

Application Number	Date of Appln	Committee Date	Ward
090968/FO/2009/C1	5th Oct 2009	22nd Oct 2009	City Centre Ward

Proposal Change of use to a bar/nightclub (sui generis) with associated external alterations.

Location 1 New Wakefield Street, Manchester, M1 5NP.

Applicant Mr Andrew O Dwyer, New Wake Leisure Ltd, 1 New Wakefield Street, Manchester, M1 5NP.

Agent Mr Paul Astill, Paul Astill and Associates, C/o Cord Bar, 8 Dorsey Street, Manchester, M4 1LU.

Introduction

1 New Wakefield Street was originally built as a milk warehouse and in more recent years it was used as a music equipment retail unit. The building which is currently vacant, is 3 storeys tall, and backs on to the River Medlock. It is located between 88-94 Oxford Street (Revolution Bar) and a vacant building previously used as a garage.

Oxford Street is a gateway route into the City Centre, and out to the Universities and is occupied by a wide mix of uses, with major bus routes into the City Centre. The nearest residential accommodation to the application site is located above the existing Font Bar (7-9 New Wakefield Street) and the next is some 113m away from the application site. The immediate surrounding area comprises a wide variety of uses including night clubs, late night bars, restaurants, cinemas, hotels, theatres, residential accommodation, retail units, hot food take aways and office accommodation. There are a number of bar type uses on New Wakefield Street, including Font Bar, Revolution, Pure Space / Sub Space and the Thirsty Scholar. (See separate plan showing the existing uses within the surrounding area, and the hours of opening).

Description

This application relates to the whole building, which has a floor area of 882 square metres, Planning Permission is sought for the change of use to a Bar/Nightclub (Sui Generis) with associated external alterations. Access into the premises would be from New Wakefield Street.

The proposed opening hours are: 12.00pm to 4.00am, Monday to Sunday (7 days a week).

The total capacity for the premises would be 657 persons, which equates to 175 Ground Floor, 262 Basement, and 220 First Floor. The basement would be the night club area, the ground floor would be the bar area, and the first floor would be used mainly for functions.

Elevational Alterations:

The façades character will be retained, and will be taken back to its original brickwork where it is presently painted on the lower section. The existing signage will be removed, with smaller more subtle signage introduced as part of a separate advertisement application (to be submitted). The proposed entrance/exits for the premises are all within existing openings, with one opening being slightly widened by 100mm to comply with building regulations. Level access will also be provided to the main entrance with the existing step being removed. The rear elevation, which is adjacent to the river, will remain primarily as existing, with the addition of the proposed balcony introduced to the flat roof area. Wood work to the rear elevation will be repainted and existing brickwork will be retained.

Consultations

Publicity - Neighbours were notified and 6no. objections have been received. The representations object to the proposal on the following grounds, in summary:-

- There would be an adverse impact upon residential amenity within the vicinity.
- Unreasonable opening hours.
- The area has enough licensed premises.
- There would be an increase in levels of noise, vandalism, crime and anti social behaviour.

Licensing Unit - A license has been granted for the same hours and days as applied for as part of this planning application.

Environment Agency - Suggested a condition stating that the development approved shall not commence until an Emergency Evacuation Plan has been submitted to, and approved in writing by the Local Planning Authority.

GMPTE - GMPTE has noted and reviewed the application but on this occasion has no comment to make.

British Waterways Board - The proposal does not lie within the consultation zone (150m either side of the centre line) of any waterway, reservoir, canal, feeder channel, water course, let off or culvert owned or managed by British Waterways. British Waterways therefore has no comments to make.

Greater Manchester Police - Having considered the associated documents, make the following observations:-

- The applicant has included a Crime Impact Statement (CIS) prepared by this consultancy as part of the planning submission, which is generally supportive of the proposal.
- There are significant crime and disorder problems associated with existing licensed premises in the area.

- Due to the restrictions imposed by working within an existing building, the scope to introduce additional physical security interventions is limited. Within these constraints, the developer has generally created an environment that would reduce the opportunities for crime and fear of crime.
- The overall security will be dependent on efficient site management to provide the necessary supervision to protect staff, customers and contents of the building.
- Support for this proposal is therefore conditional on implementation and continued maintenance of effective management of the facility.

City Centre Regeneration - No objections received

Issues

Unitary Development Plan:-

Policy RC3 'Mixed Uses' - states that compatible and mixed uses are encouraged. There are already, within the area surrounding the premises, a variety of different uses, a number of which are associated with the night time economy. It is considered that the proposed use, managed effectively, could contribute positively to the existing mix of uses.

Policy DC9.1 'New Commercial and Industrial Development' - Access for disabled people - States that the Council will require all new buildings to meet high standards of accessibility for disabled people, this requirement will also apply to development which involves the adaptation of existing buildings. The applicant has confirmed that the premises are fully accessible for disabled people, and includes level access, lift access to all floors and disabled toilet facilities.

Policy DC10 'Food and Drink Uses' - Supports the provision of developments involving the sale of food or drink within the City Centre provided that they would not have a detrimental impact on the amenity of neighbouring residents.

Policy H2.2 'Housing' - States that the Council will not allow development which will have an unacceptable impact on residential areas

Policy DC26.4 'Development and Noise' - States that where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures proposed to deal satisfactorily with it, such measures might include:

- A - Engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose built barriers.
- B - Lay-out solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building.

C - Administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

The applicant has provided a full acoustic report for the premises, including sound insulation measures, and will fully implement the recommendations contained within the acoustic report. Subject to the recommendations contained within the acoustic report and supporting information being fully implemented the proposal is considered to be consistent with policy DC26.4. In addition to this, further conditions can be imposed upon any planning permission granted by Committee.

Regional Spatial Strategy (RSS) for the North West (formerly RPG13) - this provides planning guidance for the North West Region. Since 2004, the RSS has formed part of the development plans; as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

DP4 : Promoting sustainable economic growth and competitiveness and social inclusion. - it is considered that the proposed use would be consistent with this policy.

Crime and Disorder - A condition requiring that the scheme achieves secure by design accreditation is recommended to be attached to any planning permission granted by Committee. GMP have indicated that provided that the recommendations in the Crime Impact Statement submitted with the application are implemented this is achievable. On this basis the development would be consistent with policy on crime and disorder.

It is also felt that an increase in the use of vacant properties particularly during the evening has the potential to increase the level of natural surveillance. The change in the nature of the area that the extension of the existing premises would bring, in this instance, is seen as a positive change and is consistent with the Council's regeneration objectives for this part of the City.

Principle of the Use:-

The immediate area surrounding the premises comprises a wide mix of uses. The growth and development of the Oxford Road corridor has been based around the concept of a mixed use area, in the same manner as in other parts of the City Centre. The positive mix of uses has been a major driving force for regeneration and is a critical component of the character of the area and the growth of the night time economy in this area has been an important component of its overall success. However it is always difficult to assess at which point a shift in balance takes place and at one point in time a use that has been seen as being an asset to regeneration becomes a hindrance to regeneration. That is not to say that uses that are associated with the evening economy are no longer welcome in terms of principle in the area, indeed, they may well have a considerable amount to offer, what it does mean however, is that they need to be considered carefully in terms of their function, size, nature of the operation, management strategies, access and impact upon amenity.

It is within this context that this current application has been considered and these factors have influenced the recommendation that has been made.

The applicant was originally proposing later opening hours, these have now been reduced in line with the surrounding existing bar uses and management strategies have been introduced by the applicant in order to control the outside areas to minimise any disturbance.

Therefore, it is considered that the proposed scheme, managed effectively, has the potential to add to the area's existing sense of vitality and would on balance enhance the sense of amenity and overall vibrancy within this mixed use area. As such the principle of the proposed use is considered acceptable.

Acoustic Insulation / Hours of Operation:-

The proposed scheme would comprise a use where there is potential for noise generation. In such circumstances it is necessary to ensure that measures are introduced to mitigate such effects. The applicant has submitted an acoustic report which demonstrates that the premises can be acoustically insulated and has provided for a strategy to liaise with its neighbour (Revolution Bar) to ensure that there is no disturbance from noise. However, because of the need to ensure that all measures required to prevent noise disturbance are carried out it is recommended that an appropriate condition is attached to any planning permission granted by Committee.

Hours of opening applied for have been reduced and are now in line with other operators in the immediate vicinity.

The hours of opening have been reduced from:

Mon - Thurs 12.00pm to 6.00am
Fri - Sat 12.00pm to 10.00am
Sun/Bank Hol 12.00pm to 4.00am

To:

Mon - Sun 12.00pm to 4.00am.

Comments on Application / Neighbour Representations:-

In addition to the reduced hours, an Operating Schedule has been introduced which encompasses the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm. The operating schedule would include:

- A dispersal policy, to ensure that minimum disturbance or nuisance is caused to neighbours, and to ensure that the operation of the premises has a minimal impact upon the surrounding area in relation to potential noise nuisance and anti social behaviour. This will be achieved by exercising proactive measures towards the end of the evening. The

policy seeks to encourage the efficient, controlled and safe dispersal of patrons during the closing period.

- A queue management policy, to ensure that patrons enjoy the premises in a safe and secure environment, by utilising door supervisors, CCTV cameras, and queue control barriers.
- A smoking policy, which includes no smoking outside the front of the premises, any patrons smoking on new Wakefield St will be charged for re-entry. The applicant has provided a managed smoking balcony to the rear of the property.

In addition to the above measures, the premises have been designed with three entrances to enable people to enter the site as efficiently as possible and minimise queues outside of the premises. SIA registered doormen will be employed during all hours of the premises trading and will be instructed to deal with any person making noise in the queue. Crowd control barriers will be directed towards the Oxford Rd end of the street when people are leaving the premises in order to encourage them not to walk down New Wakefield St, and large signs will be introduced on exits stating that this is a residential area and please leave the premises in a quiet and orderly manner. The doormen will also be present as people are leaving the venue to assist and manage this. The last time for entry to the premises will be 3am unless an advance ticket has been purchased and the door will operate a "Challenge 21" entrance policy at all times.

The applicant is currently liaising with private hire firms in order to establish if it would be possible to provide a pick up point at the Oxford Road end of the street. Large signs will also be introduced to the exits providing people with local taxi firm details and a direct freephone will be installed adjacent to the main entrance to allow people to easily order a taxi. People will also be allowed to wait within the premises until the taxi arrives with the taxi company operating a ringback policy rather than sounding horns outside the premises.

With reference to the management of the smoking terrace. The terrace will be manned by a member of staff and no alcoholic drinks will be allowed on the terrace from 11pm onwards in order to discourage people from loitering on the terrace. A management strategy will be in place to ensure that if anyone is causing a disturbance on the terrace they will be asked to leave and removed from the premises. No music will be played on the terrace at anytime and an acoustic lobby is in place to the entrance to the area. The applicant feels it is far better to have an area which is controlled and away from the street as it would prove far more difficult to control smokers outside the premises on New Wakefield Street, which is the only other alternative.

Residential Amenity:-

Whilst the principle of the proposed use is considered to be acceptable the impact that it may have on nearby residents needs to be considered carefully. A mixed-use environment inevitably involves the location of uses such as restaurants, bars and clubs in close proximity to residential accommodation and

indeed this is the case with this application. In such circumstances it is necessary to ensure that measures are introduced to mitigate the effects that the relative proximity of uses with the potential to generate noise to residential accommodation might have. The applicant has demonstrated that through stringent management policies and measures identified in the acoustic report and supporting information, such effects could be minimised.

The proposal could also result in an increase in comings and goings during the evening and there is some potential for there to be some disturbance associated with this. However, it is felt that the applicant has introduced management policies which will ameliorate such disturbances as much as can be reasonably expected in this particular location, and has reduced the proposed opening hours in line with the existing bar uses within the immediate vicinity.

There is a balance to be made which weighs up carefully the reasonable expectations of residents and the aspirations for the area as a whole. This then has to be assessed in the context of the City Centre as a mixed use area which generally absorbs a greater level of activity during both the daytime and evening than in other locations outside of the centre. It is believed that in this regard the proposal is acceptable.

External Alterations:

The external alterations including the installation of the balcony over looking the river are considered to be acceptable and would not harm the external appearance of the building, or visual amenity within the surrounding area.

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

Approve - On the basis that whilst the proposed use does have the potential to generate noise, it is considered that with the imposition of conditions, it would

not be to an extent that would cause disamenity to nearby occupiers, and would therefore be consistent with UDP Policies DC9.1 New Commercial and Industrial Development - Access for Disabled People, DC26 Development and Noise, DC10 Food and Drink, H2.2 Housing and RC3 Mixed Uses, and there are no material considerations of sufficient weight to indicate otherwise.

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:

Drawings numbered - AD-001-09, AO-002-09, 003-09, 004-09, 005-09, 006-09, 007-09, 008-09, 009-09, 010-09, 01/17/R-B, 01/18/R-B, 01/20/R-B, 01/19/R-B, 002-09-B, 033-09, 003-09-B, 004-09-B, AD-015-09-A, 016-09-B, AO-65-09, 64-09, 021-09, 66-09, 67-09, 022-09 and the Sand D Garritt Ltd Noise Impact Assessment, the Design and Access Statement, the Disabled Access Statement, Vehicle Access Statement, the Refuse Storage and Disposal Statement, the Ventilation Statement, stamped as received by the Local Planning Authority on 4 August 2009, and the S and D Garritt Ltd letters dated 9 September 2009 and the 5 October 2009 and the Crime Impact Statement Ref 2009/0812, stamped as received by the Local Planning Authority on 17 August 2009, and the Operating Schedule, the Dispersal Policy, the Queue Management Policy and the Smoking Policy, stamped as received by the Local Planning Authority on 6 October 2009, the Paul Astill Associates e-mails dated 6 October 2009 5 October 2009, and the 2no. emails dated 13 October 2009 and the F Summerfield Flood Risk Assessment, stamped as received by the Local Planning Authority on 5 October 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC9.1, DC26, DC10, and RC3; of the Manchester Unitary Development Plan.

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

Monday to Sunday - 12.00pm to 4.00am

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.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 7.30am to 8.00pm Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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.

5) The development hereby granted shall not commence until an Emergency Evacuation Plan has been submitted to, and approved in writing by the Local Planning Authority.

Reason - To ensure safe and access and egress from and to the site, pursuant to Policy DC21.1 Floor Risk Areas.

6) 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".

7) Before the use first commences 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 equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

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: 090968/FO/2009/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:

Environmental Health
City Centre Regeneration

Licensing Unit

Environment Agency

GMPTE

British Waterways Board

Greater Manchester Police

City Centre Regeneration

Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 2, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 39, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 18, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 12, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 29, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 4, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 8, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 17, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 3, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 14, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Razors Edge, 9-11, Oxford Road, Manchester, M1 6EY

Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY

Apartment 190, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 226, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 180, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 199, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 137, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 73, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 107, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 3, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Apartment 173, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 182, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Apartment 68, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 79, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 200, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 188, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 207, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 38, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 140, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 141, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 92, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 185, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 98, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 24, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 133, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 77, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 122, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 25, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 225, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 85, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 223, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 229, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 100, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 10, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 80, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
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Apartment 135, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 53, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 206, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 195, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 39, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 209, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 109, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 157, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 214, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 130, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 160, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 156, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 59, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 102, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 128, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 148, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 17, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 193, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 158, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 143, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 125, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Apartment 179, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 154, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 56, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 198, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 52, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 124, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 66, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 6, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 186, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 210, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 84, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 35, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 91, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 99, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 165, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 67, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 87, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 81, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 70, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 33, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 215, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 104, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 174, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 54, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 74, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
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Apartment 113, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 147, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
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Apartment 97, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 9, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 69, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 138, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 176, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 11, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 194, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 159, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 208, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE

Apartment 205, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 149, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 8, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 72, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 34, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 76, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 44, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 152, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 211, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 221, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 145, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 150, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 126, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 144, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 62, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 14, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 181, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 5, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 163, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 16, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 220, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 75, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 219, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 227, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 197, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE
Apartment 40, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 45, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 43, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 58, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 64, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 108, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QD
Apartment 95, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 216, The Quadrangle, 1 Lower Ormond Street, Manchester, M1
5QE

H S B C, 15 Oxford Road, Manchester, M1 6FZ
Revolution, 88-94, Oxford Street, Manchester, M1 5WH
Portland Bookshop Ltd, 3-5, Oxford Road, Manchester, M1 6EY
1 Oxford Road, Manchester, M1 6EY
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
105 Oxford Road, Manchester, M1 7DU
The Salisbury, 2 Wakefield Street, Manchester, M1 5NE
The Grand Central, 80 Oxford Street, Manchester, M1 5NH
5 James Leigh Street, Manchester, M1 5NF
The Samaritans, 72-74, Oxford Street, Manchester, M1 5NH
Java Station Ltd, 1-3, Oxford Road Station Approach, Manchester, M1 6FU
2-4, Oxford Road, Manchester, M1 5QA
Paul Stone Enterprises, 2-4, Oxford Road, Manchester, M1 5QA
B S M Ltd, 6 Oxford Road, Manchester, M1 5GA
Apartment 105, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 131, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 189, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 41, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 20, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 204, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 117, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 132, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 202, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 55, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 1, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 218, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 169, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 2, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 111, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 120, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 170, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 90, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 57, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 123, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 82, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 164, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 151, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 203, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 46, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 13, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 50, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 178, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 222, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 110, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 118, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 31, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 155, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 184, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 47, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 37, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 183, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 129, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 127, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 93, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 103, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 23, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 51, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Nandos, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
Apartment 201, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 172, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 7, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 42, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Apartment 213, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Apartment 187, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 217, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 139, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 162, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 29, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 61, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 121, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 26, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 142, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 15, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 212, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 134, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 167, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 106, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 63, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 22, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 60, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 171, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 94, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 224, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 32, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 136, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 166, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 153, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS
Hale Leisure Ltd, New Wakefield Street, Manchester, M1 5NP
Font Bar, 7-9, New Wakefield Street, Manchester, M1 5NP
Flat 4, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 12, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 16, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 3, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 9, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 5, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 2, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP

Flat 8, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
A D C Architects, 7-9, New Wakefield Street, Manchester, M1 5NP
Flat 10, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 1, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 13, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
The Thirsty Scholar, New Wakefield Street, Manchester, M1 5NP
Flat 6, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 15, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 11, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 14, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 7, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Landmark Inns Ltd, 7-9, New Wakefield Street, Manchester, M1 5NP
1 New Wakefield Street, Manchester, M1 5NP
Pakistani Resource Centre, 1 Great Marlborough Street, Manchester, M1 5NJ
Tarameen Ltd, Great Marlborough Street, Manchester, M1 5NJ
Marfani & Co Ltd, 1 Great Marlborough Street, Manchester, M1 5NJ
Pure Space Cafe Bar, 11 New Wakefield Street, Manchester, M1 5NP
Generation X, 11-13, New Wakefield Street, Manchester, M1 5NP
Club Code, 11-13, New Wakefield Street, Manchester, M1 5NP
Touch 1 Advertising, 11-13, New Wakefield Street, Manchester, M1 5NP
Apartment 161, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 112, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 101, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 115, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 18, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 146, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 83, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 191, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 4, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 30, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 89, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 116, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 196, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 26, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 4, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 11, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 1, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 12, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 17, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 9, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 16, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 5, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 19, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 28, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP

Flat 2, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 21, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 30, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 24, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 27, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
4 River Street, Manchester, M1 5BG
Flat 3, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 22, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 29, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 32, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 8, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 14, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 10, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 7, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 25, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 6, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 23, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 18, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 31, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 20, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 15, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 13, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP

Representations were received from the following third parties:

Licensing Unit
Environment Agency
GMPTE
British Waterways Board
Greater Manchester Police
City Centre Regeneration
Flat 2, Wakefield House, 9A New Wakefield Street, Manchester, , , M1 5NP
Flat 15, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 7, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 29, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP

Relevant Contact Officer : Rebecca Hadfield
Telephone number : 0161 234 4071
Email : r.hadfield@manchester.gov.uk