

Application Number	Date of Appln	Committee Date	Ward
088660/FO/2008/C2	13th Feb 2009	25th Jun 2009	City Centre Ward

Proposal External alterations including the installation of a customer entrance and alterations to the existing service entrance

Location Pall Mall House, 12-16 Church Street, Manchester, M4 1PN

Applicant Tesco Stores Ltd , P O Box 400, Cirrus House, Shire Park, Welwyn Garden City, AL7 1AB

Agent Miss Hayley Knight, G L Hearn, 1 St James Square, Manchester, M2 6DN

Description

The application relates to a vacant ground floor unit within a property known as Pall Mall House. The building is not listed, but is an historic building located within the Smithfield Conservation Area.

The unit subject of this application is situated at the junction of Church Street and Birchin Lane. Application ref: 083334/JO/2007/C1 was approved on 28th August 2007 for the conversion and extension of the building to residential use on the upper floors and A1 and A3 uses on the first, ground and basement floors.

Permission is sought for the installation of an aluminium framed shop frontage to the Church Street and Birchin Lane elevations of the unit. The Church Street frontage is to accommodate a sliding entrance door to the ground floor premises and a basement access door. Replacement windows are to be installed within the former door opening and the existing window opening. The latter of which is to be extended to allow natural light into the basement premises. The basement access door would provide an entrance to a separate tenancy.

The treatment of the Birchin Lane frontage would comprise the installation four full height windows to be located in the existing openings. These openings would also be extended to allow light into the basement premises, however their width would continue to match the existing windows above.

An existing hoarding on Birchin Lane is also proposed to be replaced with composite panels coloured light grey.

Consultations

Publicity - The application was advertised as affecting the setting of the Smithfield Conservation Area and occupiers of adjacent and nearby properties were notified about the scheme. Seventy nine letters of objection have been received. Seventy six of these objected to the principle of the use, the operation of the premises and the installation of air-conditioning equipment and a cash machine. These items are not considered as part of this application.

Three letters of objection raised issues material to this application and are summarised below:

- The proposed appearance of the frontage is not in keeping with the local area. As there is to be a new Co-op store across from the site the whole area will look like a supermarket street and the proposals will be detrimental to the visual amenity of local residents. The location of a Tesco and Sainsbury's store next to each other on Deansgate makes a mockery of the area visually.
- The corporate store frontage will detract from the visual amenity of the area.
- The original/existing window frames, panels and associated brickwork should be retained as they are currently in keeping with the rest of the building. The removal of these frames, reforming of the openings and replacement with full height glazing panels will be detrimental to the appearance of the building.
- The use of blue vinyl on the one and a half openings on the Birchin Lane elevation would not match the existing red brick and sandstone construction of the building.
- The proposed glass sliding doors are not in keeping with the rest of the building entrances i.e. the residential entrance door to the building is of wood construction and is located only a few feet away.

Greater Manchester Police (Architectural Liaison Officers) - Have no objections subject to the implementation of the recommendations within the Crime Impact Statement.

Issues

The Unitary Development Plan for Manchester - For the reasons outlined below, the proposed shop frontage is considered to be consistent with UDP Policies DC9.1 (New Commercial and Industrial Development - Access for Disabled People), DC14.1, 14.2 and 14.3 (Shop Fronts and Related Signs) and DC18 (Conservation Areas).

The Regional Spatial Strategy (RSS) for North West England - The RSS was adopted in September 2008 and replaces the previously published Regional Planning Guidance. The RSS provides a framework for development and investment in the region over the next fifteen to twenty years. For the reasons outlined below the proposal would be consistent with policies with the RSS, in particular policy EM1 (Historic Environment).

Visual Amenity - The proposed external alterations have been influenced by the constraints of the building, in terms of the requirement to provide natural light to the basement premises, the requirements in relation to disabled access, the location of the existing floor levels and the location of the required entry points.

The proposed alterations have been designed with reference to the character and appearance of the existing building. They would be of simple construction and would relate to the existing features of the building. The location of existing window openings and the form of the existing entrance would remain as existing

and the ornate glazing within the existing entrance and the existing brick and sandstone corner feature will also be retained in situ.

The blue vinyl proposed in the three panes of glazing on the Birchin Lane elevation of the building has been removed from the proposals.

Given the above, it is considered that the proposed external alterations would not have an adverse impact on the character of the existing building, the conservation area or the street scene and by working with the existing fabric of the building would not appear incongruous. The proposal is therefore consistent with policies DC18 (Conservation Areas), DC14.1 and 14.3 (Shop Fronts and Related Signs) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People) of the Unitary Development Plan for the City of Manchester.

Disabled Access - Level access would be provided through the relocated main entrance. Once inside a platform lift is provided to allow access for people who use a wheelchair to access ground floor level. All installations will comply with the access requirements detailed in the City Council document 'Design for Access 2.'

The proposal is therefore consistent with policy DC14.2 (Shop Fronts and Related Signs) and DC9.1 (New Commercial and Industrial Development - Access for Disabled People) of the Unitary Development Plan for the City of Manchester.

Crime and Disorder - A condition requiring that the scheme achieves secure by design accreditation will be attached to any permission granted and GMP have indicated that, provided the recommendations within their letter dated 13th March 2009 are implemented, this is achievable. Provided that this is achieved the development would be consistent with policy E3.5 (Environment) of the Unitary Development Plan for the City of Manchester.

Objector's Concerns - Most of the material issues raised by objectors have been considered above. However, the concerns regarding the operation of the premises in relation to servicing hours cannot be assessed as part of this application. The applicant has been advised that there is a condition on the application for the conversion and extension of the building (ref: 083334/JO/2007/C1) that requires the applicant to agree the hours of servicing and opening with the City Council as local planning authority prior to the commencement of the use.

Conclusion - In assessing the merits of this application, careful consideration has been given to the visual impact of the frontage upon the character and appearance of the existing building and the surrounding conservation area. It is considered that the proposed design would not have a detrimental impact on the building or the Smithfield Conservation 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 MINDED TO APPROVE

on the basis that the proposals subject to compliance with the conditions below, generally accord with the policies contained within the Development Plan specifically the Unitary Development Plan DC9.1 (New Commercial and Industrial Development - Access for Disabled People), DC14.1, 14.2 and 14.3 (Shop Fronts and Related Signs) and DC18 (Conservation Areas) in that the unit would be fully accessible and the external alterations would not have an adverse impact on the character of the conservation area or the appearance of the building within the street scene.

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) 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".

3) 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 DC18.1 of the Unitary Development Plan for the City of Manchester.

4) The approved scheme to provide disabled access into the property shall be implemented in advance of commencement of the use of the premises. The access measures shown on the drawing referenced 3493 (P)503 A; shall then be retained and operational for as long as the property is in use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of Policy DC9.1 of the Unitary Development Plan for the City of Manchester.

5) The windows at ground level, fronting onto Church Street and the 3.5 windows on Birchin Lane; shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless agreed in writing by the City Council as local planning authority.

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

6) 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:

The drawings by Archer Architects referenced 3493 (P)503 A, 203-1 G and 203-2 G stamped as received by the City Council as local planning authority on 5th June 2009.

The site location plan stamped as received by the City Council as local planning authority on 18th December 2008.

The section entitled Security Requirements of the Supplementary Design and Access Statement dated March 2009.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC9.1 (New Commercial and Industrial Development - Access for Disabled People), DC14.1, 14.2 and 14.3 (Shop Fronts and Related Signs) and DC18 (Conservation Areas); 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: 088660/FO/2008/C2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of

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

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

Greater Manchester Police

Flat 208, 25 Church Street, Manchester, M4 1PE
Flat 110, 25 Church Street, Manchester, M4 1PE
Flat 610, 25 Church Street, Manchester, M4 1PE
Flat 605, 25 Church Street, Manchester, M4 1PE
Flat 412, 25 Church Street, Manchester, M4 1PE
Flat 306, 25 Church Street, Manchester, M4 1PE
Flat 804, 25 Church Street, Manchester, M4 1PE
Flat 508, 25 Church Street, Manchester, M4 1PE
Flat 308, 25 Church Street, Manchester, M4 1PE
Flat 402, 25 Church Street, Manchester, M4 1PE
Flat 601, 25 Church Street, Manchester, M4 1PE
Flat 202, 25 Church Street, Manchester, M4 1PE
Flat 210, 25 Church Street, Manchester, M4 1PE
Flat 107, 25 Church Street, Manchester, M4 1PE
Flat 604, 25 Church Street, Manchester, M4 1PE
Flat 802, 25 Church Street, Manchester, M4 1PE
Flat 303, 25 Church Street, Manchester, M4 1PE
Flat 409, 25 Church Street, Manchester, M4 1PE
Flat 705, 25 Church Street, Manchester, M4 1PE
Flat 607, 25 Church Street, Manchester, M4 1PE
Flat 207, 25 Church Street, Manchester, M4 1PE
Flat 503, 25 Church Street, Manchester, M4 1PE
Flat 205, 25 Church Street, Manchester, M4 1PE
Flat 507, 25 Church Street, Manchester, M4 1PE
Flat 106, 25 Church Street, Manchester, M4 1PE
Flat 608, 25 Church Street, Manchester, M4 1PE
Flat 505, 25 Church Street, Manchester, M4 1PE
Flat 304, 25 Church Street, Manchester, M4 1PE
Flat 805, 25 Church Street, Manchester, M4 1PE
Flat 302, 25 Church Street, Manchester, M4 1PE
Flat 506, 25 Church Street, Manchester, M4 1PE
Flat 801, 25 Church Street, Manchester, M4 1PE
Flat 702, 25 Church Street, Manchester, M4 1PE
Flat 701, 25 Church Street, Manchester, M4 1PE
Flat 703, 25 Church Street, Manchester, M4 1PE
Flat 406, 25 Church Street, Manchester, M4 1PE
Flat 104, 25 Church Street, Manchester, M4 1PE
Flat 105, 25 Church Street, Manchester, M4 1PE
Flat 704, 25 Church Street, Manchester, M4 1PE
Flat 309, 25 Church Street, Manchester, M4 1PE
Flat 602, 25 Church Street, Manchester, M4 1PE
Flat 609, 25 Church Street, Manchester, M4 1PE
Dr Liddys, 36 High Street, Manchester, M4 1QB
Flat 39, 23 Church Street, Manchester, M4 1PY
Flat 47, 23 Church Street, Manchester, M4 1PY
Flat 50, 23 Church Street, Manchester, M4 1PY

Christopher Wray Lighting Ltd, 38 High Street, Manchester, M4 1QB
Flat 38, 23 Church Street, Manchester, M4 1PY
Flat 48, 23 Church Street, Manchester, M4 1PY
Flat 44, 23 Church Street, Manchester, M4 1PY
Flat 46, 23 Church Street, Manchester, M4 1PY
Flat 41, 23 Church Street, Manchester, M4 1PY
Flat 42, 23 Church Street, Manchester, M4 1PY
Flat 49, 23 Church Street, Manchester, M4 1PY
Flat 40, 23 Church Street, Manchester, M4 1PY
Flat 43, 23 Church Street, Manchester, M4 1PY
Flat 37, 23 Church Street, Manchester, M4 1PY
Flat 34, 23 Church Street, Manchester, M4 1PY
Flat 12, 23 Church Street, Manchester, M4 1PY
Flat 28, 23 Church Street, Manchester, M4 1PY
Flat 1, 23 Church Street, Manchester, M4 1PY
Flat 18, 23 Church Street, Manchester, M4 1PY
Flat 30, 23 Church Street, Manchester, M4 1PY
Flat 32, 23 Church Street, Manchester, M4 1PY
Flat 31, 23 Church Street, Manchester, M4 1PY
Flat 24, 23 Church Street, Manchester, M4 1PY
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Flat 15, 23 Church Street, Manchester, M4 1PY
Flat 16, 23 Church Street, Manchester, M4 1PY
Flat 20, 23 Church Street, Manchester, M4 1PY
Flat 8, 23 Church Street, Manchester, M4 1PY
Flat 45, 23 Church Street, Manchester, M4 1PY
Flat 26, 23 Church Street, Manchester, M4 1PY
Flat 35, 23 Church Street, Manchester, M4 1PY
Flat 29, 23 Church Street, Manchester, M4 1PY
Flat 14, 23 Church Street, Manchester, M4 1PY
Flat 3, 23 Church Street, Manchester, M4 1PY
Flat 2, 23 Church Street, Manchester, M4 1PY
Flat 23, 23 Church Street, Manchester, M4 1PY
Flat 36, 23 Church Street, Manchester, M4 1PY
Flat 7, 23 Church Street, Manchester, M4 1PY
Flat 4, 23 Church Street, Manchester, M4 1PY
Flat 9, 23 Church Street, Manchester, M4 1PY
Flat 25, 23 Church Street, Manchester, M4 1PY
Flat 22, 23 Church Street, Manchester, M4 1PY
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Flat 33, 23 Church Street, Manchester, M4 1PY
Flat 21, 23 Church Street, Manchester, M4 1PY
Flat 10, 23 Church Street, Manchester, M4 1PY
Flat 101, 25 Church Street, Manchester, M4 1PE
Apartment 53, 18 Church Street, Manchester, M4 1PN
Apartment 43, 18 Church Street, Manchester, M4 1PN
Apartment 41, 18 Church Street, Manchester, M4 1PN
Apartment 24, 18 Church Street, Manchester, M4 1PN
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Apartment 29, 18 Church Street, Manchester, M4 1PN
Apartment 40, 18 Church Street, Manchester, M4 1PN
Apartment 4, 18 Church Street, Manchester, M4 1PN
Apartment 30, 18 Church Street, Manchester, M4 1PN
Apartment 19, 18 Church Street, Manchester, M4 1PN
Apartment 52, 18 Church Street, Manchester, M4 1PN
Apartment 37, 18 Church Street, Manchester, M4 1PN
Apartment 14, 18 Church Street, Manchester, M4 1PN
Apartment 15, 18 Church Street, Manchester, M4 1PN
Apartment 42, 18 Church Street, Manchester, M4 1PN
Apartment 6, 18 Church Street, Manchester, M4 1PN
Apartment 20, 18 Church Street, Manchester, M4 1PN
Apartment 7, 18 Church Street, Manchester, M4 1PN
Apartment 47, 18 Church Street, Manchester, M4 1PN
Apartment 33, 18 Church Street, Manchester, M4 1PN
Apartment 5, 18 Church Street, Manchester, M4 1PN
Apartment 11, 18 Church Street, Manchester, M4 1PN
Apartment 38, 18 Church Street, Manchester, M4 1PN
Apartment 45, 18 Church Street, Manchester, M4 1PN
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Apartment 48, 18 Church Street, Manchester, M4 1PN
Apartment 32, 18 Church Street, Manchester, M4 1PN
Apartment 18, 18 Church Street, Manchester, M4 1PN
Apartment 27, 18 Church Street, Manchester, M4 1PN
Apartment 28, 18 Church Street, Manchester, M4 1PN
24 Church Street, Manchester, M4 1PN
Apartment 58, 18 Church Street, Manchester, M4 1PN
Apartment 13, 18 Church Street, Manchester, M4 1PN
Apartment 9, 18 Church Street, Manchester, M4 1PN
Apartment 25, 18 Church Street, Manchester, M4 1PN
Apartment 55, 18 Church Street, Manchester, M4 1PN
Apartment 57, 18 Church Street, Manchester, M4 1PN
Apartment 44, 18 Church Street, Manchester, M4 1PN
Apartment 61, 18 Church Street, Manchester, M4 1PN
Apartment 34, 18 Church Street, Manchester, M4 1PN
Apartment 39, 18 Church Street, Manchester, M4 1PN
Apartment 16, 18 Church Street, Manchester, M4 1PN
Apartment 8, 18 Church Street, Manchester, M4 1PN
Apartment 51, 18 Church Street, Manchester, M4 1PN
Apartment 22, 18 Church Street, Manchester, M4 1PN
Apartment 36, 18 Church Street, Manchester, M4 1PN
Apartment 10, 18 Church Street, Manchester, M4 1PN
Apartment 56, 18 Church Street, Manchester, M4 1PN
Apartment 60, 18 Church Street, Manchester, M4 1PN
Apartment 50, 18 Church Street, Manchester, M4 1PN
Apartment 49, 18 Church Street, Manchester, M4 1PN
Apartment 54, 18 Church Street, Manchester, M4 1PN
Apartment 35, 18 Church Street, Manchester, M4 1PN
Apartment 17, 18 Church Street, Manchester, M4 1PN

Apartment 59, 18 Church Street, Manchester, M4 1PN
26 Church Street, Manchester, M4 1PN
28 Church Street, Manchester, M4 1PN
Pall Mall House, 20 Church Street, Manchester, M4 1PN
Apartment 1, 18 Church Street, Manchester, M4 1PN
Apartment 3, 18 Church Street, Manchester, M4 1PN
Apartment 2, 18 Church Street, Manchester, M4 1PN
12-16, Church Street, Manchester, M4 1PN
Flat 501, 25 Church Street, Manchester, M4 1PE
Flat 405, 25 Church Street, Manchester, M4 1PE
Flat 403, 25 Church Street, Manchester, M4 1PE
Flat 310, 25 Church Street, Manchester, M4 1PE
Flat 307, 25 Church Street, Manchester, M4 1PE
Flat 408, 25 Church Street, Manchester, M4 1PE
Flat 305, 25 Church Street, Manchester, M4 1PE
Flat 401, 25 Church Street, Manchester, M4 1PE
Flat 312, 25 Church Street, Manchester, M4 1PE
Flat 411, 25 Church Street, Manchester, M4 1PE
Flat 504, 25 Church Street, Manchester, M4 1PE
Flat 410, 25 Church Street, Manchester, M4 1PE
Flat 301, 25 Church Street, Manchester, M4 1PE
Flat 211, 25 Church Street, Manchester, M4 1PE
Flat 212, 25 Church Street, Manchester, M4 1PE
Flat 102, 25 Church Street, Manchester, M4 1PE
Flat 201, 25 Church Street, Manchester, M4 1PE
Flat 203, 25 Church Street, Manchester, M4 1PE
Flat 502, 25 Church Street, Manchester, M4 1PE
Flat 706, 25 Church Street, Manchester, M4 1PE
Flat 404, 25 Church Street, Manchester, M4 1PE
Flat 509, 25 Church Street, Manchester, M4 1PE
Flat 209, 25 Church Street, Manchester, M4 1PE
Flat 803, 25 Church Street, Manchester, M4 1PE
Flat 111, 25 Church Street, Manchester, M4 1PE
Flat 206, 25 Church Street, Manchester, M4 1PE
Flat 108, 25 Church Street, Manchester, M4 1PE
Flat 204, 25 Church Street, Manchester, M4 1PE
Flat 606, 25 Church Street, Manchester, M4 1PE
Flat 806, 25 Church Street, Manchester, M4 1PE
Flat 407, 25 Church Street, Manchester, M4 1PE
Flat 603, 25 Church Street, Manchester, M4 1PE
Flat 109, 25 Church Street, Manchester, M4 1PE
Flat 510, 25 Church Street, Manchester, M4 1PE
Flat 311, 25 Church Street, Manchester, M4 1PE
Flat 112, 25 Church Street, Manchester, M4 1PE
Flat 103, 25 Church Street, Manchester, M4 1PE

Representations were received from the following third parties:

Greater Manchester Police
Flat 12, 56 High Street, Manchester, M4 1ED
Flat 803, 25 Church Street, Manchester, M4 1PE
507, 25 Church Street, M4 1PE

28 Northpoint House, 5 Edgehill Street, Manchester, M4 1BB.
Flat 507, 25 Church Street,

Apt 27 Pall Mall House, 18 Church Street, Manchester
50 Ladysmith Road, Manchester, M20 6HL
804 Emmeline, 17 Dalton Street, Manchester
100 Kenyon Street, Manchester
Top Flat 110-112 Tib St, Northern Quarter, Manchester
9 Kingsley Road, Oldham, Lancashire
Flat 1 Heaton Court
APT 44, 23 CHURCH STREET, MANCHESTER
4 Oxford Close
10 Elmsmere Road, Manchester
25 Church Street
Apartment 4, 31 Tib Street, Manchester
17 Whitworth House, 53 Whitworth St, Manchester
Flat 420, The Met, 40 Hilton Street, Manchester
Flat 2, 100 St Werburgh's Road, Manchester
6 Milton Road, Prestwich, Manchester
507, 25 Church Street
13 Brentnor Road, New Moston, Manchester
301 Red Building, 6 Ludgate Hill, Manchester
79 Heaton Park Road
Flat 117 Masson Place, 1 Hornbeam Way, Manchester
29 Vancouver Quay, Salford
5, Rushton Grove
Flat 104, 114 High Street, Manchester
11 Copper Place, Manchester
9 Linkside Avenue, Royton, Oldham
20 Cambridge Avenue, Whalley Range, Manchester
Apt 627, 40 Hilton Street, Manchester
155 Manchester Road, Chorlton
Apartment 103, 6 Ludgate Hill, Manchester
Apt 6, Regents Court, 1a Woodside Road, Manchester

11 Leamington Avenue, West Didsbury, Manchester
Apartment 2, 79 Piccadilly, Manchester
1 ONSLOW AVE , NEW MOSTON, MANCHESTER
67 Sharples Street, Heaton Norris, Stockport
Apartment 508, 25 Church Street, Manchester
82 Cote Green Road, Marple Bridge, Stockport, Cheshire
101 Audenshaw Road, Audenshaw, Manchester
283, Block 5 Spectrum, Blackfriars Road, Salford
Flat 1 Oxford Place, 7 Oxford Road, Manchester
220 Smithfield Buildings , 44 Tib Street
205, 25 Church Street, Manchester
62 The Foundry 2a Lower Chatham Street Manchester
Apt.608 The Birchin, 1 Joiner Street, Manchester
Flat 6, 1 Dale Street, Manchester
Flat 6, Pall Mall House, Church St, Manchester.
11 Lock View, Radcliffe, Manchester
23 Roseneath Avenue, Levenshulme
Flat 15, Pall Mall House, 18 Church Street

Flat 3, 12 Brighton Grove, Manchester
Flat 44 The Sorting House, 83 Newton Street, Manchester, Lancashire
Grangefell, Skipton Road
112 Smithfield Building, 44 Tib Street, Manchester
Green Fish Resource Centre, 46 - 50 Oldham Street, Manchester
41 Keppel Road
215 Barlow Moor Road, Chorlton, Manchester
Flat 519A, The Millington, 57 Dale Street, Manchester
Flat 2, 8 Wharf Close
Tib Street , Rebs Den Flat 4
12 Burlington St, Hulme, Manchester
10 Gloucester Ave, Manchester
10 Beaver Rd, Didsbury, Manchester
3 Silver Jubilee Walk, Northern Quarter, Manchester
Apartment 26 City South, City Road East, Manchester

1 Warwick Avenue
321 Quebec Building, , Bury Street, Salford
20 French Street, Stalybridge, Cheshire
16 Fernleigh Avenue, Manchester
27 Regent Avenue, Manchester
15 Springbridge Court, 117 Springbridge Road, Manchester
53 Longford Road , Chorlton, Manchester
42 Alderfield Road Chorlton Manchester
Flat 2, Atlantic House, Oldham St

Relevant Contact Officer : Emily Greaves
Telephone number : 0161 234 4193
Email : e.greaves@manchester.gov.uk