeological interest would be accessible by a range of sustainable transport options which would help to connect residents to jobs, local facilities and open space, would promote new planting and enhance green links within the urban area, would not have an adverse impact on water quality, would minimise surface water run-off and minimise ground water contamination, would improve the environment for shoppers and pedestrians, would achieve high standards of energy efficiency and would not have an adverse impact on the amenity or quality of life of the occupiers of adjacent buildings including adjacent residents and there are no material considerations of sufficient weight to indicate otherwise.

Conditions to be attached to the decision

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 unless otherwise agreed in writing by the City Council as Local Planning Authority:

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy R1.1, T2.4, E3.2, RC20 (Area 16) DC9, DC18.1 and DC19.1 of the Manchester Unitary Development Plan and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

3) Unless otherwise agreed in writing the development hereby approved shall achieve a post-construction Code for Sustainable Homes rating of at least level 3. A

post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied, unless otherwise agreed in writing with the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, and the principles contained within The Guide to Development in Manchester 2 SPD and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

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

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

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to paragraph 109 of the National Planning Policy Framework

5) The window(s) at ground level, fronting onto shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless agreed in writing by the City Council as local planning authority.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with Policy DC14 of the Unitary Development Plan for the City of Manchester . and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

6) Details of the materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes and in accordance with policy DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policies CC9 (Design and Heritage) and DM1 (Development Management).

7) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Measure the existing television signal reception within the potential impact area, before development commences. 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) Assess the impact of the development on television signal reception within the potential impact area identified in
(a) above 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 (a) above. The measures identified must be carried out either before the building 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, as advised in paragraph

9) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in paragraph 58 of the National Planning Policy Framework.

10) Unless otherwise agreed in writing, the development hereby approved shall not commence unless and until full details of the proposed servicing of the building including details of the location of the loading bay for servicing and delivery vehicles are submitted and approved in writing by the City Council as local planning authority.

Reason

In the interests of amenity and highway safety pursuant to Policies H2.2, RC12 and DC26.2 of the Manchester Unitary Development Plan and emerging Core Strategy Policy DM1 (Development Management).

11) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction, has been submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and Guide to Development 2 (SPG) and emerging Core Strategy Policy DM1 (Development Management).

12) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by

the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

13) The building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site/property.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

14) The consent hereby granted is for a development that has full access into and throughout the building and access to the public realm for tenants and members of the public, including those whose mobility is impaired.

Reason: For the avoidance of doubt and so as to provide direct access for all, pursuant to policy DC9.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

15) Before the building hereby approved is first occupied it shall be insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the property.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

16) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management).

17) The residential accommodation shall include acoustic glazing and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be

submitted to and approved in writing by the City Council as local planning authority before the development commences. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential accommodation first commences.

The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion is as follows:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to policy H2.2, DC26.1 and DC26.5 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy DM1 (Development Management)..

18) The development hereby approved shall not commence unless and until a Construction Management Plan, including a Site Waste Management Plan and a plan layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction, has been submitted to and approved in writing by the City Council as local planning authority. The strategy shall include details on the timing of construction of scaffolding, the lighting and operation of cranes during construction, and a Human Impact Management Plan.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy I3.1 and DC14 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy and DM1 (Development Management).

19) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy I3.1, R1.1, DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and emerging Core Strategy Policy and DM1 (Development Management).

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 099250/FO/2012/C2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester,

national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services

Corporate Property

Environmental Health

Contaminated Land Section

Director Of Housing

Ancoats & Clayton Ward Co-ordinator

Environment & Operations (Refuse & Sustainability)

City Centre Regeneration

English Heritage (NW Region)

Environment Agency

Greater Manchester Police

Greater Manchester Archaeological Advisory Service

Greater Manchester Ecology Unit

Smithfield Green Residents Group

Department For Constitutional Affairs

10 Len Cox Walk, Manchester, M4 5LA

11 Len Cox Walk, Manchester, M4 5LA

12 Len Cox Walk, Manchester, M4 5LA

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8 Len Cox Walk, Manchester, M4 5LA

9 Len Cox Walk, Manchester, M4 5LA

2 Foundry Lane, Manchester, M4 5LB

4 Foundry Lane, Manchester, M4 5LB

6 Foundry Lane, Manchester, M4 5LB

8 Foundry Lane, Manchester, M4 5LB

10 Foundry Lane, Manchester, M4 5LB

12 Foundry Lane, Manchester, M4 5LB
14 Foundry Lane, Manchester, M4 5LB
16 Foundry Lane, Manchester, M4 5LB
18 Foundry Lane, Manchester, M4 5LB
20 Foundry Lane, Manchester, M4 5LB
22 Foundry Lane, Manchester, M4 5LB
24 Foundry Lane, Manchester, M4 5LB
Flat 1, 51 Tib Street, Manchester, M4 1LS
Flat 2, 51 Tib Street, Manchester, M4 1LS
Flat 3, 51 Tib Street, Manchester, M4 1LS
Flat 4, 51 Tib Street, Manchester, M4 1LS
Flat 5, 51 Tib Street, Manchester, M4 1LS
Flat 6, 51 Tib Street, Manchester, M4 1LS
Flat 7, 51 Tib Street, Manchester, M4 1LS
Flat 8, 51 Tib Street, Manchester, M4 1LS
55 Tib Street, Manchester, M4 1LS
Millstone Hotel, 67 Thomas Street, Manchester, M4 1LQ
Unit 5, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 6, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 7, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Basement And Ground Floor, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 1, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 2, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 3, 56 - 60 Shudehill, Manchester, M4 4AA
First Floor Unit 4, 56 - 60 Shudehill, Manchester, M4 4AA
Second Floor Unit 5, 56 - 60 Shudehill, Manchester, M4 4AA
Second Floor Unit 6, 56 - 60 Shudehill, Manchester, M4 4AA
Second Floor Unit 7, 56 - 60 Shudehill, Manchester, M4 4AA
Second Floor Unit 8, 56 - 60 Shudehill, Manchester, M4 4AA
53 - 55 Thomas Street, Manchester, M4 1NA
47 Tib Street, Manchester, M4 1LS
49 Tib Street, Manchester, M4 1LS
110 High Street, Manchester, M4 1HQ
Flat 502, 87 High Street, Manchester, M4 1BF
Flat 501, 87 High Street, Manchester, M4 1BF
Flat 415, 87 High Street, Manchester, M4 1BF
Flat 317, 87 High Street, Manchester, M4 1BF
Flat 316, 87 High Street, Manchester, M4 1BF
Flat 223, 87 High Street, Manchester, M4 1BF
Flat 121, 87 High Street, Manchester, M4 1BF
Flat 120, 87 High Street, Manchester, M4 1BF
Flat 119, 87 High Street, Manchester, M4 1BF
Flat 118, 87 High Street, Manchester, M4 1BF
Flat 410, 83 High Street, Manchester, M4 1BE
Flat 409, 83 High Street, Manchester, M4 1BE
Flat 407, 83 High Street, Manchester, M4 1BE
Flat 215, 83 High Street, Manchester, M4 1BE
Flat 414, 87 High Street, Manchester, M4 1BF
Flat 318, 87 High Street, Manchester, M4 1BF
Flat 226, 87 High Street, Manchester, M4 1BF

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Flat 503, 83 High Street, Manchester, M4 1BE
Flat 306, 83 High Street, Manchester, M4 1BE
Flat 416, 87 High Street, Manchester, M4 1BF
Flat 315, 87 High Street, Manchester, M4 1BF
Flat 222, 87 High Street, Manchester, M4 1BF
Flat 412, 83 High Street, Manchester, M4 1BE
Flat 411, 83 High Street, Manchester, M4 1BE
Flat 308, 83 High Street, Manchester, M4 1BE
Flat 214, 83 High Street, Manchester, M4 1BE
Flat 413, 87 High Street, Manchester, M4 1BF
Flat 225, 87 High Street, Manchester, M4 1BF
Flat 313, 83 High Street, Manchester, M4 1BE
Flat 307, 83 High Street, Manchester, M4 1BE
Flat 406, 83 High Street, Manchester, M4 1BE
Flat 405, 83 High Street, Manchester, M4 1BE
Flat 311, 83 High Street, Manchester, M4 1BE
Flat 310, 83 High Street, Manchester, M4 1BE
Flat 309, 83 High Street, Manchester, M4 1BE
Flat 221, 83 High Street, Manchester, M4 1BE
Flat 220, 83 High Street, Manchester, M4 1BE
Flat 219, 83 High Street, Manchester, M4 1BE
Flat 218, 83 High Street, Manchester, M4 1BE
Flat 217, 83 High Street, Manchester, M4 1BE
Flat 117, 83 High Street, Manchester, M4 1BE
Flat 114, 83 High Street, Manchester, M4 1BE
Flat 115, 83 High Street, Manchester, M4 1BE
Flat 113, 83 High Street, Manchester, M4 1BE
Flat 112, 83 High Street, Manchester, M4 1BE
Flat 111, 83 High Street, Manchester, M4 1BE
Flat 110, 83 High Street, Manchester, M4 1BE
Flat 314, 87 High Street, Manchester, M4 1BF
Flat 224, 87 High Street, Manchester, M4 1BF
Flat 408, 83 High Street, Manchester, M4 1BE
Flat 116, 83 High Street, Manchester, M4 1BE
Flat 312, 83 High Street, Manchester, M4 1BE
Flat 216, 83 High Street, Manchester, M4 1BE
Flat 101, 17 Thomas Street, Manchester, M4 1EU
Flat 102, 17 Thomas Street, Manchester, M4 1EU
Flat 103, 17 Thomas Street, Manchester, M4 1EU
Flat 104, 17 Thomas Street, Manchester, M4 1EU
Flat 105, 17 Thomas Street, Manchester, M4 1EU
Flat 106, 17 Thomas Street, Manchester, M4 1EU
Flat 107, 17 Thomas Street, Manchester, M4 1EU
Flat 108, 17 Thomas Street, Manchester, M4 1EU
Flat 109, 17 Thomas Street, Manchester, M4 1EU
Flat 201, 17 Thomas Street, Manchester, M4 1EU
Flat 202, 17 Thomas Street, Manchester, M4 1EU
Flat 203, 17 Thomas Street, Manchester, M4 1EU
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Flat 206, 17 Thomas Street, Manchester, M4 1EU
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Flat 209, 17 Thomas Street, Manchester, M4 1EU
Flat 210, 17 Thomas Street, Manchester, M4 1EU
Flat 211, 17 Thomas Street, Manchester, M4 1EU
Flat 212, 17 Thomas Street, Manchester, M4 1EU
Flat 213, 17 Thomas Street, Manchester, M4 1EU
Flat 301, 17 Thomas Street, Manchester, M4 1EU
Flat 302, 17 Thomas Street, Manchester, M4 1EU
Flat 303, 17 Thomas Street, Manchester, M4 1EU
Flat 304, 17 Thomas Street, Manchester, M4 1EU
Flat 305, 17 Thomas Street, Manchester, M4 1EU
Flat 401, 17 Thomas Street, Manchester, M4 1EU
Flat 402, 17 Thomas Street, Manchester, M4 1EU
Flat 403, 17 Thomas Street, Manchester, M4 1EU
Flat 404, 17 Thomas Street, Manchester, M4 1EU
Flat 4, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 112, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 113, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 212, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 213, The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Flat 1, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 2, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 3, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
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Flat 111, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
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Flat 211, The Garden House, 5 William Fairburn Way, Manchester, M4 1BH
Flat 101, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 102, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 103, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 104, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 105, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 106, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 107, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 108, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 109, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 201, Garden House, 114 High Street, Manchester, M4 1HQ
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Flat 209, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 301, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 302, Garden House, 114 High Street, Manchester, M4 1HQ

Flat 303, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 304, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 305, Garden House, 114 High Street, Manchester, M4 1HQ
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Flat 307, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 308, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 309, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 401, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 402, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 403, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 404, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 405, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 406, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 407, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 408, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 501, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 502, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 503, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 504, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 505, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 506, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 507, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 508, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 601, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 602, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 603, Garden House, 114 High Street, Manchester, M4 1HQ
Flat 604, Garden House, 114 High Street, Manchester, M4 1HQ
108 High Street, Manchester, M4 1HT
7 Thomas Street, Manchester, M4 1EU
56 - 60 Shudehill, Manchester, M4 4AA
The Garden House, 3 William Fairburn Way, Manchester, M4 1BH
Garden House, 114 High Street, Manchester, M4 1HQ
17 Thomas Street, Manchester, M4 1EU
27 Swan Street, Manchester, M4 5JZ
31 Swan Street, Manchester, M4 5JZ
The Smithfield, 37 Swan Street, Manchester, M4 5JZ
Second Floor, 42 Edge Street, Manchester, M4 1HN
Apartment 201, 34 Copperas Street, Manchester, M4 1BJ
Apartment 202, 34 Copperas Street, Manchester, M4 1BJ
Apartment 203, 34 Copperas Street, Manchester, M4 1BJ
Apartment 204, 34 Copperas Street, Manchester, M4 1BJ
Apartment 205, 34 Copperas Street, Manchester, M4 1BJ
Apartment 206, 34 Copperas Street, Manchester, M4 1BJ
Apartment 207, 34 Copperas Street, Manchester, M4 1BJ
Apartment 208, 34 Copperas Street, Manchester, M4 1BJ
Apartment 209, 34 Copperas Street, Manchester, M4 1BJ
Apartment 301, 34 Copperas Street, Manchester, M4 1BJ
Apartment 302, 34 Copperas Street, Manchester, M4 1BJ
Apartment 303, 34 Copperas Street, Manchester, M4 1BJ
Apartment 304, 34 Copperas Street, Manchester, M4 1BJ

Apartment 305, 34 Copperas Street, Manchester, M4 1BJ
Apartment 306, 34 Copperas Street, Manchester, M4 1BJ
Apartment 307, 34 Copperas Street, Manchester, M4 1BJ
Apartment 308, 34 Copperas Street, Manchester, M4 1BJ
Apartment 309, 34 Copperas Street, Manchester, M4 1BJ
Apartment 401, 34 Copperas Street, Manchester, M4 1BJ
Apartment 402, 34 Copperas Street, Manchester, M4 1BJ
Apartment 403, 34 Copperas Street, Manchester, M4 1BJ
Apartment 404, 34 Copperas Street, Manchester, M4 1BJ
Apartment 405, 34 Copperas Street, Manchester, M4 1BJ
Apartment 406, 34 Copperas Street, Manchester, M4 1BJ
Apartment 407, 34 Copperas Street, Manchester, M4 1BJ
Apartment 408, 34 Copperas Street, Manchester, M4 1BJ
Apartment 501, 34 Copperas Street, Manchester, M4 1BJ
Apartment 502, 34 Copperas Street, Manchester, M4 1BJ
Apartment 11, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 12, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 13, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 14, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 15, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 21, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 22, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 23, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 24, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 25, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 31, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 32, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 33, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 34, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 35, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 41, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 42, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 43, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 44, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 45, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 48, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 49, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 51, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 52, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 53, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 54, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 55, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 56, The Design House, 108 High Street, Manchester, M4 1HT
Apartment 57, The Design House, 108 High Street, Manchester, M4 1HT
20 Edge Street, Manchester, M4 1HN
First Floor And Second Floor, 102A High Street, Manchester, M4 1HP
4 - 6 Oak Street, Manchester, M4 5JB
Unit 20, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 21, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 22, Manchester Craft Village, Oak Street, Manchester, M4 5JE

Unit 23, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 24, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 3, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 4, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 8, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Units 9 To 11, Manchester Craft Village, Oak Street, Manchester, M4 5JE
47 - 53 Swan Street, Manchester, M4 5JY
36 - 40 Edge Street, Manchester, M4 1HN
Units 18-19, Manchester Craft Village, Oak Street, Manchester, M4 5JE
28 Edge Street, Manchester, M4 1HN
Manchester Pride, 5 Oak Street, Manchester, M4 5JD
Creativity Culture And Education, 5 Oak Street, Manchester, M4 5JD
The Department Store, 5 Oak Street, Manchester, M4 5JD
Shisha, 5 Oak Street, Manchester, M4 5JD
Liverpool And Manchester Design, 5 Oak Street, Manchester, M4 5JD
Second Floor, 44 Edge Street, Manchester, M4 1HN
First Floor, 42 Edge Street, Manchester, M4 1HN
Units 16-17, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Market Buildings, Thomas Street, Manchester, M4 1EU
Units 12 And 13, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Units 14-15, Manchester Craft Village, Oak Street, Manchester, M4 5JE
First Floor Front, 44 Edge Street, Manchester, M4 1HN
First Floor Rear, 44 Edge Street, Manchester, M4 1HN
Ground Floor, 49 - 51 Edge Street, Manchester, M4 1HW
Unit 1, Manchester Craft Village, Oak Street, Manchester, M4 5JE
Unit 2, Manchester Craft Village, Oak Street, Manchester, M4 5JE
19 Copperas Street, Manchester, M4 1HS
23 Copperas Street, Manchester, M4 1HS
Unit 25, Manchester Craft Village, Oak Street, Manchester, M4 5JE
42 Edge Street, Manchester, M4 1HN
44 Edge Street, Manchester, M4 1HN
49 - 51 Edge Street, Manchester, M4 1HW
102A High Street, Manchester, M4 1HP
Manchester Craft Village, Oak Street, Manchester, M4 5JE
29 Swan Street, Manchester, M4 5JZ
35 Swan Street, Manchester, M4 5JZ
Flat 310, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 16, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 17, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 18, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 19, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 110, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 26, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 27, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 28, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 29, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 210, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 36, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 37, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 38, The Design House, 1 William Fairburn Way, Manchester, M4 1BH

Flat 39, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 46, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 47, The Design House, 1 William Fairburn Way, Manchester, M4 1BH
Flat 111, 108 High Street, Manchester, M4 1HT
Flat 112, 108 High Street, Manchester, M4 1HT
Flat 211, 108 High Street, Manchester, M4 1HT
Flat 212, 108 High Street, Manchester, M4 1HT
Flat 311, 108 High Street, Manchester, M4 1HT
Flat 312, 108 High Street, Manchester, M4 1HT
Flat 601, 108 High Street, Manchester, M4 1HT
Flat 602, 108 High Street, Manchester, M4 1HT
Flat 603, 108 High Street, Manchester, M4 1HT
Flat 605, 108 High Street, Manchester, M4 1HT
Flat 606, 108 High Street, Manchester, M4 1HT
Flat 122, 87 High Street, Manchester, M4 1BF
FLAT 101, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 102, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 103, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 104, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 105, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 106, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 122, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 123, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 124, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 201, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 202, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 203, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 204, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 205, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 206, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 222, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 223, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 224, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 301, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 302, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 303, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 304, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 305, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 306, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 322, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 323, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 324, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 401, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 402, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 403, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 404, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 405, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 406, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 422, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 423, Icon 25, 101 High Street, Manchester, M4 1HG

FLAT 424, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 501, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 502, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 503, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 504, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 505, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 507, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 508, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 509, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 601, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 602, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 603, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 604, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 605, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 606, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 607, Icon 25, 101 High Street, Manchester, M4 1HG
FLAT 608, Icon 25, 101 High Street, Manchester, M4 1HG
Apartment 6.4, The Design House, 108 High Street, Manchester, M4 1HT
2 New George Street, Manchester, M4 4AE
4 New George Street, Manchester, M4 4AE
6 New George Street, Manchester, M4 4AE
70 Shudehill, Manchester, M4 4AF
Flat 1, 13 Oak Street, Manchester, M4 5JD
Flat 2, 13 Oak Street, Manchester, M4 5JD
Flat 3, 13 Oak Street, Manchester, M4 5JD
Flat 4, 13 Oak Street, Manchester, M4 5JD
Flat 5, 13 Oak Street, Manchester, M4 5JD
Flat 6, 13 Oak Street, Manchester, M4 5JD
15 Oak Street, Manchester, M4 5JD
Flat 604, 108 High Street, Manchester, M4 1HT
39 Edge Street, Manchester, M4 1HW
39A Edge Street, Manchester, M4 1HW
39B Edge Street, Manchester, M4 1HW
45 Edge Street, Manchester, M4 1HW
45A Edge Street, Manchester, M4 1HW
45B Edge Street, Manchester, M4 1HW
Flat 506, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G01, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G02, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G03, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G04, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G05, Icon 25, 101 High Street, Manchester, M4 1HG
Flat G06, Icon 25, 101 High Street, Manchester, M4 1HG
Flat 1, 9 Oak Street, Manchester, M4 5JD
Flat 2, 9 Oak Street, Manchester, M4 5JD
Flat 3, 9 Oak Street, Manchester, M4 5JD
Flat 4, 9 Oak Street, Manchester, M4 5JD
Flat 1, 106 High Street, Manchester, M4 1HQ
Flat 2, 106 High Street, Manchester, M4 1HQ
Flat 3, 106 High Street, Manchester, M4 1HQ

20 Village Way, Manchester, M4 1BG
22 Village Way, Manchester, M4 1BG
24 Village Way, Manchester, M4 1BG
26 Village Way, Manchester, M4 1BG
28 Village Way, Manchester, M4 1BG
Flat At, Millstone Hotel, 67 Thomas Street, Manchester, M4 1LQ
Flat At, The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE
Holiday Inn Express, Goadsby Street, Manchester, M4 1EH
50 Oak Street, Manchester, M4 5JA
52 Oak Street, Manchester, M4 5JA
54 Oak Street, Manchester, M4 5JA
56 Oak Street, Manchester, M4 5JA
11 Swan Street, Manchester, M4 5JJ
13 Swan Street, Manchester, M4 5JJ
15 Swan Street, Manchester, M4 5JJ
17 Swan Street, Manchester, M4 5JJ
19 Swan Street, Manchester, M4 5JJ
21 Swan Street, Manchester, M4 5JJ
73 Tib Street, Manchester, M4 1LS
75 Tib Street, Manchester, M4 1LS
77 Tib Street, Manchester, M4 1LS
79 Tib Street, Manchester, M4 1LS
21 Copperas Street, Manchester, M4 1HS
50 - 56 Copperas Street, Manchester, M4 1HS
46 - 48 Copperas Street, Manchester, M4 1HS
Concierge Office, 21 Foundry Lane, Manchester, M4 5LB
13 Thomas Street, Manchester, M4 1EU
23 - 37 Edge Street, Manchester, M4 1HW
85 High Street, Manchester, M4 1BD
46 Edge Street, Manchester, M4 1HN
44 Shudehill, Manchester, M4 4AA
53 Tib Street, Manchester, M4 1LS
11 Oak Street, Manchester, M4 5JD
26 Edge Street, Manchester, M4 1HN
39 - 45 Swan Street, Manchester, M4 5JZ
104 High Street, Manchester, M4 1HQ
58 Copperas Street, Manchester, M4 1HS
57 Tib Street, Manchester, M4 1LS
59 Tib Street, Manchester, M4 1LS
61 Tib Street, Manchester, M4 1LS
63 Tib Street, Manchester, M4 1LS
65 Tib Street, Manchester, M4 1LS
1 Martlesham Walk, Manchester, M4 1LY
11 Martlesham Walk, Manchester, M4 1LY
13 Martlesham Walk, Manchester, M4 1LY
15 Martlesham Walk, Manchester, M4 1LY
17 Martlesham Walk, Manchester, M4 1LY
19 Martlesham Walk, Manchester, M4 1LY
21 Martlesham Walk, Manchester, M4 1LY
23 Martlesham Walk, Manchester, M4 1LY

25 Martlesham Walk, Manchester, M4 1LY
27 Martlesham Walk, Manchester, M4 1LY
29 Martlesham Walk, Manchester, M4 1LY
3 Martlesham Walk, Manchester, M4 1LY
31 Martlesham Walk, Manchester, M4 1LY
33 Martlesham Walk, Manchester, M4 1LY
35 Martlesham Walk, Manchester, M4 1LY
37 Martlesham Walk, Manchester, M4 1LY
39 Martlesham Walk, Manchester, M4 1LY
41 Martlesham Walk, Manchester, M4 1LY
43 Martlesham Walk, Manchester, M4 1LY
5 Martlesham Walk, Manchester, M4 1LY
7 Martlesham Walk, Manchester, M4 1LY
9 Martlesham Walk, Manchester, M4 1LY
10 Brightwell Walk, Manchester, M4 1LZ
12 Brightwell Walk, Manchester, M4 1LZ
14 Brightwell Walk, Manchester, M4 1LZ
16 Brightwell Walk, Manchester, M4 1LZ
18 Brightwell Walk, Manchester, M4 1LZ
2 Brightwell Walk, Manchester, M4 1LZ
20 Brightwell Walk, Manchester, M4 1LZ
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32 Brightwell Walk, Manchester, M4 1LZ
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36 Brightwell Walk, Manchester, M4 1LZ
38 Brightwell Walk, Manchester, M4 1LZ
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42 Brightwell Walk, Manchester, M4 1LZ
44 Brightwell Walk, Manchester, M4 1LZ
46 Brightwell Walk, Manchester, M4 1LZ
48 Brightwell Walk, Manchester, M4 1LZ
6 Brightwell Walk, Manchester, M4 1LZ
8 Brightwell Walk, Manchester, M4 1LZ
1 Silver Jubilee Walk, Manchester, M4 1LD
11 Silver Jubilee Walk, Manchester, M4 1LD
13 Silver Jubilee Walk, Manchester, M4 1LD
15 Silver Jubilee Walk, Manchester, M4 1LD
17 Silver Jubilee Walk, Manchester, M4 1LD
19 Silver Jubilee Walk, Manchester, M4 1LD
21 Silver Jubilee Walk, Manchester, M4 1LD
23 Silver Jubilee Walk, Manchester, M4 1LD
25 Silver Jubilee Walk, Manchester, M4 1LD
27 Silver Jubilee Walk, Manchester, M4 1LD
29 Silver Jubilee Walk, Manchester, M4 1LD
3 Silver Jubilee Walk, Manchester, M4 1LD

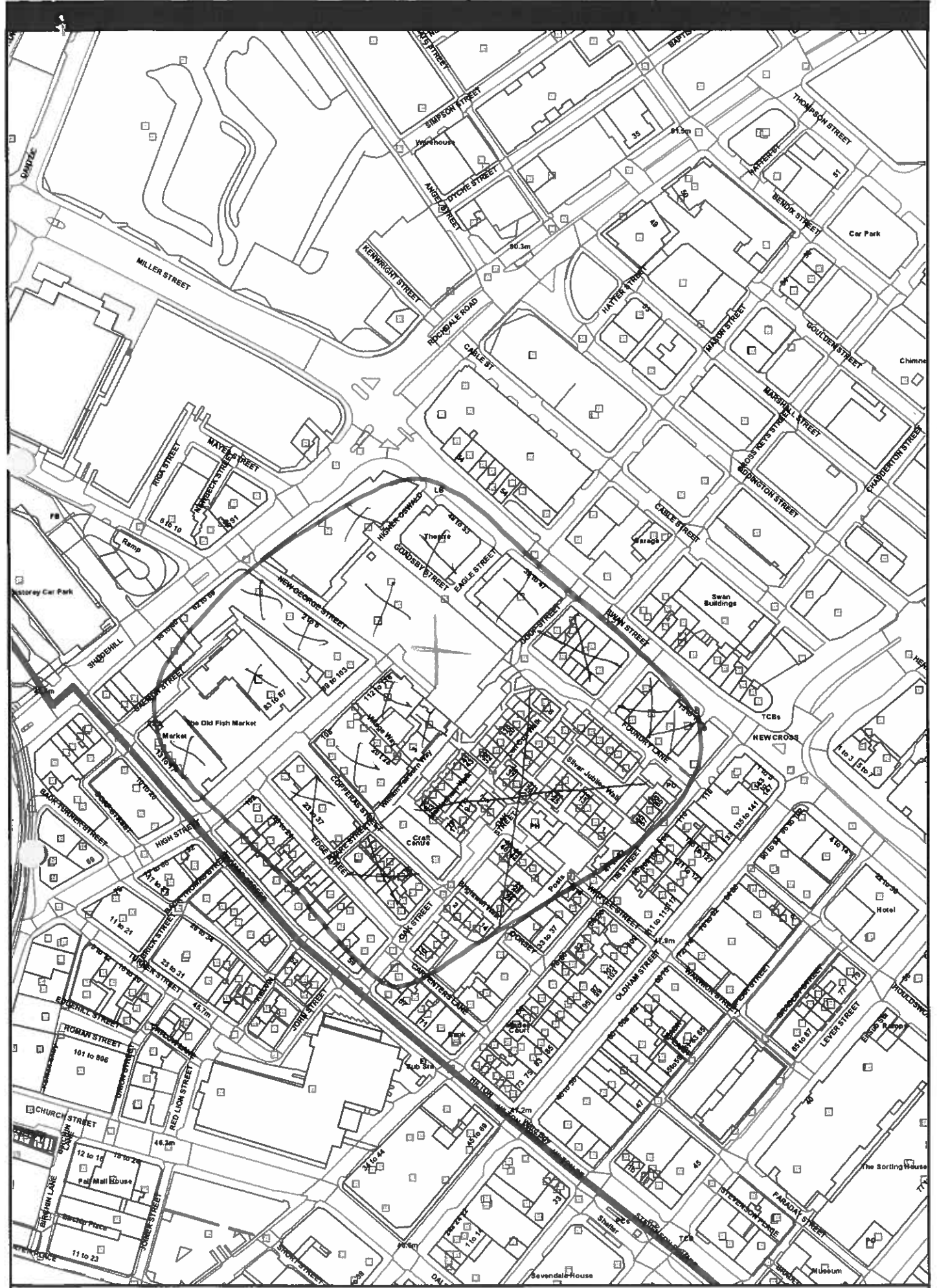
31 Silver Jubilee Walk, Manchester, M4 1LD
33 Silver Jubilee Walk, Manchester, M4 1LD
35 Silver Jubilee Walk, Manchester, M4 1LD
37 Silver Jubilee Walk, Manchester, M4 1LD
39 Silver Jubilee Walk, Manchester, M4 1LD
5 Silver Jubilee Walk, Manchester, M4 1LD
7 Silver Jubilee Walk, Manchester, M4 1LD
9 Silver Jubilee Walk, Manchester, M4 1LD
100 - 102 High Street, Manchester, M4 1HP
46 Shudehill, Manchester, M4 4AA
7 Oak Street, Manchester, M4 5JD
10 Oak Street, Manchester, M4 5JE
12 Oak Street, Manchester, M4 5JE
14 Oak Street, Manchester, M4 5JE
16 Oak Street, Manchester, M4 5JE
18 Oak Street, Manchester, M4 5JE
20 Oak Street, Manchester, M4 5JE
The Wheatsheaf, 30 Oak Street, Manchester, M4 5JE
33 Swan Street, Manchester, M4 5JZ
1 Len Cox Walk, Manchester, M4 5LA

Representations were received from the following third parties:

To be reported at Committee

Relevant Contact Officer : Tony Mitchell
Telephone number : 0161 234 4776
Email : a.mitchell@manchester.gov.uk

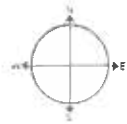
NEIGHBOUR CONSULTATION (099715) ZONE



MANCHESTER
CITY COUNCIL

PETER BABB
HEAD OF PLANNING
CHIEF EXECUTIVES DEPARTMENT

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Scale: 1:2500