

Application Number	Date of Appln	Committee Date	Ward
086164/FO/2008/C1	26th May 2009	20 th Aug 2009	City Centre Ward

Proposal Erection of a five storey office (B1) building following demolition of the existing building

Location 1-3 Commercial Street, Knott Mill, Manchester, M15 4PZ

Applicant Mr Paul Harrison , Infill Design, 2 Jordan Street, Knott Mill, Manchester, M15 4PY,

Agent Harrison Ince Architects, 2 Jordan Street, Knott Mill, Manchester, M1 2NA

Description

This application was deferred at the Planning and Highways Committee meeting on 23 July 2009 to allow adequate notice of the meeting to be given to a neighbour who wishes to make a verbal representation to the Committee.

The application relates to a site measuring 0.045 hectares located within the Knott Mill area of the City Centre. The site is triangular and is bounded by Commercial Street to the south west, Constance Street to the east and the rear of buildings fronting Little Peter Street to the north. The site is occupied by a disused two storey brick building with a pitched roof situated on the Constance Street boundary and a courtyard. It was previously used for light industrial purposes.

The application was originally for the erection of an eleven storey office building. However, this was amended and the proposal that is now under consideration is to erect a five storey building for use as offices (B1). The building would be constructed to the back of pavement and would consist of four storeys of brickwork with the top floor being clad in zinc. The top floor would be set back by 0.5 metres from the front face of the building. The elevations would be designed to appear as a brick frame with vertical columns, with a curtain wall glazing system set behind the frame.

Consultations

Publicity – The application has been advertised as a major application and site notices have been displayed. Neighbours in the vicinity have been notified of the application.

Seven letters were received objecting to the 11 storey proposal on the grounds of: out of scale; overdevelopment; too high; should re-use existing buildings as these add to the character of the area; more shops needed; already an oversupply of apartments (this is a misunderstanding of what the proposal is); loss of light to apartments – the sun is only visible for 2-4 hours in middle of afternoon and the proposal would eliminate sun for all but a few minutes for buildings on Constance Street and Gilbert Street; devalue property; overlooking of apartments; traffic, access and road safety issues on narrow streets and due to drivers ignoring one-way systems; problems relating to construction (damage

to infrastructure by construction lorries, noise and air pollution and waste/debris); and lack of landscaping.

Six letters were received objecting to the amended scheme, which is now under consideration (four of these six objectors had previously objected to the 11-storey scheme). The objections are on the same grounds as above plus the following: loss of privacy - Constance Street is less than 10 ft wide resulting in inadequate separation distance between buildings; loss of outlook; zinc cladding may dazzle neighbours; already oversupply of offices; no justification for offices; environmental impact as loss of light will result in increased energy consumption; need for open green space.

Greater Manchester Police - Recommends a condition requiring Secured by Design accreditation

Environmental Health - Recommends the following conditions be attached to any permission: hours as applied for; refuse storage; external plant; glazing specification; delivery hours.

Contaminated Land Section - Recommends a contaminated land condition be attached to any permission.

Environment Agency - Recommends a condition requiring the development to be carried out in accordance with the mitigation measures detailed within the Flood Risk Assessment.

GMPTE - No objections.

Head of Highways Services – No objections received.

Environment and Operations (Refuse/sustainability) – No objections received.

Issues

Regional Spatial Strategy – The following policies within the Regional Spatial Strategy are relevant to this proposal: DP1 ‘Spatial Principles’; DP3 ‘Promote Sustainable Economic Development’; DP4 ‘Make the Best Use of Existing Resources and Infrastructure’; DP6 ‘Marry Opportunity and Need’; DP7 ‘Promote Environmental Quality’; MCR2 ‘Regional Centre and Inner Areas of Manchester City Region’; DP2 ‘Promote Sustainable Communities’, DP5 ‘Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility’, DP9 ‘Reduce Emissions and Adapt to Climate Change’; EM2 ‘Remediating Contaminated Land’.

The proposal would provide a commercial use, which would support the growth of the Regional Centre, contributing to economic growth and regeneration. It is considered therefore that the proposal is in accordance with the principles set out in the above policies and is thereby consistent with the Regional Spatial Strategy.

Unitary Development Plan - The development and the uses proposed would make a positive contribution to the area, the economy and street-scene and therefore the scheme is considered to be consistent with policies for

regeneration (RC1), economic and employment development (I1.1, I1.6, I2.1), and achieving a good standard of design (I3.1). The scheme would contribute to the re-use of the area so as to secure its economic future, improve the environment and encourage the area's safe use by the public (Policies E1.1, E1.5, E3.5, E3.6). It would provide access for disabled people (DC9 'New Commercial and Industrial Development – Access for Disabled People'), and would have acceptable impacts on amenity (DC26 'Development and Noise' and H2.2) as set out further in this report.

Access – Level access into and throughout the building would be provided.

Amenity – Buildings surrounding the proposal site are a mixture of commercial and residential. The building immediately to the north of the site, which is in the ownership of the applicant, has a window and a roof garden overlooking the site, and would be affected to a degree by the proposal. The affected building is commercial and the floors that benefit from the roof terrace and the window are currently vacant. The window overlooking the site is a secondary window to the commercial space, as this space is served by large windows on the other side of the building, fronting onto Little Peter Street. Given the above it is considered that, although the proposal would have an impact in terms of overshadowing on the property to the north, this impact is considered to be acceptable.

The proposed building would be located immediately opposite commercial properties to the east on Constance Street, although there are residential apartments located to the north east on the opposite side of Constance Street. The applicant has undertaken shadow diagrams to illustrate the impact that the proposal would have on these properties. These show that, whilst that building would have some impact in terms of overshadowing, this would be no worse than overshadowing from the four storey building that has been granted approval (under planning reference 081772/FO/2006/C3 approved on 23 April 2007) immediately opposite the apartments on the corner of Little Peter Street and Constance Street. Given the above and the City Centre location it is considered that the impact on these apartments and commercial properties would be acceptable.

As the proposed building would be located to the south west of the residential properties it is considered that it would not have a detrimental impact in terms of overlooking or loss of privacy.

The zinc proposed for the fifth floor of the building would be a brushed matt finish, which would not cause problems of dazzle for neighbours.

Design - The proposal, in terms of its height, form, massing and materials, is considered to be appropriate to this area where there is a variety of heights and a mixture of traditional and contemporary brick buildings. The building would be located at the back of pavement, which is characteristic of buildings within the City Centre.

Sustainability - The applicant intends to achieve a 'Very Good' BREEAM rating and a condition requiring this should be attached to any consent. The impact of the building on the energy consumption of surrounding properties

Crime and Disorder - The existing site is vacant and it is considered that the proposal would bring more life and natural surveillance to the area. The applicant has carried out a crime impact assessment and recommendations of that assessment are incorporated into the scheme. A condition requiring the development to achieve the Secure By Design standard should be attached to any permission.

Traffic – There is no parking proposed for the commercial use, the only increase in traffic within the vicinity would therefore occur from servicing vehicles, which, for an office use, would be minimal. The proposal does, however, include the provision of secure bicycle parking within the building.

Objector's Comments – Most of the material issues raised by objectors have been considered above. The site is within the City Centre where the use as offices is considered to be acceptable. The site is already developed and it would not be reasonable to expect it to become a greenspace. The impact of construction on the surrounding occupiers is something that would be controlled under Environmental Health legislation rather than Planning legislation. The impact of proposals on property values is not easily quantified and is outside the remit of Planning legislation. It is considered that the impact of the building on the energy consumption of surrounding properties would be minimal and the benefits of the proposed building in terms of achieving a 'Very Good' BREEAM rating would outweigh any impacts.

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. He 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** on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular policies: I1.1, I1.6, I2.1, I3.1, E1.5, E3.5, E3.6, H2.2, DC9, and DC26, and the Regional Spatial Strategy, in particular policies DP1, DP2, DP3, DP4, DP5, DP6, DP7, DP9, MCR2 and EM2 in that the development would support regeneration, economic and employment development, it would achieve a good standard of design and enhance the City Centre environment for pedestrians and cyclists, it would meet high standards of accessibility

for disabled persons, it would improve the environment and encourage the area's safe use by the public, it would have acceptable impacts on amenity, and there are no material planning considerations to indicate otherwise, and subject to the following conditions:

Conditions and/or Reasons

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:

Drawing numbers: AL101 rev B, AL102 rev A, AL103 rev A, AV101, AV102, AV103, AX 101 rev A, AX 102 rev A, AX 103 rev A;
Waste Management Strategy dated 12.03.2009;
Crime Impact Statement received by the City Council as local planning authority on 12 January 2009;
Archaeological Desk-Based Assessment by Oxford Archaeology North dated May 2008;
TV Reception Survey Report by Taylor Bros Installations (Bolton) Ltd dated 23 February 2005;
Sto brochure, Standing Seam - Facade brochure, and the Technal MX SSG brochure, all received by the City Council as local planning authority on 28 October 2008;
VM Zinc sample in Blue Pigmento;
Bat & Bird Survey Report dated 27/04/08;
Flood Risk Assessment by Enviros Consulting Ltd dated April 2008.
Noise Assessment received by the City Council as local planning authority on 31 March 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) No development shall commence until the following have been submitted to and approved in writing by the City Council as local planning authority:

- (a) A scheme for digging archaeological trial trenches on site (including timetables and particulars of the persons supervising the digging);
- (b) A scheme for investigating, evaluating and archiving any finds and for publishing details thereof (including timetables and particulars of the persons who will carry out said tasks).

The schemes approved under (a) and (b) above shall be implemented in accordance with the timetables contained therein and no development shall take place on site until written confirmation of completion of the said schemes has been received by the City Council, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to Policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in PPG16.

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 **** of the Unitary Development Plan for the City of Manchester.

5) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to Manchester Unitary Development Plan policy E1.2.

6) 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 of the Unitary Development Plan for the City of Manchester.

7) 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, shown in the approved TV Reception Survey Report (23.2.05), 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 Planning Policy Guidance Note 8: Telecommunications.

8) 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 Planning Policy Statement "Delivering Sustainable Development".

9) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sunday/Bank Holiday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

10) Before the development hereby approved commences, full details that address all outstanding highway matters shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of highway safety, pursuant to Policy RC18 of the City of Manchester Unitary Development Plan.

11) The building shall be acoustically insulated in accordance with the Noise Assessment received by the City Council as local planning authority on 31 March 2009 before first occupation of the building.

Reason - To secure a reduction in noise from commercial premises and traffic in order to protect future occupants from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) No loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00 Monday to Saturday
10:00 to 18:00 Sunday/Bank Holiday

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

13) The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Enviro Consulting Ltd and the following mitigation measures detailed within the FRA shall be implemented within the development:

1. Finished floor levels are set no lower than 29.21 metres above Ordnance Datum (AOD);
2. Flood resilient construction measures detailed on pages 16 and 17.

Reason - To reduce the risk of flooding to the proposed development and future occupants, pursuant to Planning Policy Statement 25 'Development and Flood Risk'.

14) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good'. 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 building hereby approved is first occupied.

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, policy DP9 of Regional Spatial Strategy for the North West of England (RSS) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

15) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved drawings. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to Manchester Unitary Development Plan policies T3.1, T3.7 and RC18.

16) The footpaths and the areas between the pavement and the line of the proposed building shall be fully reinstated in accordance with the details shown on the approved drawings or as otherwise agreed in writing by the City Council as local planning authority, within six months, or within a timescale to be agreed in writing by the City Council as 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, pursuant to Policy E3.6 of the adopted City of Manchester Unitary Development Plan.

17) The wheels of contractors 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.

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: 086164/FO/2008/C1 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:

Contaminated Land Section
Environmental Health
Environment & Operations (Refuse & Sustainability)
Engineering Services
Environment Agency
Greater Manchester Police
GMPTE
Contaminated Land Section
Environmental Health
Environment & Operations (Refuse & Sustainability)
Engineering Services
Environment Agency
Greater Manchester Police
GMPTE
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Refuse & Sustainability)
Environment Agency
GMPTE
Greater Manchester Police
Environmental Health
Environment Agency
Greater Manchester Police
Ground Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
1st Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
2nd Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
The Occupier, Ground Floor Flat, 10a Little Peter Street, Manchester , M15 4PS
1st Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
2nd Floor Flat, 10a Little Peter Street, Manchester, M15 4PS
Managing Partner, MediaCom North, 6 Commercial Street, Manchester, M15 4PZ
357 - 361 Deansgate, Manchester, M3 4LG
The Occupier, 10a Peter Street, Manchester, M15 4PS
Apartment 108, 1 Jordan Street, Manchester, M15 4QX
Apartment 71, 1 Jordan Street, Manchester, M15 4QU
Apartment 69, 1 Jordan Street, Manchester, M15 4QU
Apartment 57, 1 Jordan Street, Manchester, M15 4QU
Apartment 43, 1 Jordan Street, Manchester, M15 4QU
Apartment 140, 1 Jordan Street, Manchester, M15 4QX
Apartment 122, 1 Jordan Street, Manchester, M15 4QX
Apartment 130, 1 Jordan Street, Manchester, M15 4QX
Apartment 80, 1 Jordan Street, Manchester, M15 4QX
Apartment 41, 1 Jordan Street, Manchester, M15 4QU
Apartment 120, 1 Jordan Street, Manchester, M15 4QX
Apartment 114, 1 Jordan Street, Manchester, M15 4QX
Apartment 53, 1 Jordan Street, Manchester, M15 4QU
Apartment 59, 1 Jordan Street, Manchester, M15 4QU
Apartment 102, 1 Jordan Street, Manchester, M15 4QX
Apartment 63, 1 Jordan Street, Manchester, M15 4QU

Apartment 74, 1 Jordan Street, Manchester, M15 4QU
Apartment 131, 1 Jordan Street, Manchester, M15 4QX
Apartment 47, 1 Jordan Street, Manchester, M15 4QU
Apartment 62, 1 Jordan Street, Manchester, M15 4QU
Apartment 34, 1 Jordan Street, Manchester, M15 4QU
Apartment 86, 1 Jordan Street, Manchester, M15 4QX
Apartment 138, 1 Jordan Street, Manchester, M15 4QX
Apartment 147, 1 Jordan Street, Manchester, M15 4QX
Apartment 137, 1 Jordan Street, Manchester, M15 4QX
Apartment 44, 1 Jordan Street, Manchester, M15 4QU
Apartment 83, 1 Jordan Street, Manchester, M15 4QX
Apartment 35, 1 Jordan Street, Manchester, M15 4QU
Apartment 82, 1 Jordan Street, Manchester, M15 4QX
Apartment 146, 1 Jordan Street, Manchester, M15 4QX
Apartment 14, 1 Jordan Street, Manchester, M15 4QU
Apartment 55, 1 Jordan Street, Manchester, M15 4QU
Apartment 105, 1 Jordan Street, Manchester, M15 4QX
Apartment 123, 1 Jordan Street, Manchester, M15 4QX
Apartment 129, 1 Jordan Street, Manchester, M15 4QX
Apartment 84, 1 Jordan Street, Manchester, M15 4QX
Apartment 110, 1 Jordan Street, Manchester, M15 4QX
Apartment 76, 1 Jordan Street, Manchester, M15 4QX
Apartment 24, 1 Jordan Street, Manchester, M15 4QU
Apartment 66, 1 Jordan Street, Manchester, M15 4QU
Apartment 111, 1 Jordan Street, Manchester, M15 4QX
Apartment 16, 1 Jordan Street, Manchester, M15 4QU
Apartment 92, 1 Jordan Street, Manchester, M15 4QX
Apartment 89, 1 Jordan Street, Manchester, M15 4QX
Apartment 78, 1 Jordan Street, Manchester, M15 4QX
Apartment 142, 1 Jordan Street, Manchester, M15 4QX
Apartment 37, 1 Jordan Street, Manchester, M15 4QU
Apartment 143, 1 Jordan Street, Manchester, M15 4QX
Apartment 36, 1 Jordan Street, Manchester, M15 4QU
Apartment 22, 1 Jordan Street, Manchester, M15 4QU
Apartment 19, 1 Jordan Street, Manchester, M15 4QU
Apartment 30, 1 Jordan Street, Manchester, M15 4QU
Apartment 70, 1 Jordan Street, Manchester, M15 4QU
Apartment 1, 1 Jordan Street, Manchester, M15 4QU
Apartment 77, 1 Jordan Street, Manchester, M15 4QX
Apartment 113, 1 Jordan Street, Manchester, M15 4QX
Apartment 10, 1 Jordan Street, Manchester, M15 4QU
Apartment 133, 1 Jordan Street, Manchester, M15 4QX
Apartment 68, 1 Jordan Street, Manchester, M15 4QU
Apartment 5, 1 Jordan Street, Manchester, M15 4QU
Apartment 9, 1 Jordan Street, Manchester, M15 4QU
Apartment 73, 1 Jordan Street, Manchester, M15 4QU
Apartment 52, 1 Jordan Street, Manchester, M15 4QU
Apartment 104, 1 Jordan Street, Manchester, M15 4QX
Apartment 72, 1 Jordan Street, Manchester, M15 4QU
Apartment 46, 1 Jordan Street, Manchester, M15 4QU
Apartment 117, 1 Jordan Street, Manchester, M15 4QX
Apartment 79, 1 Jordan Street, Manchester, M15 4QX
Apartment 26, 1 Jordan Street, Manchester, M15 4QU

Apartment 87, 1 Jordan Street, Manchester, M15 4QX
Apartment 50, 1 Jordan Street, Manchester, M15 4QU
Apartment 49, 1 Jordan Street, Manchester, M15 4QU
Apartment 6, 1 Jordan Street, Manchester, M15 4QU
Apartment 3, 1 Jordan Street, Manchester, M15 4QU
Apartment 81, 1 Jordan Street, Manchester, M15 4QX
Apartment 116, 1 Jordan Street, Manchester, M15 4QX
Apartment 148, 1 Jordan Street, Manchester, M15 4QX
Apartment 128, 1 Jordan Street, Manchester, M15 4QX
Apartment 18, 1 Jordan Street, Manchester, M15 4QU
Apartment 145, 1 Jordan Street, Manchester, M15 4QX
3 Jordan Street, Manchester, M15 4PY
Apartment 65, 1 Jordan Street, Manchester, M15 4QU
Apartment 7, 1 Jordan Street, Manchester, M15 4QU
Apartment 13, 1 Jordan Street, Manchester, M15 4QU
Apartment 23, 1 Jordan Street, Manchester, M15 4QU
Apartment 61, 1 Jordan Street, Manchester, M15 4QU
Apartment 125, 1 Jordan Street, Manchester, M15 4QX
Apartment 103, 1 Jordan Street, Manchester, M15 4QX
Like A River, 1 Jordan Street, Manchester, M15 4PY
Apartment 20, 1 Jordan Street, Manchester, M15 4QU
Apartment 100, 1 Jordan Street, Manchester, M15 4QX
Apartment 121, 1 Jordan Street, Manchester, M15 4QX
Apartment 96, 1 Jordan Street, Manchester, M15 4QX
Apartment 112, 1 Jordan Street, Manchester, M15 4QX
Apartment 101, 1 Jordan Street, Manchester, M15 4QX
Apartment 39, 1 Jordan Street, Manchester, M15 4QU
Apartment 27, 1 Jordan Street, Manchester, M15 4QU
Apartment 91, 1 Jordan Street, Manchester, M15 4QX
Apartment 28, 1 Jordan Street, Manchester, M15 4QU
Apartment 8, 1 Jordan Street, Manchester, M15 4QU
Apartment 31, 1 Jordan Street, Manchester, M15 4QU
Apartment 4, 1 Jordan Street, Manchester, M15 4QU
Apartment 25, 1 Jordan Street, Manchester, M15 4QU
Apartment 95, 1 Jordan Street, Manchester, M15 4QX
Apartment 98, 1 Jordan Street, Manchester, M15 4QX
Apartment 139, 1 Jordan Street, Manchester, M15 4QX
Apartment 106, 1 Jordan Street, Manchester, M15 4QX
Apartment 54, 1 Jordan Street, Manchester, M15 4QU
Apartment 90, 1 Jordan Street, Manchester, M15 4QX
Apartment 85, 1 Jordan Street, Manchester, M15 4QX
Apartment 48, 1 Jordan Street, Manchester, M15 4QU
Apartment 119, 1 Jordan Street, Manchester, M15 4QX
Apartment 45, 1 Jordan Street, Manchester, M15 4QU
Apartment 141, 1 Jordan Street, Manchester, M15 4QX
Apartment 56, 1 Jordan Street, Manchester, M15 4QU
Apartment 135, 1 Jordan Street, Manchester, M15 4QX
Apartment 32, 1 Jordan Street, Manchester, M15 4QU
Apartment 124, 1 Jordan Street, Manchester, M15 4QX
Apartment 11, 1 Jordan Street, Manchester, M15 4QU
Apartment 99, 1 Jordan Street, Manchester, M15 4QX
Apartment 132, 1 Jordan Street, Manchester, M15 4QX
Apartment 115, 1 Jordan Street, Manchester, M15 4QX

Apartment 75, 1 Jordan Street, Manchester, M15 4QU
Apartment 64, 1 Jordan Street, Manchester, M15 4QU
Apartment 17, 1 Jordan Street, Manchester, M15 4QU
Apartment 33, 1 Jordan Street, Manchester, M15 4QU
Apartment 12, 1 Jordan Street, Manchester, M15 4QU
Apartment 134, 1 Jordan Street, Manchester, M15 4QX
7 Jordan Street, Manchester, M15 4PY
Apartment 126, 1 Jordan Street, Manchester, M15 4QX
Fletcher Architects, 5 Jordan Street, Manchester, M15 4PY
Apartment 15, 1 Jordan Street, Manchester, M15 4QU
Apartment 58, 1 Jordan Street, Manchester, M15 4QU
Apartment 97, 1 Jordan Street, Manchester, M15 4QX
Apartment 93, 1 Jordan Street, Manchester, M15 4QX
Apartment 42, 1 Jordan Street, Manchester, M15 4QU
Apartment 94, 1 Jordan Street, Manchester, M15 4QX
Apartment 38, 1 Jordan Street, Manchester, M15 4QU
Apartment 144, 1 Jordan Street, Manchester, M15 4QX
Apartment 67, 1 Jordan Street, Manchester, M15 4QU
Apartment 29, 1 Jordan Street, Manchester, M15 4QU
Apartment 107, 1 Jordan Street, Manchester, M15 4QX
Apartment 2, 1 Jordan Street, Manchester, M15 4QU
Apartment 109, 1 Jordan Street, Manchester, M15 4QX
Apartment 40, 1 Jordan Street, Manchester, M15 4QU
Apartment 127, 1 Jordan Street, Manchester, M15 4QX
Apartment 118, 1 Jordan Street, Manchester, M15 4QX
Apartment 51, 1 Jordan Street, Manchester, M15 4QU
Apartment 136, 1 Jordan Street, Manchester, M15 4QX
Chapman Robinson Architects Ltd, Riverside Mews, 4 Commercial Street,
Manchester, M15 4RQ
Ian Simpson Architects Ltd, Riverside Mews, 4 Commercial Street, Manchester,
M15 4RQ
P S D Robinson Gear (investment Planning) Ltd, Riverside Mews, 4
Commercial Street, Manchester, M15 4RQ
1 Commercial Street, Manchester, M15 4PZ
Team Netsol Ltd, Sun House 2-4, Little Peter Street, Manchester, M15 4PS
Voicescape, Sun House 2-4, Little Peter Street, Manchester, M15 4PS
10 Commercial Street, Manchester, M15 4PZ
14 Commercial Street, Manchester, M15 4PZ
3 Constance Street, Manchester, M15 4JQ
Loc Associates Ltd, Knott Mill, 7 Constance Street, Manchester, M15 4JQ
Dane Ashworth & Cottam, 7 Constance Street, Manchester, M15 4JQ
1 Constance Street, Manchester, M15 4JQ
Harrison Ince Partnership, 2 Jordan Street, Manchester, M15 4PY
Ralph Capper Interiors Ltd, 10a, Little Peter Street, Manchester, M15 4PS
10 Little Peter Street, Manchester, M15 4PS
1 Alpha Place, Manchester, M15 4PP
Circa, 4 Jordan Street, Manchester, M15 4PY
Euro R S C G Biss Lancaster, 4 Jordan Street, Manchester, M15 4PY
Christian Douglass Llp, 2 Jordan Street, Manchester, M15 4PY
Webster Shandwick, Knott Mill, 2 Jordan Street, Manchester, M15 4PY
Race International Ltd, 4 Jordan Street, Manchester, M15 4PY
9 Jordan Street, Manchester, M15 4PY
Apartment 88, 1 Jordan Street, Manchester, M15 4QX

Apartment 60, 1 Jordan Street, Manchester, M15 4QU
Apartment 21, 1 Jordan Street, Manchester, M15 4QU
Apartment 99, 8 Commercial Street, Manchester, M15 4QY
Apartment 56, 8 Commercial Street, Manchester, M15 4QY
Apartment 41, 8 Commercial Street, Manchester, M15 4QW
Apartment 80, 8 Commercial Street, Manchester, M15 4QY
Apartment 94, 8 Commercial Street, Manchester, M15 4QY
Apartment 81, 8 Commercial Street, Manchester, M15 4QY
Apartment 102, 8 Commercial Street, Manchester, M15 4QY
Apartment 89, 8 Commercial Street, Manchester, M15 4QY
Apartment 111, 8 Commercial Street, Manchester, M15 4QY
Apartment 103, 8 Commercial Street, Manchester, M15 4QY
Apartment 1, 8 Commercial Street, Manchester, M15 4QW
Apartment 107, 8 Commercial Street, Manchester, M15 4QY
Apartment 91, 8 Commercial Street, Manchester, M15 4QY
Apartment 97, 8 Commercial Street, Manchester, M15 4QY
Apartment 25, 8 Commercial Street, Manchester, M15 4QW
Apartment 118, 8 Commercial Street, Manchester, M15 4QY
Apartment 52, 8 Commercial Street, Manchester, M15 4QY
Apartment 105, 8 Commercial Street, Manchester, M15 4QY
Apartment 82, 8 Commercial Street, Manchester, M15 4QY
Apartment 84, 8 Commercial Street, Manchester, M15 4QY
Apartment 66, 8 Commercial Street, Manchester, M15 4QY
Apartment 53, 8 Commercial Street, Manchester, M15 4QY
Apartment 116, 8 Commercial Street, Manchester, M15 4QY
Apartment 44, 8 Commercial Street, Manchester, M15 4QW
Apartment 85, 8 Commercial Street, Manchester, M15 4QY
Apartment 86, 8 Commercial Street, Manchester, M15 4QY
Apartment 117, 8 Commercial Street, Manchester, M15 4QY
Apartment 93, 8 Commercial Street, Manchester, M15 4QY
Apartment 7, 8 Commercial Street, Manchester, M15 4QW
Apartment 106, 8 Commercial Street, Manchester, M15 4QY
Apartment 59, 8 Commercial Street, Manchester, M15 4QY
Apartment 96, 8 Commercial Street, Manchester, M15 4QY
Apartment 21, 8 Commercial Street, Manchester, M15 4QW
Apartment 33, 8 Commercial Street, Manchester, M15 4QW
Apartment 58, 8 Commercial Street, Manchester, M15 4QY
Apartment 32, 8 Commercial Street, Manchester, M15 4QW
Apartment 98, 8 Commercial Street, Manchester, M15 4QY
Apartment 18, 8 Commercial Street, Manchester, M15 4QW
Apartment 10, 8 Commercial Street, Manchester, M15 4QW
Apartment 112, 8 Commercial Street, Manchester, M15 4QY
Apartment 104, 8 Commercial Street, Manchester, M15 4QY
Apartment 110, 8 Commercial Street, Manchester, M15 4QY
Apartment 88, 8 Commercial Street, Manchester, M15 4QY
Apartment 95, 8 Commercial Street, Manchester, M15 4QY
Apartment 79, 8 Commercial Street, Manchester, M15 4QY
Apartment 37, 8 Commercial Street, Manchester, M15 4QW
Apartment 101, 8 Commercial Street, Manchester, M15 4QY
Apartment 5, 8 Commercial Street, Manchester, M15 4QW
Apartment 109, 8 Commercial Street, Manchester, M15 4QY
Apartment 87, 8 Commercial Street, Manchester, M15 4QY
Apartment 22, 8 Commercial Street, Manchester, M15 4QW

Apartment 24, 8 Commercial Street, Manchester, M15 4QW
Apartment 26, 8 Commercial Street, Manchester, M15 4QW
Apartment 30, 8 Commercial Street, Manchester, M15 4QW
Apartment 45, 8 Commercial Street, Manchester, M15 4QW
Potter Rees Serious Injury Solicitors, 12 Commercial Street, Manchester, M15 4PZ
Apartment 60, 8 Commercial Street, Manchester, M15 4QY
Apartment 114, 8 Commercial Street, Manchester, M15 4QY
Apartment 100, 8 Commercial Street, Manchester, M15 4QY
Apartment 90, 8 Commercial Street, Manchester, M15 4QY
Apartment 115, 8 Commercial Street, Manchester, M15 4QY
Apartment 78, 8 Commercial Street, Manchester, M15 4QY
Apartment 11, 8 Commercial Street, Manchester, M15 4QW
Apartment 36, 8 Commercial Street, Manchester, M15 4QW
Apartment 67, 8 Commercial Street, Manchester, M15 4QY
Apartment 83, 8 Commercial Street, Manchester, M15 4QY
Apartment 28, 8 Commercial Street, Manchester, M15 4QW
Apartment 54, 8 Commercial Street, Manchester, M15 4QY
Apartment 108, 8 Commercial Street, Manchester, M15 4QY
Apartment 92, 8 Commercial Street, Manchester, M15 4QY
Apartment 113, 8 Commercial Street, Manchester, M15 4QY
Apartment 2, 8 Commercial Street, Manchester, M15 4QW
Apartment 61, 8 Commercial Street, Manchester, M15 4QY
Apartment 77, 8 Commercial Street, Manchester, M15 4QY
Apartment 29, 8 Commercial Street, Manchester, M15 4QW
Mediacom North Ltd, 6 Commercial Street, Manchester, M15 4PZ
Stride Treglown Chapman Robinson, 6 Commercial Street, Manchester, M15 4PZ
Apartment 14, 8 Commercial Street, Manchester, M15 4QW
Apartment 74, 8 Commercial Street, Manchester, M15 4QY
Apartment 13, 8 Commercial Street, Manchester, M15 4QW
Apartment 23, 8 Commercial Street, Manchester, M15 4QW
Apartment 20, 8 Commercial Street, Manchester, M15 4QW
Apartment 76, 8 Commercial Street, Manchester, M15 4QY
Apartment 35, 8 Commercial Street, Manchester, M15 4QW
Apartment 69, 8 Commercial Street, Manchester, M15 4QY
Apartment 34, 8 Commercial Street, Manchester, M15 4QW
Apartment 31, 8 Commercial Street, Manchester, M15 4QW
Apartment 12, 8 Commercial Street, Manchester, M15 4QW
Apartment 48, 8 Commercial Street, Manchester, M15 4QW
Apartment 4, 8 Commercial Street, Manchester, M15 4QW
Apartment 27, 8 Commercial Street, Manchester, M15 4QW
Apartment 38, 8 Commercial Street, Manchester, M15 4QW
Apartment 19, 8 Commercial Street, Manchester, M15 4QW
Apartment 65, 8 Commercial Street, Manchester, M15 4QY
Flat 35, 386 Deansgate, Manchester, M3 4LB
Flat 36, 386 Deansgate, Manchester, M3 4LB
Flat 54, 386 Deansgate, Manchester, M3 4LB
Flat 97, 382 Deansgate, Manchester, M3 4LA
Flat 100, 382 Deansgate, Manchester, M3 4LA
Apartment 62, 8 Commercial Street, Manchester, M15 4QY
Apartment 73, 8 Commercial Street, Manchester, M15 4QY
Apartment 39, 8 Commercial Street, Manchester, M15 4QW

Apartment 57, 8 Commercial Street, Manchester, M15 4QY
Apartment 63, 8 Commercial Street, Manchester, M15 4QY
Apartment 17, 8 Commercial Street, Manchester, M15 4QW
Apartment 64, 8 Commercial Street, Manchester, M15 4QY
Apartment 8, 8 Commercial Street, Manchester, M15 4QW
Apartment 51, 8 Commercial Street, Manchester, M15 4QY
Apartment 70, 8 Commercial Street, Manchester, M15 4QY
Apartment 71, 8 Commercial Street, Manchester, M15 4QY
Apartment 47, 8 Commercial Street, Manchester, M15 4QW
Apartment 50, 8 Commercial Street, Manchester, M15 4QW
Apartment 68, 8 Commercial Street, Manchester, M15 4QY
Apartment 16, 8 Commercial Street, Manchester, M15 4QW
Apartment 49, 8 Commercial Street, Manchester, M15 4QW
Apartment 15, 8 Commercial Street, Manchester, M15 4QW
Apartment 43, 8 Commercial Street, Manchester, M15 4QW
Apartment 3, 8 Commercial Street, Manchester, M15 4QW
Apartment 6, 8 Commercial Street, Manchester, M15 4QW
Apartment 40, 8 Commercial Street, Manchester, M15 4QW
Apartment 75, 8 Commercial Street, Manchester, M15 4QY
Apartment 72, 8 Commercial Street, Manchester, M15 4QY
Apartment 55, 8 Commercial Street, Manchester, M15 4QY
Apartment 42, 8 Commercial Street, Manchester, M15 4QW
Apartment 9, 8 Commercial Street, Manchester, M15 4QW
Apartment 46, 8 Commercial Street, Manchester, M15 4QW
Flat 25, 388 Deansgate, Manchester, M3 4LB
Flat 9, 388 Deansgate, Manchester, M3 4LB
Flat 7, 388 Deansgate, Manchester, M3 4LB
Flat 22, 388 Deansgate, Manchester, M3 4LB
Flat 12, 388 Deansgate, Manchester, M3 4LB
Flat 27, 388 Deansgate, Manchester, M3 4LB
Flat 19, 388 Deansgate, Manchester, M3 4LB
Flat 17, 388 Deansgate, Manchester, M3 4LB
Flat 3, 388 Deansgate, Manchester, M3 4LB
Flat 10, 388 Deansgate, Manchester, M3 4LB
Flat 90, 382 Deansgate, Manchester, M3 4LA
Flat 86, 382 Deansgate, Manchester, M3 4LA
Flat 94, 382 Deansgate, Manchester, M3 4LA
Flat 96, 382 Deansgate, Manchester, M3 4LA
Flat 99, 382 Deansgate, Manchester, M3 4LA
Flat 91, 382 Deansgate, Manchester, M3 4LA
Flat 85, 382 Deansgate, Manchester, M3 4LA
Flat 95, 382 Deansgate, Manchester, M3 4LA
Flat 92, 382 Deansgate, Manchester, M3 4LA
Flat 98, 382 Deansgate, Manchester, M3 4LA
Flat 88, 382 Deansgate, Manchester, M3 4LA
Flat 87, 382 Deansgate, Manchester, M3 4LA
Flat 84, 382 Deansgate, Manchester, M3 4LA
Flat 93, 382 Deansgate, Manchester, M3 4LA
Flat 89, 382 Deansgate, Manchester, M3 4LA
Flat 101, 382 Deansgate, Manchester, M3 4LA
Flat 102, 382 Deansgate, Manchester, M3 4LA
Flat 65, 384 Deansgate, Manchester, M3 4LA
Flat 66, 384 Deansgate, Manchester, M3 4LA

Flat 82, 382 Deansgate, Manchester, M3 4LA
Flat 68, 384 Deansgate, Manchester, M3 4LA
Flat 45, 386 Deansgate, Manchester, M3 4LB
Flat 67, 384 Deansgate, Manchester, M3 4LA
Flat 77, 384 Deansgate, Manchester, M3 4LA
Flat 46, 386 Deansgate, Manchester, M3 4LB
Flat 73, 384 Deansgate, Manchester, M3 4LA
Flat 83, 382 Deansgate, Manchester, M3 4LA
Flat 44, 386 Deansgate, Manchester, M3 4LB
Flat 59, 384 Deansgate, Manchester, M3 4LA
Flat 41, 386 Deansgate, Manchester, M3 4LB
Flat 55, 386 Deansgate, Manchester, M3 4LB
Flat 62, 384 Deansgate, Manchester, M3 4LA
Flat 74, 384 Deansgate, Manchester, M3 4LA
Flat 42, 386 Deansgate, Manchester, M3 4LB
Flat 47, 386 Deansgate, Manchester, M3 4LB
Flat 81, 382 Deansgate, Manchester, M3 4LA
Flat 40, 386 Deansgate, Manchester, M3 4LB
Flat 53, 386 Deansgate, Manchester, M3 4LB
Flat 50, 386 Deansgate, Manchester, M3 4LB
Flat 57, 386 Deansgate, Manchester, M3 4LB
Flat 1, 388 Deansgate, Manchester, M3 4LB
Flat 14, 388 Deansgate, Manchester, M3 4LB
Flat 32, 388 Deansgate, Manchester, M3 4LB
Flat 24, 388 Deansgate, Manchester, M3 4LB
Flat 26, 388 Deansgate, Manchester, M3 4LB
Flat 31, 388 Deansgate, Manchester, M3 4LB
Flat 20, 388 Deansgate, Manchester, M3 4LB
Flat 34, 388 Deansgate, Manchester, M3 4LB
Flat 5, 388 Deansgate, Manchester, M3 4LB
Flat 15, 388 Deansgate, Manchester, M3 4LB
Flat 23, 388 Deansgate, Manchester, M3 4LB
Flat 2, 388 Deansgate, Manchester, M3 4LB
Flat 6, 388 Deansgate, Manchester, M3 4LB
Flat 11, 388 Deansgate, Manchester, M3 4LB
Flat 16, 388 Deansgate, Manchester, M3 4LB
Flat 29, 388 Deansgate, Manchester, M3 4LB
Flat 8, 388 Deansgate, Manchester, M3 4LB
Flat 21, 388 Deansgate, Manchester, M3 4LB
Flat 33, 388 Deansgate, Manchester, M3 4LB
Flat 28, 388 Deansgate, Manchester, M3 4LB
Flat 13, 388 Deansgate, Manchester, M3 4LB
Flat 18, 388 Deansgate, Manchester, M3 4LB
Flat 30, 388 Deansgate, Manchester, M3 4LB
Flat 4, 388 Deansgate, Manchester, M3 4LB
Southsides Ltd, 382 Deansgate, Manchester, M3 4LA
Apartment 5, 357-361, Deansgate, Manchester, M3 4LG
Apartment 8, 357-361, Deansgate, Manchester, M3 4LG
Apartment 13, 357-361, Deansgate, Manchester, M3 4LG
Apartment 14, 357-361, Deansgate, Manchester, M3 4LG
Apartment 2, 357-361, Deansgate, Manchester, M3 4LG
Apartment 7, 357-361, Deansgate, Manchester, M3 4LG
Apartment 1, 357-361, Deansgate, Manchester, M3 4LG

Apartment 6, 357-361, Deansgate, Manchester, M3 4LG
Apartment 9, 357-361, Deansgate, Manchester, M3 4LG
Apartment 3, 357-361, Deansgate, Manchester, M3 4LG
Apartment 12, 357-361, Deansgate, Manchester, M3 4LG
Apartment 11, 357-361, Deansgate, Manchester, M3 4LG
Apartment 10, 357-361, Deansgate, Manchester, M3 4LG
Apartment 4, 357-361, Deansgate, Manchester, M3 4LG
Apartment 5, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 21, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 36, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 18, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 41, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 31, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 34, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 7, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 8, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 20, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 26, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 43, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 12, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 15, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 10, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
14-32, Hewitt Street, Manchester, M15 4GB
Apartment 9, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 23, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 35, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 14, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 28, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 1, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 24, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 4, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 22, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 39, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 13, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 2, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 37, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 42, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 17, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 30, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 38, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 44, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 32, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 27, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 3, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 11, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 29, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 40, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Vertigo P R Ltd, 21 Little Peter Street, Manchester, M15 4PS
Vector Oem Content Ltd, 21 Little Peter Street, Manchester, M15 4PS
Spoken Image Ltd, 8 Hewitt Street, Manchester, M15 4GB
What If Ltd, 21 Little Peter Street, Manchester, M15 4PS
B T G Recruitment, 21 Little Peter Street, Manchester, M15 4PS
Flat 38, 386 Deansgate, Manchester, M3 4LB

Flat 69, 384 Deansgate, Manchester, M3 4LA
Flat 56, 386 Deansgate, Manchester, M3 4LB
Flat 51, 386 Deansgate, Manchester, M3 4LB
Flat 72, 384 Deansgate, Manchester, M3 4LA
Flat 61, 384 Deansgate, Manchester, M3 4LA
Flat 75, 384 Deansgate, Manchester, M3 4LA
Flat 52, 386 Deansgate, Manchester, M3 4LB
Flat 76, 384 Deansgate, Manchester, M3 4LA
Flat 60, 384 Deansgate, Manchester, M3 4LA
Flat 63, 384 Deansgate, Manchester, M3 4LA
Flat 48, 386 Deansgate, Manchester, M3 4LB
Flat 78, 384 Deansgate, Manchester, M3 4LA
Flat 79, 384 Deansgate, Manchester, M3 4LA
Flat 80, 384 Deansgate, Manchester, M3 4LA
Flat 39, 386 Deansgate, Manchester, M3 4LB
Flat 70, 384 Deansgate, Manchester, M3 4LA
Flat 49, 386 Deansgate, Manchester, M3 4LB
Flat 58, 386 Deansgate, Manchester, M3 4LB
Flat 43, 386 Deansgate, Manchester, M3 4LB
Flat 71, 384 Deansgate, Manchester, M3 4LA
Flat 64, 384 Deansgate, Manchester, M3 4LA
Flat 3, 355 Deansgate, Manchester, M3 4LG
Flat 9, 355 Deansgate, Manchester, M3 4LG
Flat 5, 355 Deansgate, Manchester, M3 4LG
Castlefield Gallery, 2 Hewitt Street, Manchester, M15 4GB
Flat 8, 355 Deansgate, Manchester, M3 4LG
Flat 1, 355 Deansgate, Manchester, M3 4LG
Flat 4, 355 Deansgate, Manchester, M3 4LG
Flat 2, 355 Deansgate, Manchester, M3 4LG
Flat 7, 355 Deansgate, Manchester, M3 4LG
Flat 6, 355 Deansgate, Manchester, M3 4LG
Ichameleon, 3-11, Little Peter Street, Manchester, M15 4PS
10 Hewitt Street, Manchester, M15 4GB
Apartment 6, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 25, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 33, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 19, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Apartment 16, The Rope Works, 33 Little Peter Street, Manchester, M15 4QH
Flat 37, 386 Deansgate, Manchester, M3 4LB

Representations were received from the following third parties:

Contaminated Land Section
Greater Manchester Police
Contaminated Land Section
Environmental Health
Environment Agency
Greater Manchester Police
GMPTE
Apt 13, 357 Deansgate, Manchester , M3 4LG
Managing Partner, MediaCom North, 6 Commercial Street, Manchester, M15 4PZ

357 - 361 Deansgate, Manchester, M3 4LG
2 Hill Quays , 1 Jordan Street , Manchester
2 Hill Quays, Jordan St, Manchester
Apt 13, 357 Deansgate, Manchester
Apt 9,357, Deansgate,Manchester
Apartment 145, 1 Jordan Street , Manchester, M15 4QX
1 Constance Street, Manchester, M15 4JQ
Apartment 13, 357 Deansgate, Knot Mill
Ralph Capper Interiors Ltd., 10A Little Peter Street, Knott Mill, Manchester

Relevant Contact Officer : Lucy Harrison
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