
Application Number	Date of Appln	Committee Date	Ward
091920/FO/2009/C1	18th Jan 2010	1st Jul 2010	City Centre Ward

Proposal New build accommodation, 33 storeys of accommodation for post-graduate, mature and overseas students, and key workers, with ground floor/mezzanine common room, entrance/reception, and ancillary accommodation comprising post room, bin store, cycle store and plant rooms

Location 17 New Wakefield Street/ 1 Great Marlborough Street, Manchester, M1 5NJ,

Applicant Allied Developments Ltd, Suite 33, Enterprise House, Ocean Village, Southampton, SO14 3XB

Agent Mr Matt Ball, Hodder and Partners, 113-115 Portland Street , Manchester, M1 6DW

0Description

This application relates to a 0.08 hectare site immediately to the south of Oxford Road Railway Station and is bounded by Great Marlborough Street to the west and New Wakefield Street to the north. There are commercial and residential buildings in the area with the Pure Space Café bar/ nightclub adjacent the site on New Wakefield St, buildings forming part of the Macintosh Village scheme, including the Green Building residential block, on the west side of Great Marlborough St., a multi storey car park to the south of the application site on the corner of Great Marlborough St and Hulme St., and a hotel, currently under construction, on the corner of Hulme St and Oxford Rd.

The site is within 'The Corridor Manchester' area, one of the largest concentrations of education and health institutions in Europe. A Development Framework for the Corridor has been produced to co ordinate future development and to help lever in over £1.5 billion of investment over the next five years to create a more distinct hub of knowledge based industries. To the north of the site is the Grade II listed Oxford Road Station and on Oxford Road, is the Grade II* listed Palace Hotel (former Refuge Assurance Building) with its prominent clock tower, which lies within the Whitworth St Conservation Area. Residential accommodation in new and converted premises is evident on Whitworth St West, Hulme St., and Chester St. Chester St forms the northern boundary of Manchester Metropolitan University and its All Saints Campus.

The application site has been the subject of development proposals in the past with an application, 079014/FO/2006/C3, for a 20 storey building with ground level commercial use and 87 residential units above recommended for approval, subject to a Section 106 legal agreements being entered into, by the Planning and Highways Committee in December 2006.

The applicant and a joint venture partner, Connislow LLP, has acquired the site and has indicated that subject to planning permission being granted funding is available for the scheme and that there is a demand for the amount and type of student and

key worker accommodation proposed. A Section 106 legal agreement which would provide a financial contribution to infrastructure and environmental improvements within the City Centre is being offered by the applicant.

The proposal has been amended since first submission and whilst the overall size and appearance of the scheme remains as before the use is now for 520 bedspaces, largely made up of self contained studio flats with the remainder in cluster units, some of which are adaptable to DDA standards. The accommodation is intended for use by postgraduate/overseas/mature students and by key workers. The internal layouts have been amended to reflect the change in use and there is no longer an intention to have a commercial unit at ground level.

The significance of the changes is in the impact that the change in occupation might have in the area, and that a second consultation and notification exercise, advising interested parties of the change and including occupiers of premises in the area of the application site, has been undertaken.

The application.

Planning permission is sought for the erection of a 33 storey (at its highest point) building consisting of a podium at its base with a 'cluster of four towers' which vary in height above.

The development would provide 520 bed spaces of which 404 are self contained studio apartments with the remaining 116 spaces arranged in 30 self contained cluster flats each containing a combined kitchen/living/dining area. Within the cluster accommodation 17 rooms could be adapted to DDA standards. In addition support accommodation, including common room, laundry room, administrative offices, cycle and waste storage.

The podium is designed to reflect the existing scale and cornice height of adjacent buildings and maintain the existing back of pavement line in both New Wakefield St and Great Marlborough St, The 'tower' elements above are staggered in height with the lowest, at the south east corner, being similar in height to The Green Building on River St and to the hotel currently under construction at the corner of Hulme St and Oxford Rd., the next highest, at the south west corner, relating to the height of the Refuge Building (Palace Hotel) tower on Oxford Rd. Above this the north east and north west towers are taller and would have a presence when viewed from the north and west approaches to the city centre.

The overall form of the building will be highly modelled and where glazed frontages are not proposed elevation materials will include; anodised silver and bronze metal panels to the podium; and 'clay' rainscreen in four varying shades of blue/grey and aluminium infill panels, for the podium.

The development is expected to achieve a BREEAM rating of at least 'very good'.

In support of the application the following information has been supplied:

- Design and Access Statement, including a tall buildings assessment
- Site waste and vehicle management strategy
- Crime Impact statement
- Environmental Noise study
- Utilities statement
- Archaeological desk based assessment
- BREEAM pre construction Assessment Report
- Wind and micro climate desk study
- Site, desk study report
- Ecological survey
- Noise and vibration management during construction report
- Environmental performance statement
- Solar shading study
- TV reception survey
- Statement of Delivery
- Environmental Statement, Vol1
- Technical Appendices, Vol 2.1 and 2.2
- Non technical summary, Vol 3

Consultations

Publicity - The application has been advertised as a major development and as one affecting the setting of listed buildings. Because of the change in the use of the building, referred to in the introduction above, a second notification of nearby occupiers has taken place. However it is considered appropriate that the results of both notifications are reported and considered within this report.

As a result of the notification undertaken when the proposal was first submitted 49 letters/emails have been received objecting to the proposed development. The concerns raised relate to;

- height of the proposed building,
- its impact on adjacent buildings, including on the solar panels and wind turbine on the Green Building,
- the lack of parking proposed,
- over development of a small corner plot,
- out of character and scale with the surrounding buildings;
- would dominate the area and goes against grain of the area;
- site should be developed in similar style/height to existing buildings;
- would reduce light; and overshadow the 10 storey Green Building and River Street, would reduce effectiveness of solar panels and wind turbine within the Green Building; loss of light from other residential developments
- concern over loss of privacy and overlooking;
- would detract from the listed buildings in the area
- wind effects
- adequacy of facilities such as super markets, to support a large influx of residents
- any section 106 monies should be spent in the local area, specifically on cctv and traffic calming
- over demand for on street car parking

- loss of views from existing properties
- loss of existing property values
- aesthetically poor scheme is proposed
- adverse impact on traffic movement in area
- student facilities are inconsistent with family homes in Macintosh Village and other private residences
- the concentration of student accommodation will make the area unbalanced and unsustainable in its mix of activity.
- The Manchester Metropolitan University is expanding into Hulme and there should be capacity in that area to accommodate further student residences.
- students use will lead to an increase in anti social behaviour
- disruption and loss of amenity during construction phase.

One letter of support from a local resident referring to the character of the building, has also been received.

From the second notification exercise, and at the time of drafting this report, five further comments had been received raising similar issues to before in terms of the height of the scheme, character of uses in the area, impact on the character of the area, impact on amenity, limited car parking, and how any section 106 monies might be spent. In addition the question of whether the proposal, if approved, would have a planning restriction on under graduate occupation is raised.

Any further responses received will be reported to Committee.

The Historic Buildings and Conservation Areas Panel in considering the scheme raised the following points;

- There is a need for the City to have a tall buildings policy within its Unitary Development plan, and different proactive approaches from other world cities were referred to.
- Concern that the proposed building would have a detrimental impact on the setting of a range of listed buildings both in close proximity to the site and further a field, and on historic skyline features. Particular reference was made to Oxford Rd station with its distinctive roof structure and the Palace Hotel as an iconic wayfaring landmark which in key views would have the proposal as an unwelcome backdrop to, or would conceal, its historic tower.
- The scheme did not have a sense of local distinctiveness relating to Manchester. It was inappropriate in regard to the size of the site but also because of the diminutive scale and nature of the existing buildings that accord with the width of the streets giving a distinctive streetscape character to this part of the City. The first four storeys of the proposal could be acceptable within this existing context but everything above unacceptably ignored it.
- The need to build high on this site when other larger sites were available within the broader area was questioned as was the principle of having a tall building for student accommodation on a back street when at one time tall buildings were directly used to represent civic pride and financial/commercial prowess on key routes and public spaces.

- The architecture was not considered iconic and would not be a noteworthy landmark.

The Greater Manchester Ecology Unit has no objections.

Network Rail has no objection in principle but asks that the developer takes into account issues of disruption or impact on the operational requirements of the railway during development of the application site.

Highway Services note the scale of development and that it could have some impact on the highway. It is suggested that the number of cycle parking spaces is increased and an on street loading bay be introduced. The travel plan should be brought forward in liaison with the Council's Travel Change Team and arrangements for parking spaces in local car parks should be made, and a traffic management plan during the construction phase should be agreed with the Council.

The GMPTE note the closeness of the scheme to public transport but recommend that the implementation of a travel plan be a condition of any permission. The number of cycle parking places should be increased.

English Heritage considers that the site is appropriate for an individual tall building as there would be limited impact on the historic environment and would not compromise important views along Oxford Rd or Whitworth St and will generally have a positive impact on its urban context. The adjacent Oxford Road rail station and its arches are of such individually and architecturally robust character that these listed structures will not be substantially affected by the development of this tall tower. English Heritage states that it has no objection to the proposed development.

The Civil Aviation Authority has no comment to make on the scheme.

GMP Design for Security does not object in principle to the scheme but recommends that access between public and private areas within the scheme are made secure.

CABE has no objection to the principle of a tall building on this site next to Oxford Rd station. The analysis of a series of tall buildings marking the edges of the city core at railway stations is broadly convincing. Further refinement of the materials and details to the scheme is needed so as to maintain an acceptable quality of architecture. The lack of generosity in the external amenity space is noted.

GMP, Crime Reduction Officer - No objections raised but identifies issues to be considered as; access into the premises, quality of the post box area, appropriate locks, doors and door sets to be used within the scheme, site and CCTV management, and adequate lighting.

Manchester Airport Safeguarding Officer - Does not have any aerodrome safeguarding objections to the proposal subject to a planning condition requiring a Manchester Airport Crane Permit be obtained for construction cranes or any tall construction equipment.

Issues

National Policy

- Planning Policy Statement 1 (PPS1): Creating Sustainable Communities

PPS1 encourages the promotion of urban and rural regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed-use developments that create linkages between different uses and create more vibrant places. The principle of this development which involves urban regeneration and a quality scheme that would help to create a more vibrant place is considered to be fully in accordance with PPS1.

- Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth.

PPS4 is firmly based on the principles of sustainable development and the need to sustain and enhance economic growth of City Centres for the benefit of all. Key issues include the need to plan for growth and growing City Centres, to tackle exclusion by ensuring access for all to a wide range of everyday goods and services and to promote sustainable patterns of development and less reliance on the car. The redevelopment of this site at the heart of the conurbation, providing facilities that are needed to sustain knowledge based uses in a highly accessible location would be consistent with PPS4

- Planning Policy Statement 22 (PPS22): Renewable Energy

One of the key principles contained within PPS22 is that development proposals should demonstrate any environmental, economic and social benefits as well as how any environmental and social impacts have been minimised through careful consideration of location, scale, design and other measures. The scheme would incorporate energy saving strategies to limit use of energy, would provide 16.5% renewable energy via a combination of solar hot water and air source heat pumps, and is assessed as achieving a very good Breeam rating. It is considered that the scheme complies with PPS22.

- Planning Policy Statement 3 (PPS3): Housing.

This guidance reflects a commitment to improving both the supply and affordability of housing consistent with guidance in PPS1 that seeks to contribute to good design and creating better places. Local Planning Authorities when deciding planning applications should have regard to;

Achieving high quality housing, a good mix of housing, the sustainability of the site for housing, including its environmental sustainability, using land effectively and efficiently, and ensuring the development is in line with housing objectives. The scheme would be well located in relation to the City's knowledge capital objectives and would promote use of sustainable transport options. Together with the quality of design proposed it is considered that the scheme complies with PPS 3.

- Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment

PPS 5 states that in considering an application for works which affect nearby listed buildings or conservation area there is a need to have regard to how these heritage assets and their wider, urban, setting is affected by the proposal. The setting in this instance should include both near and distant views of the building and how this relates to the listed Oxford Rd station, listed buildings on Oxford St, and views from within the nearby conservation area. The scheme has been designed to reflect the historic context at both street level and at a broader city centre level. It has also been assessed in relation to guidance over tall building and it is considered that any impact would be positive. It is considered that the proposal complies with guidance within PPS 5.

- Planning Policy Guidance Note (PPG13): Transport

The scheme would minimise the need to use the private car by and would promote the use of public transport, walking and cycling. The location, scale, density, design and use within the scheme would help reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access jobs, and services by public transport, walking and cycling and would therefore be consistent with PPG13.

- Planning Policy Guidance Note 16 (PPG16) Archaeology and Planning.

The study in support of the application identifies that there could be archaeological remains of local importance under the site and a watching and recording brief during construction is proposed.

- Planning Policy Guidance Note 24 (PPG24): Planning and Noise

PPG24 outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which will generate noise, introduces the concept of noise exposure categories for residential development, encouraging their use and recommending appropriate levels for exposure to different sources of noise and advises on the use of conditions to minimise the impact of noise. Subject to the use of conditions the scheme is considered consistent with PPG24

- Regional Spatial Strategy (RSS) for the North West.

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. There are relevant policies in the RSS related to this proposal. These are as follows:

Policy DP2 - Promote Sustainable Communities

The scheme would aim to meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be

sensitive to the environment and contribute to a high quality of life.

Policy DP3 - Promote Sustainable Economic Development

The scheme would contribute to sustainable economic growth.

Policy DP4 - Make the Best Use of Existing Resources and Infrastructure

The scheme would be consistent with the regional and sub-regional spatial frameworks (Chapter 5) and sub-regional policies (Chapter 10- 13; 10 being relevant to Manchester), by:

1 building upon existing concentrations of activities and existing Infrastructure

2 not requiring major investment in new infrastructure.

The development would accord with the following sequential approach:

1 First, using existing buildings (including conversion) within settlements and previously development land within settlements;

2 Second, using other suitable infill opportunities within settlements

3 Third, the development of other land where this is well located in relation to housing, jobs and other services and infrastructure and which complies with the other principles in DP1-9.

Policy DP5 - Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

The scheme would be located so as to reduce the need to travel, especially by car. It would be located in an urban area which has a strategic network where public transport is well provided. It would be genuinely accessible by public transport, walking and cycling.

Policy DP7 - Promote Environmental Quality

Which states that environmental quality (including air, coastal and inland waters) should be protected and enhanced, including by:

1 Understanding and respecting the character and distinctiveness of places and landscapes;

2 The protection and enhancement of the historic environment;

3 Promoting good design in new development and ensuring that development respects its setting taking into account relevant design requirements

4 Reclaiming derelict land;

5 Maximising opportunity's for the regeneration of derelict or dilapidated

areas;

MCR1 and MCR2 are the key sub-regional policies that relate to the site. The proposals are generally in accordance with the policy framework set out in these policies.

- Unitary Development Plan (UDP)

The application is considered to be consistent with UDP Policies and in particular with policies I3.1 (Employment & Economic Development - Design of Commercial Development) E1.1 (Environmental Improvement & Protection - Air Pollution), E1.4 (Environmental Improvement & Protection - Noise Control), E1.5 (Environmental Improvement & Protection - Energy Conservation), E2.7 (Environmental Improvement and Protection) E3.4 (Environmental Improvement & Protection), E3.5 (Environmental Improvement & Protection - Safe Environments), H1.3 (Housing - Student accommodation), H2.7 (Housing & New development, design and contribution to the City's environment) T3.7 (Transport - Cycle Parking), RC3 (Mixed Uses), RC4 (Environment), RC7 (Gateway sites), RC17 (Car Parking), RC18 (Pedestrians), DC9.1 (New Commercial & Industrial Development - Access for Disabled People), DC26 (Development and Noise).

It is considered that the scheme would enhance the appearance, character and setting of the Whitworth St Conservation Area and the nearby listed buildings in accordance with policies E3.8 (Environmental Improvement & Protection - Conservation Areas), DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings). The proposal is also consistent with the Small Area Framework for this area (policy RC20 - Area 20) building on recent developments in the area.

Manchester City Council is required to produce a Local Development Framework (LDF) which will eventually replace the UDP. Production of the LDF has commenced and the City has published a `Core Strategy; preferred option consultation paper (November 2009)¿. The Core strategy once adopted will set the strategic policies for the City based on its strong economy, major higher education institutions, and a good transport network. The application is considered to be consistent with the emerging policies of the Core Strategy and in particular with emerging policies; EC4 (City Centre - where the main focus will be employment and job growth), CC1 (City Centre High Density Development ¿ where the appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City), CC9 (Housing, Policy H6; Student Housing) which identifies the following criteria will need to be satisfied for new purpose built student accommodation;

- . easily accessible to the University campus by walking, cycling and public transport
- . high density developments should be compatible with existing uses, within walking distance of retail facilities, and not lead to on street parking
- . should contribute to providing a mix of uses and support district and local centres, integrate with existing neighbourhoods in a positive way and without detriment to existing residents
- . be safe and secure and not add to crime

- . there should be no unacceptable effect on residential amenity in the surrounding area
- . consideration given to the provision and management of waste disposal facilities
- . demonstration that there is a need for additional student accommodation.

Whilst the nature of accommodation proposed is essentially for students, the nature of accommodation, i.e. primarily 1 bed studios, and the pricing structure means that the units will be provided for and be attractive to mature, post graduate and overseas students. In this sense the accommodation is distinctive and a different product to the cluster model that is specifically aimed at undergraduates. On this basis the scheme would be consistent with existing policy. The applicant has also indicated that the scheme would be attractive to and would be made available for key workers and would therefore help to address a shortage in this type of accommodation.

Compliance with the relevant policies within the UDP is discussed in the following sections of the report.

- Environmental Impact assessment

It is considered that the supplementary information has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposal and any mitigation required. The scale of the development is appropriate for a city centre context, would reuse a previously developed site, allow greater use of public transport, and would improve conditions for pedestrians. It would assist regeneration of the City and is unlikely to result in significant or unusual adverse impact for local residents. The impact of the development would not have more than a local impact and would support the City's objectives of making the Centre a better place to live, shop, invest, and visit. The scheme is not likely to have harmful environmental effects. With reference to the Town and Country Planning (Environmental Impact assessment) (England and Wales) Regulations 1999 and Circular 2/99 (The Regulations) an environmental impact assessment is not considered necessary.

Supplementary information was provided on the following:

- . Regeneration and socio-economic impact;
- . Urban design and visual impact (i.e. townscape and views);
- . Historic environment (i.e. heritage context);
- . Microclimate (i.e. ground-level wind conditions, sunlight/daylight);
- . Local natural environment (i.e. ecology);
- . Transport issues;
- . Ground Conditions and Contamination
- . Noise and vibration;
- . Sunlight/daylight/shading
- . TV and radio reception;
- . Sustainability.

- The Scheme's contribution to regeneration

Regeneration is an important planning consideration. Over the past fifteen years the City Council has had a considerable amount of success in terms of regenerating the

city centre. The immediate area around the application site benefits from a wide mix of uses and, importantly, is associated with The Corridor Manchester. The Manchester City Centre Strategic Plan 2009 - 2012 states that a key challenge is to identify opportunities for associated development between the Oxford Rd Corridor and Southern Gateway regeneration areas. The Corridor area contains a significant concentration of cultural, academic, research and teaching institutions and the objective is to use this potential to greatly increase the economic and employment growth here. The impact of student residences within this area is recognised but their environmental impact can be minimised by locating them close to the Higher Education institutions and would be consistent with the principles of generating growth within the Knowledge economy.

One of the key issues that needs to be addressed within this broad area is the integration of First Street with The Corridor and Oxford road Station in a physical and functional sense. A number of initiatives are underway that will improve linkages and connectivity, especially through environmental improvements at Hulme St, Chester St and within the First Street site. However, if the full regeneration benefits are to be realised. There is a need to create a neighbourhood within this area which provides a wide range of economic, commercial, cultural, academic, residential, infrastructure and environmental outcomes. This work is ongoing and it is considered that this scheme would contribute positively to this key objective. The landmark nature of the building and the activity associated with it will help to consolidate critical mass within the area and help positively integrate First Street with Oxford Road.

In light of the location, the site's potential regeneration benefits need to be considered within the wider context of the City Centre. In order to make an appropriate contribution to regeneration, the site should be developed to the highest quality and provide complementary uses with a positive relationship to the functions and access that the area provides.

The design of the scheme is to create a vibrant new asset for the city centre and would create vibrancy at ground floor level, and would be positive within the street scene. This will encourage permeability and footfall.

There would be a number of economic regeneration benefits. It would support making the City Centre more competitive with the other regional cities nationally and beyond Britain. It would help to strengthen the education and housing sectors and add to the diversity of vital functions and activities, promote additional investment opportunities and enhance the City's distinctive quality of architectural fabric. The scheme would help to continue the regeneration of the City Centre and support growth in the knowledge economy.

- CABE/ English Heritage Guidance on Tall Buildings

One of the main issues to consider in assessing this proposal is whether this is an appropriate site for buildings of the size proposed. In order to assess this, the proposal has been thoroughly assessed against UDP Policies, PPS5 and the following criteria as set out in the Guidance on Tall Buildings document published

jointly by English Heritage and The Commission for architecture and the Built Environment (CABE):

Relationship to Context

The Design Statement details the analysis undertaken. Key considerations were the site's position and proximity to major transport facilities and The Corridor, and its position relative to the Higher Education Campus to the south. A visual assessment has been prepared and includes a number of viewpoints towards the site which enabled preparation of verified computer generated and rendered images of the proposal from each of the viewpoints.

It is considered that reinforcing the back of pavement line at the corner of New Wakefield St with Great Marlborough St is positive and that the podium does have an understandable design relationship to nearby buildings. In the wider context the opportunity to provide an urban landmark that identifies the area around Oxford Rd rail station is beneficial and would integrate the area into the more active areas based on Oxford Rd and Whitworth St West/ Whitworth St.

Relationship to Transport Infrastructure

The site is well served by a variety of sustainable modes of transport. The potential for travel by foot and cycle to and from the site is high, with a wide variety of important destinations situated within an acceptable walk or cycle distance of the site. Cycle parking facilities would be provided within the development. The site is located immediately adjacent to Oxford Rd Station, a main line station and the second busiest in the City Centre. There are bus stops locally, and the free Metro-shuttle bus service, which provides access to Manchester's main rail and bus stations, Access to the tram network from St Peter's Sq. is easy.

Architectural Quality of the Building

The proposal is designed to integrate with both the immediate surrounding context and the wider city context. The scale of the development is undoubtedly significant and would create a large building to act as a marker from key entry points from the south and west into the City Centre. The use of quality, robust and interesting materials seek to create a landmark development with a strong identity. Care has been taken to maintain integrity of form and ensure that clean lines are maintained across the skyline.

Credibility of Design

The application proposals have been prepared by a client and experienced design team familiar with the issues associated with developing high quality buildings in city centre locations and have indicated a capability to deliver a project within the near future. This is a fully funded proposal and the applicant has advised that the only impediment to it progressing is the grant of planning permission. Should permission be granted the accommodation would be available for the academic year commencing in September 2012.

Contribution to Public Spaces and Facilities

The new development proposes a new active ground floor providing activity and natural surveillance at different times of the day with strong pedestrian connections via surrounding lightly trafficked streets. The development would provide new linkages from the Oxford Corridor.

- The Effects on the Local Environment

Each of these points is taken individually.

Sunlight/ Daylight/ Shading

Shading assessments to existing buildings surrounding the site have been carried out to determine the possible impacts the development may cause. This study demonstrates a transient overshadowing of buildings will occur which would be most marked for properties to the west and north of the site during the summer. This means that solar panels on the Green Building could be affected for up to two and a half hours and before 9.00am, calculated for the Summer Solstice (21 June). There is a potential for solar glare to occur due to the position of the development in relation to the railway line, nearby buildings, and surrounding highways. This potential is only likely to be realised early morning or evening during the summer months. To mitigate this low reflective cladding materials and louvers above the windows are included within the scheme. It is recommended that a condition be imposed on a grant of permission that would ensure that any such impact is not significant.

Night-time Appearance

The proposals would result in a direct change in surrounding views of the current night time scene and is mainly associated with the high rise nature of the development proposals. For residents this must be set in the context of there being existing larger buildings within the area, although the proposal will be taller again.

Noise

It is inevitable with any major development that there would be some disturbance caused to those nearby during the site demolition and construction phase; this disruption is considered a localised phenomenon and is temporary for the period of construction. The noise survey indicates that the noise climate across the site primarily is determined by road traffic flows, passing trains on the adjacent railway viaduct, and music from the adjacent Sub Space nightclub. While this can be controlled by glazing and ventilation specification for the scheme's occupiers It will be necessary however to limit noise emissions from the new building and at neighbouring commercial and residential premises. A planning condition is to be proposed to ensure that appropriate mitigation measures are included within the scheme at detailed design stage.

Wind

An analysis shows that the proposed development will not give rise to any unacceptable areas for pedestrians to walk in the surrounding streets .

TV reception

A combination of a desk study and site visit identified that a potential area of impact to the south of the site that currently receives reduced digital free-view signals from the Winter Hill transmitter to the northwest. An inspection of this area suggests that most occupiers are likely to be receiving signals via cable or satellite or from communal roof mounted aerials. During construction tower cranes would be used. It is proposed that a planning condition to deal with this issue of reduced signal quality.

Contribution to Permeability

The proposed building by its ground floor layout and functions will add positively to activity in surrounding streets. This is an important component of the Ongoing work which aims to better integrate First Street with Oxford Road station, and The Corridor. The view of the building from further away is likely to make way finding through the area between Oxford Rd and Cambridge St more obvious.

The Provision of a Well-Designed Environment

The modern design of the building and the new, open aspect to the ground level accommodation will contrast positively with its surroundings. The site at ground level has been designed to respond to surrounding streets so as to provide a positive and safe experience.

Sustainable Design & Construction

The Environmental Statement accompanying the application provides a detailed assessment of the physical, social, economic and other environmental effects of the proposed development and considers the proposals in relation to sustainability objectives. This document demonstrates that overall the proposals accord with the objective of sustainability.

- Listed Buildings and Conservation Area.

The development site does not contain any listed buildings and lies outside the nearby Whitworth St Conservation Area. With regard to the tall building assessment carried out English Heritage is of the opinion that the site is appropriate for an individual tall building as the particular location will have a limited impact on the historic environment and does not compromise important views along Oxford Rd or Whitworth St and will generally have a positive impact on its urban context. English Heritage also comments that the adjacent Oxford Rd station and its arches are of such individually and architecturally robust character that these listed structures will not be substantially affected by the development of a the proposed tall tower. The impact of the development on listed buildings and conservation area during construction is temporary. Good construction practices and the use of high quality hoardings will serve to ameliorate to a certain extent the potential impacts as a result of demolition and construction activities.

- Microclimate

In considering the impact of the proposals on microclimate wind, shadow and dazzle studies have been carried out. These areas have been discussed under the Effect on Local Environment section above.

- Amenity

As discussed above within the Effect on Local Environment section, it is considered from the results of the shadow study that there would be no adverse impact on surrounding buildings. It is considered therefore that properties in the vicinity of the site and further away would not be adversely affected by overshadowing as a result of the scale of the building to such a degree that amenity would be significantly affected. With regard to the proposed uses on the site and potential noise, it is considered that the buildings would be suitably insulated to prevent any significant break out of noise, to prevent unacceptable noise transference between the different uses within the building and to prevent occupiers of the buildings being disturbed from external noise sources.

- Safety and security

The density and mix of users would bring a significant increase in activity to the area, allowing adjacent streets to be overlooked and provide a sense of public space adjacent to the building that would be used throughout the day and night, contributing towards a safe and secure environment. Greater Manchester Police have been involved in pre-application discussions and have provided a Crime Impact Assessment that looks in detail at potential crime and disorder issues, which could affect the proposed development and neighbouring area. The applicant has confirmed that recommendations will be implemented where practicable. A condition requiring Secured by Design accreditation is proposed.

- Socio-Economic Impact

The Proposed Development accords with the strategic aims and socio-economic policy priorities for large-scale developments in Manchester City Centre. It will revitalise the Application Site which is currently under-used and suffers a lack of investment.

- External Appearance

It is considered the development would be of high design quality, which is key in the delivery of the scheme and its regeneration benefits. The architectural form together with the extensive glazed street frontage, and the mix of use would create a vibrant landmark development.

- Highway and Traffic Implications

A transport assessment has been submitted to support the planning application. The focus of the assessment is on the potential impact of traffic generated by the proposed development. Whilst there maybe some temporary localised impact during construction, the assessment concludes that there would be no material impact on the local highway network.

Car Parking for vehicles is not proposed as part of the scheme based on the fact that the accommodation is for students and the proximity to Manchester's Higher Education campus. Cycle parking is proposed within the scheme and the applicant has been requested to look at increasing this or identifying where additional, facilities could be provided should the demand exist. As part of the applicant's commitment to green travel a travel plan framework for occupiers of the building has been submitted

and this does include reference to a travel plan co-ordinator and that the City's car club will be promoted through the travel plan for this site.

It is recommended that any permission granted is conditioned requiring a verifiable and monitored travel plan for the development be in place before it is first occupied.

With regards to vehicle servicing this will have to take place from the street. Following comments from the Highway Authority it is recommended that a planning condition require creation of a loading facility within the line of New Wakefield St be a condition of any permission granted.

- Access

The proposal has been designed to incorporate inclusive design principles to both the external and internal environment. Additionally, the scheme has been designed to create a safe and secure environment to meet the needs of all its users.

- Sustainability

The planning submission outlines how the development has been designed to minimise energy use, and include some renewable technologies. Another key features of the development's sustainability includes a BREEAM very good rating. Overall, the proposed development would accord with and contribute positively to the Environmental Standards set out in the Guide to Developments.

- Response to objectors comments.

The comments of the objectors have been addressed above but it should be noted that issues in relation to noise and disturbance during construction would be dealt with under Environmental Health legislation. Similarly any measures relating to use of highways during construction would be dealt with under Highways and related legislation.

With regard to the comments made by the Historic Buildings and Conservation Areas Panel it is important to note that the existing building is not listed, it is in poor condition and unlikely to be brought back into use in a way that would maximise the contribution the site should make to the Centre's economic and physical regeneration. The scheme has been brought forward in discussion with English Heritage and CABE, and English Heritage has supported the proposal to place a tall building on this particular site.

- Conclusion.

This is a site in an acknowledged regeneration area and it would represent an important element in providing an appropriate and positive aspect to providing for educational needs associated with the important knowledge capital economy with its strong links to the nearby Higher Education campus. The existing site is underdeveloped and makes no positive contribution to amenity or use of the area. As a consequence, the primary issue for consideration is the appropriateness or otherwise of the replacement scheme that is proposed.

The proposed scheme incorporates and responds to the local and city context,

including acting as a marker associated with the Oxford Rd Station, The Corridor, and First street. The overall environment and linkages of the area would improve for all of those who use the area.

The proposal is high quality, interesting and modern, and would be acceptable and appropriate in the city context, and with the surrounding heritage assets. This approach of introducing a modern building into an established environment has worked successfully elsewhere in Manchester and the scheme respects its setting.

The full impact of the scheme is set out fully in this report and the quality of the architecture and creation of new connectivity and public spaces, and the prospect of new investment and job creation fully comply with existing and emerging policies.

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

a) The application is MINDED TO APPROVE subject to the applicant entering into a Section 106 legal agreement over a financial contribution to infrastructure and environmental works within the City Centre, and on the basis that the Council has taken the environmental information (as defined in the Environmental Impact Assessment regulations) into consideration and the proposal is in accordance with the UDP policies identified in this report. The recommendations are made on the basis that the proposal accords with the development plan, in particular policies I3.1, E1.1, E1.4, E1.5, E2.7, E3.4, E3.5, E3.8, H1.3, H2.7, T3.7, L1.3, R1.1 RC3, RC4, RC5, RC7, RC9, RC17, RC18, DC9.1, DC18.1, DC19.1, DC26 and policy RC20 (Area 8) of the City Council's Unitary Development Plan in that in that the development would make the area more safe and attractive; would be of a high standard of design and make a positive contribution towards improving the City's environment; there would not be any significant impacts on the residential amenities of adjoining occupiers; would reduce air pollution caused by vehicles by encouraging alternative forms of transport; would encourage energy conservation by being well served by public transport and by using high standards of energy efficiency within the

development; would include measures which would lead to a safer environment; would promote regeneration and an improved environment; would include secure cycling parking facilities within the City Centre; would contribute to the mix of uses in the area; would be accessible for people whose mobility is impaired; would be in keeping with the character and appearance of the adjacent Conservation Areas and the settings of nearby listed buildings; would not expose existing or future residents to unacceptable levels of noise; and generally the proposal would provide a high quality facility within the area to the benefit of the wider surrounding community allowing the continuing regeneration of the locality.

b) The Committee authorise the Head of Planning in consultation with the Chair of Committee, to determine the application under delegated powers following receipt of the legal agreement confirming the financial contribution.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of two 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.

Stamped as received by Planning on 07.12.2009.

L(10) 000, 001, 002;

Stamped as received by Planning on 11.06.2010.

L (-) 000, 000M, 001, 005, 006, 011, 014, 015, 019, 024, 025, 030, 033, 034, 035, 037, 050, 051, 052, 053, 060 rev A, 061rev A, 062; L (sk) 071, 072, 073, 074.

Documents;

Stamped as received by Planning on 07.12.2009.

- Site waste and vehicle management strategy (Report for Allied Developments Ltd dated Nov 2009)
- Environmental Noise study (Sol Acoustics dated Dec 2009)
- Utilities statement (dated Nov 2009)
- Archaeological desk based assessment (Oxford Archaeology North dated Sept 2009)
- Wind and micro climate desk study (Hodder and Partners dated 19.11.2009)
- Site 2 Desk study report (Structural Soils Ltd dated Nov2009)
- Ecological survey (JW Ecological Ltd, dated 15.10.2009)

- Noise and vibration management during construction report (Shepherd)
- Environmental performance statement (GDM Sept 2009 - Rev B (01/12/09))
- Solar shading study (Environmental Design Solutions dated Nov 2009)
- TV reception survey (Taylor Bros Installations (Bolton) Ltd Survey Ref 8901)
- Statement of Delivery (Connislow LLP dated 01.12.2009)

Stamped as received by Planning on 18.01.2010.

- Technical Appendices, Vol 2.1 and 2.2 (Drivers Jonas dated Jan 2010)

Stamped as received by Planning on 11.06.2010.

- Design and Access Statement, including a tall buildings assessment (Hodder)
- Crime Impact statement (Design for Security version 4 dated 02.06.2010)
- BREEAM pre construction Assessment Report (Scott Hughes Rev B dated 03.06.2010)
- Schedule of accommodation (Hodder)
- Environmental Statement, Vol1 (Drivers Jonas Deloitte dated June 2010)
- Non technical summary, Vol 3 (Drivers Jonas Deloitte dated June 2010).
- Revised Energy / Carbon savings report to reflect new scheme proposals.

Stamped as received by Planning on 17.06.2010.

- Transport Statement Addendum (Waterman Boreham dated June 2010)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy E3.8, RC3, RC4, RC20, DC9.1, and DC26; of the Manchester Unitary Development Plan.

3) The development shall not commence unless and until samples and specifications of all materials to be used on external elevations, including surface finishes, colour, unit size and how they will be detailed on the building, have been submitted to and approved in writing by the City Council as local planning authority unless otherwise agreed 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 as specified in policies E3.6, E3.5, H1.2 and H2.2 of the Manchester Unitary Development Plan, the Guide to Development supplementary planning document and Planning Guidance and PPS1.

4) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards has been issued by Greater Manchester Police (adopting reasonable endeavours) and evidence of the accreditation has been submitted to the City Council as local planning authority, unless otherwise agreed in writing by City Council as local planning authority.

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`.

5) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept in accordance with a Construction Management plan submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason: To ensure that the development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) a) Before the development hereby approved commences, a Preliminary Risk Assessment (PRA) 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).

The PRA shall be prepared by a suitably qualified person whose competence to carry out the PRA has been approved in writing by the City Council as local planning authority (an "Expert"). In the event the PRA identifies 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 (the Site Investigation Proposal Scheme, or SIPS) 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 SIPS shall be carried out, by an Expert before development commences unless otherwise agreed with the City Council as local planning authority and the Expert shall prepare a report outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority before development commences.

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 that phase is occupied, then any phase of the development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority and the development of that phase 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 policy H2.2 of the Unitary Development Plan for the City of Manchester.

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

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

8) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent', unless otherwise agreed in writing by the City Council as local planning authority. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before 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 of the Unitary Development Plan for the City of Manchester and the principles contained in the Guide to Development in Manchester 2 and PPS1

9) Use of the development shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) Before the development is first brought into use a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within that relevant phase hereby approved shall be submitted to and approved in writing by the City Council unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the amenity of occupiers of nearby properties, pursuant to policy H3.2 of the Unitary Development Plan for the City of Manchester.

11) Details of a Green Travel Plan Strategy, including details of implementation and monitoring of effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall sites Green Travel Plan Strategy, including provision of 'car club' facilities

or off street parking spaces. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Green Travel Plan Strategy shall be adopted and implemented.

Reason: In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies E1.1 and T3.1 of the Unitary Development Plan for the City of Manchester.

12) Before the development hereby approved is completed a strategy for reinstatement of the public footpaths using quality materials following development, any vehicular crossings, and vehicular carriageways and service vehicle provision within the carriageway around the site, shall be submitted to and approved in writing by the City Council as local planning authority. All works approved in discharge of this condition shall be fully completed before that relevant phase of the development hereby approved is first occupied, unless otherwise agreed in writing by the City Council as local planning authority.

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 the Guide to Development 2 (SPG)

13) 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, identified within the submitted TV Reception Survey Report 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 effect TV reception and

to ensure that the development at least maintains the existing level and quality of TV signal reception as advised in PPG 8 and pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

14) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs, unless otherwise agreed in writing by the City Council as local planning authority.

Reason: In the interest of visual amenity and pursuant to policies H2.2 and DC18.1 of the Unitary Development Plan for the City of Manchester

15) 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.

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: 091920/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:

Manchester Metropolitan University
Manchester City South Partnership
Network Rail
City Centre Regeneration
Contaminated Land Section
Environmental Health
Environment & Operations (Highway Authority)
Director Of Housing

Environment & Operations (Refuse & Sustainability)
Engineering Services
Greater Manchester Ecology Unit
Greater Manchester Archaeological Unit
Manchester Metropolitan University
Manchester City South Partnership
Civil Aviation Authority
Commission For Architecture And The Built Environment
Stuart Pizzey, Crime Reduction Officer
English Heritage (NW Region)
Greater Manchester Police
GMPTE
Manchester Airport Safeguarding Officer
Engineering Services
Environmental Health
Contaminated Land Section
Director Of Housing
Environment & Operations (Highway Authority)
Environment & Operations (Refuse & Sustainability)
City Centre Regeneration
English Heritage (NW Region)
Commission For Architecture And The Built Environment
GMPTE
Greater Manchester Police
Stuart Pizzey, Crime Reduction Officer
Greater Manchester Ecology Unit
Civil Aviation Authority
Manchester Airport Safeguarding Officer
Network Rail
Greater Manchester Archaeological Unit
Apartment 220, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 109, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 523, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 211, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 712, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 726, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 622, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 810, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 118, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 709, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 717, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 814, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 828, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 614, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 722, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 819, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 701, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 816, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 223, 51 Whitworth Street West, Manchester, M1 5EA

Apartment 520, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 723, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 832, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 725, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 312, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 402, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 416, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 316, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 406, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 309, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 503, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 424, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 315, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 510, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 415, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 507, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 414, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 304, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 401, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 310, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 313, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 303, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 425, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 320, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 317, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 509, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 506, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 408, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 319, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 321, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 405, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 505, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 511, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 421, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 417, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 322, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 411, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 302, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 404, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 325, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 407, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 818, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 124, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 606, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 615, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 102, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 215, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 703, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 825, 51 Whitworth Street West, Manchester, M1 5ED

Apartment 522, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 820, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 714, 51 Whitworth Street West, Manchester, M1 5ED
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Apartment 610, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 812, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 604, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 612, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 704, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 326, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 713, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 613, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 231, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 106, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 617, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 119, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 826, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 618, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 811, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 120, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 131, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 706, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 821, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 108, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 201, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 827, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 225, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 224, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 217, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 609, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 716, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 601, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 128, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 123, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 205, 51 Whitworth Street West, Manchester, M1 5EA
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Apartment 228, 51 Whitworth Street West, Manchester, M1 5EA
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Apartment 226, 51 Whitworth Street West, Manchester, M1 5EA
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Apartment 203, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 114, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 829, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 624, 51 Whitworth Street West, Manchester, M1 5ED
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Apartment 603, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 214, 51 Whitworth Street West, Manchester, M1 5EA

Apartment 129, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 132, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 125, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 623, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 202, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 521, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 172, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 139, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 118, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 92, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 147, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
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Apartment 116, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 169, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 198, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 36, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 1, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 165, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 16, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 123, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 85, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 152, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 201, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 207, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 43, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 156, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 163, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 59, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
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Apartment 179, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 802, 51 Whitworth Street West, Manchester, M1 5ED
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Apartment 805, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 107, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 110, 51 Whitworth Street West, Manchester, M1 5EA
Le Meriden Palace Hotel, 103-105, Oxford Street, Manchester, M1 6EX
Java Station Ltd, 1-3, Oxford Road Station Approach, Manchester, M1 6FU
Apartment 420, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 423, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 426, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 301, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 508, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 306, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 502, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 413, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 314, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 409, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 318, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 403, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 422, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 504, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 410, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 307, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 512, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 311, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 419, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 308, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 305, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 501, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 412, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 324, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 323, 51 Whitworth Street West, Manchester, M1 5EB
Felicini, 60 Oxford Street, Manchester, M1 5EE
Apartment 418, 51 Whitworth Street West, Manchester, M1 5EB
The Samaritans, 72-74, Oxford Street, Manchester, M1 5NH
Apartment 103, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 824, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 218, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 213, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 222, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 514, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 210, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 830, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 126, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 822, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 525, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 112, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 711, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 93, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 40, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 45, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 20, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 5, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 110, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 214, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 21, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 184, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 77, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 144, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 15, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 227, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 49, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 176, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 226, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 96, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 224, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 162, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 91, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 26, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 228, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 74, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 79, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 69, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 173, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 115, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 48, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 14, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 44, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 127, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 155, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 183, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 170, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 199, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 202, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 185, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 89, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 210, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 153, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 44, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 34, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 12, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 6, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 3, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 3, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 4, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 14, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 8, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL

Apartment 24, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 18, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 16, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 1, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 19, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 6, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 216, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 720, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 602, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 115, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 227, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 127, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 116, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 517, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 707, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 206, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 113, 51 Whitworth Street West, Manchester, M1 5EA
Sainsburys Supermarkets Ltd, 51 Whitworth Street West, Manchester, M1 5EA
The Salisbury, 2 Wakefield Street, Manchester, M1 5NE
The Grand Central, 80 Oxford Street, Manchester, M1 5NH
5 James Leigh Street, Manchester, M1 5NF
Palace Hotel, Oxford Road, Manchester, M60 7HA
Cornerhouse Cinema, 70 Oxford Street, Manchester, M1 5NH
Flat 2, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 7, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 10, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 13, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 15, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 8, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Hale Leisure Ltd, New Wakefield Street, Manchester, M1 5NP
Flat 11, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 4, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 3, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 6, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 9, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 1, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Font Bar, 7-9, New Wakefield Street, Manchester, M1 5NP
Flat 14, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 5, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
The Thirsty Scholar, New Wakefield Street, Manchester, M1 5NP
Flat 16, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
Flat 12, Wakefield House 9a, New Wakefield Street, Manchester, M1 5NP
1 New Wakefield Street, Manchester, M1 5NP
Revolution, 88-94, Oxford Street, Manchester, M1 5WH
1 Oxford Road, Manchester, M1 6EY
Apartment 223, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 31, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 229, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Unit 1, The Quadrangle, Chester Street, Manchester, M1 5QS

Apartment 105, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 143, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 161, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 82, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 131, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 47, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 117, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 46, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 63, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 42, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Unit 5, The Quadrangle, Chester Street, Manchester, M1 5QS
Apartment 189, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 29, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 68, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 34, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
2-4, Oxford Road, Manchester, M1 5QA
H S B C, 15 Oxford Road, Manchester, M1 6FZ
Apartment 181, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 76, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 159, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 22, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 27, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 15, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 22, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 2, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 17, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 7, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 23, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Manchester Alliance Church, Unit 9, The Quadrangle, Hulme Street, Manchester, M1 5GL
Jonathan Oakes Photographer, 5 Hulme Street, Manchester, M1 5GL
5a, Hulme Street, Manchester, M1 5GL
Apartment 5, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 9, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 11, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 10, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 12, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 20, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 21, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 10, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 33, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 4, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 29, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 14, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 35, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 26, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 25, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 1, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 28, 2 Lower Ormond Street, Manchester, M1 5QG

Apartment 20, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 31, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 21, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 2, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 15, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 3, 2 Lower Ormond Street, Manchester, M1 5QG
6 Lower Ormond Street, Manchester, M1 5QF
8 Lower Ormond Street, Manchester, M1 5QF
Flat 9, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 5, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 8, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 6, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 3, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 4, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 2, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 1, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 10, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Flat 7, Sallys Yard, 9 Hulme Street, Manchester, M1 5GL
Swinton Group Ltd, 6-8, Great Marlborough Street, Manchester, M1 5SW
Landmark Inns Ltd, 7-9, New Wakefield Street, Manchester, M1 5NP
Apartment 35, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 186, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 218, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 122, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 171, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 83, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 157, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 180, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 133, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 132, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 215, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 106, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 75, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 51, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 86, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 18, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 100, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 112, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 126, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 145, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 109, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 98, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 84, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 158, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 38, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 65, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 134, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 60, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 64, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 204, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 97, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 19, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 30, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 88, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 10, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 200, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 90, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 160, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 125, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 136, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 67, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 37, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 148, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 41, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 212, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 138, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 194, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 39, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 225, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 150, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 104, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 151, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 128, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 124, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 107, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 219, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 2, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 87, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 113, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 102, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 108, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 211, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 195, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 135, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 56, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 52, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 73, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 141, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 129, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 119, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 62, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 149, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 80, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 121, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 208, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 8, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 53, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 58, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Apartment 137, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 191, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 7, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 95, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 166, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 154, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 192, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 13, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 193, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 216, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 72, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 70, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 167, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 220, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 55, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 4, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 174, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Lameizi Restaurant, Unit 2, The Quadrangle, Chester Street, Manchester, M1 5QS
Unit 4, The Quadrangle, Chester Street, Manchester, M1 5QS
Nandos, Unit 3, The Quadrangle, Chester Street, Manchester, M1 5QS
Apartment 24, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 140, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 190, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 222, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 33, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 23, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 206, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Flat 8, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 27, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 17, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 12, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 30, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 26, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 5, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 6, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 21, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 4, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 28, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
4 River Street, Manchester, M1 5BG
Flat 16, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 24, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 29, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 31, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 18, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 32, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 9, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 25, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 15, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 1, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP

Flat 11, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 22, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 14, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 19, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 13, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 23, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 10, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 2, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 3, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 20, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 7, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Northern Rail Ltd, Oxford Road Station, Oxford Road Station Approach, Manchester, M1 6FU
J E Gordon Ltd, 60 Whitworth Street West, Manchester, M1 5WW
5 River Street, Manchester, M1 5BG
3 River Street, Manchester, M1 5BG
Apartment 6, 1 River Street, Manchester, M1 5BB
Apartment 5, 1 River Street, Manchester, M1 5BB
Apartment 20, 1 River Street, Manchester, M1 5BB
Apartment 1, 1 River Street, Manchester, M1 5BB
Apartment 4, 1 River Street, Manchester, M1 5BB
Apartment 3, 1 River Street, Manchester, M1 5BB
Apartment 10, 1 River Street, Manchester, M1 5BB
Apartment 14, 1 River Street, Manchester, M1 5BB
Apartment 16, 1 River Street, Manchester, M1 5BB
Apartment 8, 1 River Street, Manchester, M1 5BB
Apartment 12, 1 River Street, Manchester, M1 5BB
Apartment 23, 1 River Street, Manchester, M1 5BB
Apartment 24, 1 River Street, Manchester, M1 5BB
Apartment 21, 1 River Street, Manchester, M1 5BB
Apartment 7, 1 River Street, Manchester, M1 5BB
Apartment 2, 1 River Street, Manchester, M1 5BB
Apartment 15, 1 River Street, Manchester, M1 5BB
Apartment 18, 1 River Street, Manchester, M1 5BB
Apartment 19, 1 River Street, Manchester, M1 5BB
Flat 8, 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 23, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Apartment 17, 1 River Street, Manchester, M1 5BB
Apartment 9, 1 River Street, Manchester, M1 5BB
Apartment 22, 1 River Street, Manchester, M1 5BB
Apartment 11, 1 River Street, Manchester, M1 5BB
Ferrious, 61 Arches Whitworth Street West, Manchester, M1 5WQ
Harry Hall Cycles, 67-69, Arches Whitworth Street West, Manchester, M1 5WQ
Cocotoo Restaurant, 57 Whitworth Street West, Manchester, M1 5WW
63 Arches Whitworth Street West, Manchester, M1 5WQ
65 Arches Whitworth Street West, Manchester, M1 5WQ

Ritz Dance Hall, Whitworth Street West, Manchester, M1 5NQ
Citi Marketing Ltd, 77 Arches Whitworth Street West, Manchester, M1 5WQ
Eclipse House, Whitworth Street West, Manchester, M1 5WZ
9 River Street, Manchester, M1 5BG
7 River Street, Manchester, M1 5BG
2 River Street, Manchester, M1 5BG
11 River Street, Manchester, M1 5BG
Apartment 38, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 46, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 30, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 8, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 41, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 39, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 16, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 1, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 14, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 2, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 9, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 40, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 4, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 24, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 25, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 35, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 31, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 18, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 29, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 21, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 20, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 7, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 33, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 45, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
8 Great Marlborough Street, Manchester, M1 5NN
Tarameen Ltd, Great Marlborough Street, Manchester, M1 5NJ
Marfani & Co Ltd, 1 Great Marlborough Street, Manchester, M1 5NJ
Pakistani Resource Centre, 1 Great Marlborough Street, Manchester, M1 5NJ
Pure Space Cafe Bar, 11 New Wakefield Street, Manchester, M1 5NP
Club Code, 11-13, New Wakefield Street, Manchester, M1 5NP
Generation X, 11-13, New Wakefield Street, Manchester, M1 5NP
Touch 1 Advertising, 11-13, New Wakefield Street, Manchester, M1 5NP
Apartment 36, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 27, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 23, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 32, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 10, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 28, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 15, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 37, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 17, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 5, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL

Apartment 19, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 26, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 22, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 11, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Razors Edge, 9-11, Oxford Road, Manchester, M1 6EY
Flat 40, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 26, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 36, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Portland Bookshop Ltd, 3-5, Oxford Road, Manchester, M1 6EY
Flat 16, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 38, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 25, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 4, 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 31, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 13, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 6, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 5, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 27, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 15, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 24, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 7, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 30, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 32, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 9, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 35, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 21, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 19, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 1, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 14, 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 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 34, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 28, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 33, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 10, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 22, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Apartment 516, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 705, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 204, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 625, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 230, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 212, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 804, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 815, 51 Whitworth Street West, Manchester, M1 5ED
66 Oxford Street, Manchester, M1 5EE

Apartment 526, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 616, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 121, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 808, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 719, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 513, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 708, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 207, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 724, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 807, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 626, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 801, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 208, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 130, 51 Whitworth Street West, Manchester, M1 5EA
Apartment 219, 51 Whitworth Street West, Manchester, M1 5EA
62 Oxford Street, Manchester, M1 5EE
Apartment 823, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 813, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 710, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 803, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 831, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 833, 51 Whitworth Street West, Manchester, M1 5ED
Apartment 524, 51 Whitworth Street West, Manchester, M1 5EB
Apartment 11, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 43, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 42, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Apartment 9, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 18, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 32, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 24, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 12, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 17, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 22, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 13, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 27, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 36, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 6, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 30, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 7, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 11, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 5, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 37, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 34, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 23, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 16, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 19, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 8, 2 Lower Ormond Street, Manchester, M1 5QG
Apartment 99, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 3, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF

Apartment 168, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 78, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 205, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 221, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 32, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 209, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 196, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 111, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 197, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 142, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 217, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 103, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 81, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 178, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 187, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 17, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 11, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 25, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 182, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 130, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 164, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 146, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 61, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 213, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 203, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 188, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 120, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 175, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE
Apartment 6, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 50, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 9, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 54, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 94, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 28, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 57, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 12, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QF
Apartment 101, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 177, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QE

Representations were received from the following third parties:

Engineering Services
English Heritage (NW Region)
Commission For Architecture And The Built Environment
GMPTE
Stuart Pizzey, Crime Reduction Officer
Greater Manchester Ecology Unit
Civil Aviation Authority
Manchester Airport Safeguarding Officer

Network Rail

Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 24, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
221 Moss Lane, , Hesketh Bank, Preston, PR4 6AE
Flat 37, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 41, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
51 Whitworth Street West, Manchester, M1 5EA
Flat 114, The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD
Apartment 14, 1 River Street, Manchester, M1 5BB
Flat 2, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP
Flat 613, 51 Whitworth Street West, Manchester, M1 5ED
Flat 20, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Apartment 11, 1 River Street, Manchester, M1 5BB
Flat 20, Oxford Place, 7 Oxford Road, Manchester, M1 6EY
Flat 33, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 29, The Green Building, 19 New Wakefield Street, Manchester, M1 5NP
Flat 1, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL
Flat 711, 51 Whitworth Street West, Manchester, M1 5ED
3 River Street, Manchester, M1 5BG
Flat 9, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 19, The Foundry, 2A Lower Chatham Street, Manchester, M1 5TF
Flat 33, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL
Flat 114,, 51 Whitworth St West, Manchester M1 5EA
Apartment 204, The Quadrangle, 1 Lower Ormond St., Manchester M1 5QE
Flat 180, The Quadrangle, 1 Lower Ormond St, Manchester M1 5QE
Apartment 408, 51 Whitworth Street West (W3), Manchester M1 5EB
Apartment 507, 51 Whitworth Street West (W3), Manchester M1 5EB
Apartment 805, W3 Building, 51 Whitworth Street West, Manchester M1 5ED
Apartment 819, 51 Whitworth Street West (W3), Manchester M1 5ED
Apartment 713, W3 Building, 51 Whitworth Street West, Manchester M1 5ED
Apartment 619, W3 Building, 51 Whitworth Street West, Manchester M1 5ED
Apartment 826, W3 Building, 51 Whitworth Street West , Manchester M1 5ED
Apartment 521, W3 Building, 51 Whitworth Street West, Manchester M1 5ED
8 Langden Close, Culcheth, Warrington, Cheshire WA3 4DR

Flat 2, Wakefield House, 9A New Wakefield Street, Manchester M1 5NP
Flat 40, The Foundry, 2A Lower Chatham Street, Manchester, M1 5TF
Flat 9, Lincoln Place, 7 Hulme Street, Manchester, M1 5GL

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Email : r.llewellyn@manchester.gov.uk